

**Market Appraisal
Of
An Economic Viability assessment for continued use as a Nursery
For the site identified as
Fibrex Nurseries
Honeybourne Road
Pebworth
Worcestershire
CV37 8XP
Ordnance Survey Grid Reference SP127465
For
Sam Back BSc (Hons)
Senior Land Buyer, Cala Homes Midlands Limited
Cala House
Arleston Way
Solihull
Midlands
B90 4LH**

**Prepared by
Anthony Rowland MRICS
Sheldon Bosley Knight Commercial
6 Abbey Lane Court
Abbey Lane
Evesham
Worcestershire
WR11 4BY**



**Taken and made on Tuesday 4th
December 2018**



Mr Sam Back BSc (Hons)
Senior Land Buyer
Cala Homes (Midlands) Limited
Cala House
Arleston Way
Solihull
Midlands
B90 4LH

Dear Mr Back,

**RE: An Economic Viability Appraisal for the glasshouse nursery located at Fibrex Nurseries,
Honeybourne Road, Pebworth, Worcestershire, CV37 8XP
Ordnance survey grid reference SP127465
Tenant: Fibrex Nurseries Limited**

Further to your email dated 4th December 2018, I write to both thank and confirm our instructions to prepare an economic viability report and physical appraisal of the condition of the above glasshouse nursery. The report will be used to give an indication on the marketability of the site as a glasshouse nursery, should vacant possession be given by Fibrex Nurseries Limited in the future. The information given is to assist with the future handling of the site should a change of ownership take place.

The premises were inspected by Anthony J Rowland BSc (Hons) MSC MRICS, RICS Registered Valuer (number 0824798) acting as an external surveyor.

Mr Rowland has been employed as a valuer for approximately 17 years undertaking valuations and survey reports for a number of banks and many private clients, valuing horticultural premises in the West Midlands and other parts of the United Kingdom. The horticultural market is regarded as being a specialist market, and as such Sheldon Bosley Knight Commercial (formerly Timothy Lea and Griffiths Estate Agents Limited) cover Great Britain providing detailed valuations and survey reports for this type of horticultural property.

In addition to his surveying qualification Mr Rowland is a qualified and experienced horticulturist, he has a degree in agricultural science gained from the University of Nottingham. Mr Rowland has had some 20 years' experience in running glasshouse nurseries, involved both with salad production (hydroponic tomatoes) and nursery stock production under glass. Mr Rowland has also operated a plant centre for a number of years' actively retailing both plants and associated selling products to the public.

Mr Rowland is also capable of identifying the presence of Japanese Knotweed and is a qualified asbestos surveyor, having completed the P402 certificate, as granted by the British Occupational Hygiene Society.

Sheldon Bosley Knight Commercial (formerly Timothy Lea and Griffiths Estate Agents Limited) are able to confirm that the fee generated by producing this market appraisal, survey report is minimal in relation to the total turnover of the company, that is the total fee is less than 1% of the company's turnover.

Prior to this market appraisal/survey being prepared, Mr Rowland can confirm that he has not had any involvement with either the site, the freeholders Richard Lesley Goddard Key of Fern Lee, Broad Marston Road, Pebworth, Stratford-upon-Avon, Warwickshire, CV37 8XT, Ursula Key Davies of IV Bank, Pebworth, Stratford-upon-Avon, Warwickshire, CV37 8XP or Angela Tandy of 8 Nogains, Pershore, Worcestershire, WR10 1HY. Neither has Mr Rowland had any involvement with Fibrex Nurseries Limited.

Sheldon Bosley Knight, Stratford office, are acting as advisors to the freeholders with a view to promoting the site for residential development. There have been no detailed discussions between Mr Rowland and Mr Daniel Jackson, of the Stratford office, relating to the planning promotion work undertaken on this site save as to the request for an economic appraisal of the site, in terms of economic viability for continued use of the site as a horticultural nursery.

