



FAR END BUNGALOW AND CHURCH END NURSERIES, SHUTHONGER, TEWKESBURY, GL20 6EH  
RESIDENTIAL & COMMERCIAL OPPORTUNITY – GUIDE PRICE £980,000



## OVERVIEW

This property offers huge potential for a variety of uses and combines residential accommodation alongside a lucrative commercial enterprise.

Far End bungalow and Church End Nurseries comprise both a commercial fruit nursery and a residential property on a single site extending to approximately 7.09 acres (2.87 ha).

Church End Nurseries is a commercially successful nursery currently growing soft fruit. The site offers over 11,500 sq. m of glass housing, as well as 3,410 sq. m. of multi-span polytunnels and a range of brick processing buildings.

Far End bungalow is well located towards the rear of the property and enjoys stunning views across towards the Malvern Hills.

## SITUATION

Far End and Church End Nurseries are situated on the edge of the village of Shuthonger, approximately 2 miles from the centre of Tewkesbury in Gloucestershire.

The commercial site is easily accessible from the A38 whilst the bungalow is set back from the road, retaining a secluded feel.

Junction 1 of the M50 is less than a mile away, providing excellent access to the motorway network.

## TENURE

Far End bungalow is offered Freehold with Vacant Possession upon completion.

Church End Nurseries is offered Freehold subject to a Farm Business Tenancy which terminates on 30<sup>th</sup> November 2025.

## METHOD OF SALE

Far End Bungalow and Church End Nurseries are available for sale as a whole by Private Treaty.

Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

## FAR END BUNGALOW

Far End is a 3-bedroom brick-built bungalow understood to have been constructed in 1959. The bungalow is in good condition throughout although it would benefit from modernisation. The bungalow is NOT subject to any planning restrictions.

Accommodation comprises two reception rooms, kitchen, utility, bathroom and separate W.C. as well as 3 generous bedrooms.

The accommodation is all on the ground floor however, previous owners have used the attic as living space and there is the possibility to extend into this space (subject to obtaining the necessary planning consents).

Far End is superbly situated at the end of the access driveway surrounded by gardens to all sides with two additional paddocks adjoining the gardens, totalling 1.56 acres.

The bungalow is excluded from the Farm Business Tenancy. Access is via a right of way through the commercial nursery.



## SERVICES

Far End bungalow benefits from mains electricity, mains water and private drainage. It is a condition of the lease of Church End Nurseries that gas, water and sewage services to Far End bungalow are paid for by the tenant until the expiry of the lease.

## CHURCH END NURSERIES

Church End Nurseries is a fully self-contained commercial soft fruit nursery comprising the following;

- **Glasshouses - Approximately 11,500 sq. m.**  
Currently equipped with a Priva hydroponic watering system (see Fixtures & Fittings for more details).
- **Polytunnels – Approximately 3,410 sq. m.**
- **Office & pump room – 228 sq. m.**  
Concrete block with a corrugated tin roof.
- **Toilet block and store – 139 sq. m.**  
Single storey brick-built toilet block with adjoining double height steel frame storage barn.
- **Storage barn – 122 sq. m.**  
Concrete block with steel frame roof struts and a fibre cement roof containing roof lights. Currently used as a Coldstore. (See Fixtures and Fittings for more details).

