





# 253 Titchfield Road, Fareham, PO14 3EP

Freehold - Horticultural Nursery For Sale

## Summary

Tenure	For Sale
Available Size	9.55 Acres / 3.86 Hectares
Price	£815,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## **Key Points**

- 9.6 Acres
- Good road links to A27 and M27 Motorway
- 21,117 sqm Glass Houses
- Freehold



## 253 Titchfield Road, Fareham, PO14 3EP

#### **Description**

The property, known as Fides Cuttings, is a horticultural nursery, currently configured to provide greenhouses and ancillary accommodation on a substantial plot. The nursery sits on a site of circa 9.55 acres (3.87 hectares) and benefits from 21,253 sqm / 228,769 sqft of glasshouses plus further ancillary buildings.

#### Location

The property is located along Titchfield Road (B3334) which links Titchfield to Stubbington. The location offers convenient access to the A27 Southampton Road and Junction 9 of the M27 motorway (3.4 miles/5.4km).

#### Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Glass Houses 1	66,154.99	6,146	Available
Unit - Glass House 2	27,534.08	2,558	Available
Unit - Glass House 3	839.59	78	Available
Unit - Glass House 4	20,731.29	1,926	Available
Unit - Glass House 5	17,006.98	1,580	Available
Unit - Glass House 6	95,034.57	8,829	Available
Unit - Office 1	1,636.11	152	Available
Unit - Office 2	947.22	88	Available
Unit - Canteen/Toilets/Packhouse/Coldtsores	3,196.88	297	Available
Unit - Stores x 4	1,808.34	168	Available
Unit - Irrigation plant	236.81	22	Available
Unit - Boiler house	1,657.64	154	Available
Unit - Workshop	129.17	12	Available
Unit - Office	107.64	10	Available
Total	237,021.31	22,020	

### **Specification**

- Glass house lighting Tungsten and Sodium Lamps
- Glass house heating is a hot water system (Cradley Boiler)
- Office heating radiators/kerosene boiler (Serviced October 2020)
- Drainage is soak away

### Viewings

Strictly by appointment with Sole Agent

#### **Terms**

Freehold for sale Guide price £815,000

The sale will be subject to an overage agreement

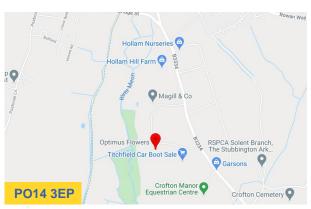
### **Other Costs**

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

#### **EPC**

To be assessed







## Viewing & Further Information

### Simon Hake

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