Status of the valuer/surveyor preparing this report - This confirms that the valuer/surveyor is independent and experienced and qualified to undertake the survey report as an independent party.

Accompaniment during the survey – the valuer was accompanied by Mr Roger Davies, and Mr Richard Lesley Goddard Key, both parties were able to answer any questions raised by the surveyor.

Purpose of the survey appraisal – The attached survey appraisal of the freehold interest is required to make commentary on the continuing economic viability of the existing glasshouse nursery should it ever be placed back on the open market as a horticultural nursery. This report will be used in order to support a planning application for residential development on the site.

Use of this report limitation of liability – This report is provided for the private and confidential use for the stated purpose. The survey report may not be reproduced in whole or in part or be relied upon by third parties or be included in any published document, circular or statement without the valuer's written approval of the form and context and reliance placed upon it.

Unless otherwise stated, the market appraisal is provided subject to our standard limitations and assumptions attached to this report in appendix one. Your attention is drawn to the fact that this report is not a valuation, but a structural and condition survey prepared in accordance with your own specified requirements and our standard limitations and assumptions.

We confirm that we have professional indemnity insurance in the sum of £5 million for any one claim.

Our report is set out in numbered paragraph format as follows;

1. **LOCATION**

1.1 **Macro**

FibreX Nurseries is situated at ordnance survey grid reference SP127465. It lies to the immediate west of Honeybourne Road, and to the south of the village of Pebworth. The road network around Pebworth are all unclassified roads, Honeybourne Road passes through two height restricted railway bridges to the south, before reaching the village of Honeybourne. When travelling towards Mickleton there is another height restricted bridge preventing easy access to the B4632 road which travels towards Stratford-upon-Avon, passing through Long Marston and Lower Quinton. If one travels northwards up Honeybourne Road towards the village of Pebworth, it is possible to gain access to Chapel Road, Brunt Street, passing onto Dorsington Road which links Pebworth with Buckle Street. Buckle Street joins Honeybourne Road (B4085), this passes over the River Avon through Bidford-on-Avon before joining the

B439 road which will give access to the A46 to the west. The bridge at Bidford-on-Avon is again weight restricted and awkward for HGV vehicular traffic.

- 1.1.1 Our conclusion is that the site is quite difficult to access by articulated lorries and HGV vehicles, given the number of unclassified roads linking the site with Pebworth and the surrounding villages.
- 1.1.2 Pebworth is a small village lying approximately 8km north/north west of the town of Chipping Campden. Facilities within the village include a primary school, a church and a fire station (which lies to the immediate south of the nursery). Other facilities within the village include a public house (Mason's Arms, Broad Marston Road), a village hall and a child's nursery. The village is primarily considered as being a residential area.
- 1.1.3 Appendix two contains an ordnance survey plan scale 1:35000, the red cross marks the approximate location of the nursery site in relation to Pebworth village.

1.2 Micro

The site known as Fibrex Nurseries lies to the immediate south of Wesley Garden's and the immediate west of Honeybourne Road. It has direct vehicular access off Honeybourne Road, it lies to the immediate north of the new fire station which again has vehicular access onto Honeybourne Road. Appendix three contains an ordnance survey plan scale 1:2500, the outline of the nursery is marked in red, the area hatched green. The site slopes quite steeply from the west to the east towards Honeybourne Road. Appendix four contains a copy of the Land Registry title entry and title plan for title number HW17462, this confirms ownership and boundary identification for the site.

2. PROPERTY DESCRIPTION

- 2.1 Fibrex Nurseries, Honeybourne Road, Pebworth, Worcestershire, CV37 8XP extends to approximately 2.276 hectares (5.625 acres). The land slopes quite steeply from west to east towards Honeybourne Road. It is a rectangular shaped plot and it has been developed as a protected cropping site over many years dating back to the 1940's.
- 2.2 Fibrex Nurseries Limited moved onto the site in 1981 where they started to develop the site by moving second hand glasshouse structures where appropriate onto the site, from their former nursery located at Common Road, Evesham. There are currently a range of small-scale greenhouses in commercial terms and tunnels located on the site, developed on either side of a central access road.