## SERVICES

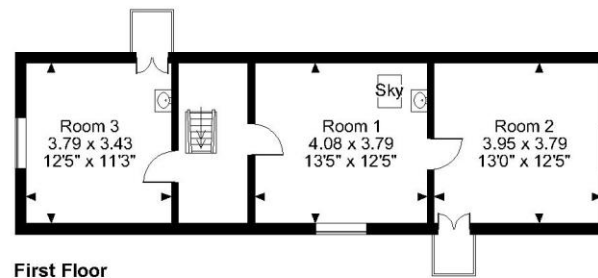
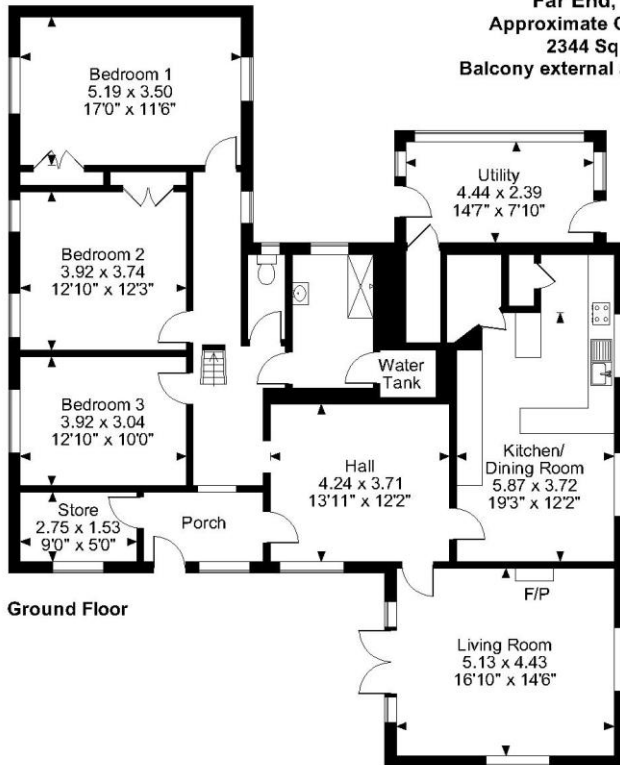
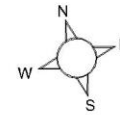
Church End Nurseries benefits from mains 3-phase electricity, mains water and private drainage. All the brick/block buildings are connected to electricity and water.



## FARM BUSINESS TENANCY

Church End is currently let on a short-term Farm Business Tenancy which expires on 30<sup>th</sup> November 2025. The annual rental income is £25,000. Details of the tenancy will be provided on request.

**Far End, Tewkesbury**  
Approximate Gross Internal Area  
2344 Sq Ft/218 Sq M  
Balcony external area = 19 Sq Ft/2 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Far End  
Shuthonger  
TEWKESBURY  
GL20 6EH

Energy rating

**D**

Valid until  
**21 May 2034**

Certificate number  
**2211-0699-3120-0400-3161**





## FIXTURES AND FITTINGS

The following are Tenant's fixtures and will be excluded from the sale and removed by the Tenant at the end of the tenancy unless otherwise agreed;

- Priva irrigation system
- Water collection tank
- Coldstore unit

Any other fixtures or fittings not mentioned in these particulars are excluded from the sale.

For more details regarding Fixtures and Fittings please contact the Agent.

## BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for all boundaries.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

## ACCESS

Access to the site is direct from the A38, with good visibility splays in both directions.

For the duration of the Farm Business Tenancy, Far End bungalow benefits from a right of access to at all times and for all purposes along the route marked green on the plan to the right.

Far End bungalow benefits from a parking area alongside the garden.



View of one of the paddocks at Far End bungalow



Whole site – Approximately 7.09 acres  
Access to Far End bungalow marked green.

## PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority however we understand that there have been no recent or outstanding planning applications on any part of the site.

## UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendor a 30% share of any uplift in value attributable to a development for anything other than agricultural uses for a period of 30 years from the completion of the sale.

“Development” shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent. The vendors are willing to consider offers subject to no uplift clause.

## LOCAL PLANNING AUTHORITY

Tewkesbury LPA – 01684 295010

## ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

## VIEWINGS

Viewings are strictly by appointment only. To discuss this opportunity or to arrange a viewing please call 01684 853400 and ask for Alex Stafford-Clark or Andrew Troughton.

Alternatively, please contact us using the following email addresses;

Alex Stafford-Clark – [alexstafford-clark@carverknowles.co.uk](mailto:alexstafford-clark@carverknowles.co.uk)

Andrew Troughton – [andrewtroughton@carverknowles.co.uk](mailto:andrewtroughton@carverknowles.co.uk)

Please note that Carver Knowles do not take responsibility for any loss or injury caused whilst carrying out a site visit.





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**DIRECTIONS:**

**From Junction 9 of the M5** – Head west on the A438, Ashchurch Road for approximately 1.6 miles. At the roundabout, take the 2<sup>nd</sup> exit onto the High Street. Continue along High Street before taking the 1<sup>st</sup> left at the roundabout, signposted Worcester A38. Continue along Mythe Road for approximately 2 miles. Church End Nurseries will be on your left marked with an Agent's For Sale board.

What3Words – dairies.banquets.cheat  
Nearest postcode: GL20 6EH

**PLEASE NOTE**

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared April 2024.