- 2.3 Appendix five contains a photographic schedule of condition recording the condition of the buildings and cropping structures as at the date of inspection, namely 4th December 2018.
- 2.4 In detail, the accommodation comprises;
Starting in the south west corner of the nursery
1. Shade tunnel
6m width x 25m length giving 150m² of cover
The cover has a central path and soil borders
 2. Polythene tunnel
6m width x 25m length giving 144m²
This has mypex flooring installed and a central pathway
It is likely both of these tunnels date back to the 1990's
 3. Duncan Tucker glasshouse
This is a wood framed structure which was moved from the Common Road's Evesham site, it is an old house dated back to originally the 1930's. The structure comprises a steel frame structure internally supporting wooden glazing bars on a purlin support, when this property was moved, it was then constructed onto a breeze-block wall. Internally there are a number of fixed benches and the greenhouse layout is not particularly efficient as there are wide paths giving access to the full length of the house.
Heating system within the greenhouse is ambient radiators (gas fired running on lpg), these were originally sourced from coulter's workshop when they were demolished in the 1990's.
Dimensions 8.19m x 30.32m giving 248.32m²
 4. Polythene tunnel with side vents, protected by rocaline shade netting
Mypex flooring, overhead irrigation and concrete slab path
Dimensions 6.81m x 70m giving 476.70m²
 5. Part Westlock part Duncan tucker structure, which has been moved and reconstructed on site
Dimensions 7.61m width x 31.9m length giving 242.97m²
This house is benched with permanent benching and has concrete paths
 6. Shade tunnel
7.50m width c 18.19m length giving 136.55m²
 7. Fern tunnel
6.55m width x 36.57m length giving 239.79m²
 8. Keder greenhouse constructed on the foundations of a former Duncan tucker glasshouse
8.95m width x 45.45m length giving 406.99m²

This has a Powermatic oil fired indirect cabinet heater installed, the house is benched with permanent benching. The keder house is approximately 3 years old, it was constructed onto the foundation of the former Duncan tucker greenhouse, utilizing the existing perimeter wall

9. There are a series of four polythene tunnels identical in size

6.64m width x 21.60m length giving	143.61m ²
Total tunnel area	574.44m ²
10. Propagation house 1

5.07m length x 4.29m width giving	21.79m ²
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This is an aluminium framed domestic greenhouse currently used for propagation

4.29m width x 5.07m length giving	21.79m ²
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This is equipped with electric heated beds, internally there is shade netting fitted
11. Tunnel

5.64m width x 12.88m length giving	72.74m ²
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This has side vents, mypex flooring and overhead irrigation, this again is used for the storage of stock plants
12. Propagation house 2

This is a former Duncan tucker glasshouse, comprising wooden glazing frames supported on wooden purlins. The wall plate sits on a perimeter brick wall, there are three raised beds, the house is heated using an oil-fired central heating system with domestic panel radiators installed at various points within the greenhouse. This dates back to the 1930's
13. Westlock widespan greenhouse dating back to the late 1950's, it is a two-bay greenhouse with dimensions width 13.56m x length 33.53m giving 454.66m²

This house is fitted with permanent fixed benching, it has a prever oil-fired burner installed, internally the vents have been sealed off using polythene to prevent excessive heat loss from the glasshouse
14. Westlock widespan greenhouse dating back to the 1950's

12.5m width x 36.70m length giving	458.85m ²
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This has a prever direct fired heater, permanent fixed benching
15. Shade tunnel

5.95m width x 35.44m length giving	211.15m ²
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16. Westlock widespan greenhouse (two bays)

Width 12.5m x length 30.40m giving	380m ²
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^This is equipped with permanent benching and a prever heater

17. Westlock five-bay venlo
30.62m length x 15.48m width giving 474.22m²
Again, this greenhouse dates back to the 1950's, it has been moved from the Common Road's site in the 1980's
18. There are 3 single-bay Duncan tucker greenhouses of identical layout and size, each is benched and heated with cast iron radiators from an oil-fired central heating boiler. Each house measures 23.82m length x 3.39m width giving 80.93m²
Total heated area 242.79m²
The Duncan tucker greenhouses have been moved from the Common Road side, the greenhouses originally date back to the 1930's, they have vents on either side of the ridge, internally the greenhouses have been lined with pilsol insulation material to prevent excessive heat loss, the ventilation systems are operated by pram handles manually.

Ancillary Buildings

1. Open sided storage shed
17.14m length x 5.75m width giving 99.29m²
2. Lean to Shed
3.00m width x 17.24m length giving 51.76m²
3. Workshop building
8.56m width x 12.25m length giving 105.00m²
4. Potting shed
5.00m width x 20.16m length giving 100.83m²
5. Office
4.86m x 9.88m giving 48.42m²

There are two residential houses located on the site, these were not inspected as they are private domestic dwellings.

2.5 Summary of Areas

Total glasshouse coverage	2563.44m ² (0.63 acres)
Total tunnel coverage	2412.36m ² (0.56 acres)
Ancillary Buildings	837.30m ² (9012ft ²)

2.6 Commentary on the condition of the nursery buildings and protected cropping structures

- 2.6.1 The nursery site occupied by Fibrex Nurseries Limited has been developed over the years in a piecemeal fashion. It has a large number of small glasshouses and polythene tunnels used for the production of plants. The nursery layout is awkward, and it will be a very labour - intensive site to keep maintained to a good standard. The Duncan tucker greenhouses date back to the 1930's, in commercial terms these are obsolete structures. They are becoming more and more difficult to maintain, particularly as the 2ft² glass panels are pinned to wooden glazing bars, it is not easy to gain access to the outside of the glasshouse to replace the broken glass. Working at height regulations have had a major impact on the grower's ability to keep this type of structure maintained.
- 2.6.2 In addition to this, a large number of the roof purlins and side panels have suffered from soft wood rots caused by a lack of painting over the years. Duncan tucker glasshouses were originally based in Tottenham, London, trading in the late 1930's, it is not possible to obtain spares for these glasshouses, although replacement glazing sheets are still available locally in Evesham. The number of these structures falling into disrepair has grown and many situated on active nurseries have been demolished to make way for newer structures. The glasshouses were constructed originally in an era when electricity wasn't available, all the ventilation is manually operated and quite often the hinges on the vent panes and the pulley wheels have ceased up, making their operation almost impossible. The structures at the western end of the nursery have been constructed on two new breeze block/brick perimeter walls, it would have been a labour of love to re-erect these greenhouses following their move from Common Road, Evesham.
- 2.6.3 The next stage of glasshouse development is clearly shown in the Westlock greenhouses, these originated from Kingston upon Hull, in the 1950's. The company originally started manufacturing fish boxes, then they diversified into glasshouse construction, using Baltic pine. As the designs became more sophisticated, they started to use galvanised steel for the internal frame. These are clearly shown in the photographic schedule of condition contain within appendix five.
- 2.6.4 Externally, they are still using wooden glazing bars and the same comments apply to the ventilation panels where pullies and hinges have seized over the years. It is not possible to purchase replacement parts as Westlock and Co cease to trade in the 1970's. The galvanising on the external metal work is also starting the breakdown, this is clearly shown in photograph 35 and photograph 41. Once the gutters break down and lose integral strength, it is only a matter of time before the glasshouse roof collapses.

- 2.6.5 These glasshouse roofs are also extremely difficult to maintain, from a health and safety point of view, it is an extremely risky job walking down these gutters with a view to replacing roof lights. The same comments apply to the wooden glazing bars constructed in the 1960's, these glazing bars are reaching the end of their economic life. The only way to replace these bars is to manufacture new bars from treated timber, this again is a labour-intensive job.
- 2.6.6 It is extremely difficult to introduce mechanical machinery into these glasshouse structures, all the plants are carried in manually, worked on manually and are marketed and carried out manually. The nursery has a basic potting machine (a myer) but this again is a manual operation in that the pots have to be placed onto the conveyor belt and taken off once they have been filled and planted. Modern nurseries do not operate this way, they tend to use automatic equipment where conveyor belts actually carry the plants into the bay prior to it being placed either automatically or at the very least, by using pot forks which automatically space the plants to the required pattern. In addition to this, all the benching within the glasshouses is permanent, there are wide paths present to allow access to growing crop, this leads to very poor utilisation of the space, any mechanical operation on the nursery is labour-intensive.
- 2.6.7 There are a number of single span polythene tunnels erected on site, they have 40mm tubes forming the frame supporting the polythene sheet, many of them have side ventilation panels to assist with ventilation during the hot weather. These structures however are flawed during winter weather extremes, if one looks at photograph 11 and 17 of appendix five, one can see that wooden poles have been put in to support the middle of the frame. If these tunnels experience heavy snowfall in excess of 12 inches in depth, they very often collapse, if this happens it is extremely likely that the plants underneath will be lost. Because of the side ventilation, these tunnels are suitable for the storage of hardy ornamental nursery stock, however it is again a labour-intensive operation to take plants into and out of these tunnels. There is no possibility of using automatic equipment.
- 2.6.8 Appendix three shows a detailed ordnance survey plan for the nursery, this shows the layout of the structures wither side of the central access road. Again, the layout of the buildings on the site has been dictated by the slope running in a west to east direction, shorter buildings have been doubled up to make full use of the land space. This layout makes any automatic material handling extremely difficult to achieve, the nursery is very dependent on manual labour, which has an associated cost attached to it.
- 2.6.9 The ancillary buildings are fit for purpose, namely they are weather tight, they have restricted head height, but they will serve for the storage of horticultural requisites. One

building forms a farm workshop, that acts as a servicing building for the nursery. The offices are long and thin as is the potting shed and, again restricted head height prevents any automatic material handling equipment to be installed, thereby restricting what can be achieved economically on the nursery. The offices are fit for purpose as is the retail area located on the eastern side of the site fronting onto Honeybourne Road.

- 2.6.10 Fibrex Nurseries Limited have retained viability as a business by use of mail order resulting from internet sales, it is not possible to produce volume plants material on this nursery because it is just not laid out properly for this type of production. Because of the awkward layout, the nursery specialises in the production of very small number of a particular variety, they also maintain a national collection of pelargoniums, couple this with mail order sales via the internet, this form of marketing has given this nursery a new lease of life and enabled it to maintain a profitable operation. However, if the propagation and production of plants were to be put into a modern facility comprising venlo glasshouses, there would be significant savings made, and operational efficiencies by being able to use automatic potting equipment on a single structure with level floor.
- 2.6.11 Another problem with ongoing viability is the use of mains water for irrigation purposes. At the moment, there is very little automatic equipment installed throughout the nursery, mains water is extremely expensive to use. It is not possible to mass flood the growing areas using overhead spray irrigation, instead reliance is placed on hose pipe watering. This requires a horticultural worker to operate the hose, watering is therefore considered to be one of the major expenses on the nursery, in labour terms.
- 2.6.12 If the site were to be given an automatic overhead spray line system controlled by computer, it would substantially save a lot of labour, however water consumption would rise dramatically. Given the type of cropping Fibrex Nurseries undertake, there is an argument that hand watering is preferential to using a spray irrigation system which provides a blanket coverage over the crop, so that one can tailor the watering profile of a plant to its immediate requirement, thereby preventing accumulation of surplus water on site. In order to install a system of this type on the nursery, it would require a substantial capital input. Given the age of the structures, it is unlikely that this installation would be economically viable.

2.7 **CONCLUSION**

- 2.7.1 It is our considered opinion that if this property were to become vacant, the structures on the site, the layout and its access to the road network are too poor for the nursery to be considered commercially viable. The sites size only extends to 2.276 hectares (5.625 acres),

on this site there are two residential houses. The area of covered cropping protection is relatively small, but awkwardly laid out. Given the age of the structures and the high level of maintenance work required in order to keep the nursery operable, it is our considered opinion that if this site were to be put on the open market, it would not attract a suitable horticultural company willing to take over operation of the site. In commercial terms, 5.625 acres is considered to be small, I recently valued a glasshouse nursery in the south of England where the first glasshouse measured 14 square acres in size, this being phase 1 of a 3-phase nursery, one then suddenly realises what the scale is for new modern nurseries, particularly where they are looking to go into production based horticulture. The nursery slope is too steep to allow construction of modern structures on the site. One possibility would be to terrace the site and allow a number of structures to be built across the land, however the steepness of the slope would render any potential build inherently expensive as it would involve substantial earthworks in order to terrace the site.

- 2.7.2 Given the urgent need for continued maintenance on the site, the awkwardness of its location, its layout and the condition of the structures, we would find it extremely difficult to achieve a sale to another horticultural business. We feel that it is far more likely that if the site were to become vacant, it would be demolished with a view to finding an alternative economic use.
- 2.7.3 At the moment, the site has the appearance of a working museum which is being maintained through a terrific sense of dedication by the occupiers, in order to continue running a business which has been in the family for many years. It would be highly unlikely that we could replace the current occupier with another of similar mindset, if this site were to be vacant for a number of months, it would fall into disrepair extremely quickly, particularly if it had to go through a new winter without regular maintenance work being undertaken as and when required.

3. **COMMENTARY ON NEW GLASSHOUSE DESIGN**

- 3.1 Current trends within the horticultural industry are to see larger and higher glasshouses being constructed. Glasshouse sizes are dramatically increasing, one modern structure currently under construction extends to 14 acres in size. Modern venlo glasshouses have eaves height going up to 7 meters to the gutter, glass panes sizes are increasing, it is normal to see glass widths of 1.5 meters, which is substantially much greater than the old-fashioned Dutch light venlo size, of 83cm width, structures are much stronger, trellis girders provide

the basic support for the roof. These are bolted to vertical box section steel girders mounted on concrete dollies.

- 3.2 Perimeter walls are constructed out of pre-cast concrete panels, with insulated sheets attached. Even the access doors are much wider to allow ingress and egress of automatic equipment to and from the glasshouse structure. The height of the glasshouses is considered to be critical to allow efficient air movement within the growing structure, to prevent disease infection from taking place. The ventilators are much more tightly controlled, insect meshes prevent insects from entering into the glass structure, this minimises the amount of protective insecticides and fungicides that need to be applied to the crop.
- 3.3 Automatic control is much more sophisticated. Environmental control computers will automatically control heat, light where appropriate using either LED lighting or shade screens during high summer. Ventilators are used to control both temperature and humidity within the growing environment. Automatic watering systems can be installed to alleviate the need for horticultural works to stand in the crop watering plans with a hose pipe, the level of water control can be much greater because the systems are not subject to human vagaries.
- 3.4 A modern potting machine with conveyer belts can pot 4,000 plants per hour. Materials handling will include the use of compost bale shredders, conveyor belts will allow materials to be taken to and from the potting machine and quite often plants can be spaced in the greenhouse automatically. Given the cost of horticultural labour, suddenly the thought of spending £100,000 on potting equipment becomes relatively cheap when one looks at the output that can be achieved.
- 3.5 It will not be possible to install any of this equipment on this nursery given that the design of the glasshouses sits back in the 1930's/60's. We would therefore confirm our thoughts that this nursery has reached the point where it is no longer economically viable to operate as a plant production nursery. The site is not large enough to incorporate substantial structures one would normally find on a modern nursery. HGV traffic to and from the site would also consider to be awkward, particularly as the access roads to the south pass under railway bridges with restricted head height. It is our considered opinion that if this nursery were to become vacant, it would find an alternative use.

4. **SERVICES**

- 4.1 Mains water, electricity and foul water drainage are connected to the property.

5. **DELETERIOUS MATERIALS**

- 5.1 Given the age and style of construction, there may be some asbestos containing materials used in the construction of the nursery buildings. None were immediately obvious during the inspection; however, some may have been incorporated into the structures.

6. **LAND STATUS**

- 6.1 The horticultural nursery is regarded as being permitted development, we have assumed that the appropriate applications have been made to the local planning authority for erection of the greenhouses and nursery sheds.

7. **STATUTORY REQUIREMENTS**

7.1 **Town planning**

The local planning authority is Wychavon District Council, an internet search was made of the planning register dating back to 2000. We did not see any applications relating to glasshouses or nursery structures to that date, we are aware that the greenhouses and tunnels were constructed during the mid-1980's. We understand that;

- a) the property is not listed
- b) it is not located within a conservation area
- c) it is assumed that the existing use of the property complies with current planning and building regulations
- d) the buildings have been constructed with valid town planning consent and buildings regulations approval to the full satisfaction of the local authority
- e) there are no outstanding statutory or other notices in connection with the property, or its use or its intended use

7.2 **Local Authorities**

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Station Road, Perhsore, Worcestershire, WR10 1PT

Telephone: 01386 565000

Worcestershire County Council, County Buildings, Spetchley Road, Worcester, WR5 2NP

Telephone: 01905 763763

7.3 **Highways**

We note that the vehicular entrance for Fibrex Nurseries Limited front directly onto Honeybourne Road, given its appearance and location we understand that this is an adopted highway and as such it is the local highways department that is responsible for the ongoing maintenance for the road surfaces.

7.4 **Fire Regulations**

In compliance with the Fire Regulatory Reform (fire precautions) Order 2005 all commercial property owners/occupiers are now under an obligation to carry out and keep under review a risk assessment of their property. We have not been provided with a copy of the risk assessment, we have therefore assumed that all necessary measures are in place and no additional costs will be accrued in complying with these measures.

7.5 **Equality Act 2010**

The equality act supersedes a number of acts made under equality and discrimination legislation. One of the acts that it replaces is the Disability Discrimination Act, which had specific reference to property and the work place. The Equality Act (The Act) seeks to ensure that any person having a premises (dealing) does not discriminate in terms of race, religion or ability, against a person in occupation or wishes to acquire the premises in some way, be it the title or in letting the premises or part of. The Act seeks to ensure that a disabled person is not precluded from acquiring the premises by the owner/landlord by not allowing physical changes to be made. Acquiring can be deemed to be acquisition, letting or working within. The Act also places a duty of care on owners/landlords to ensure that common parts are compliant. Therefore, building owners and occupiers should be aware that it may be necessary to undertake physical changes to a building in order to comply with the Act.

7.5.1 For the purposes of this appraisal we have assumed that the provisions to comply with the Act will not be easily complied with on this site.

7.6 **Control of Asbestos at Work Act**

The Control of Asbestos at Work Regulations 2012 place a duty of care on the building owners/occupiers and other parties who have a legal responsibility for the premises to;

- 1) Take reasonable steps to find materials in the premises, which are likely to contain asbestos and to check their condition.

- 2) Presume materials contain asbestos unless there is strong evidence to suppose that they do not.
- 3) Provide a written record of the location and condition of asbestos and presumed asbestos containing material (ACM) and to keep the record up to date.
- 4) Produce an action plan as to how the asbestos containing material (ACM) is to be managed.

We have not had sight of a written record and for the purpose of this report have assumed that the owner / occupier is aware of the responsibilities under the act and that a full management plan is in place and therefore have made no allowance for cost. Given the age of the building, we are unable to confirm whether there are any ACM's present on the site.

8. LOCAL TAXATION

- 8.1 Fibrex Nurseries, Honeybourne Road, Pebworth, near Stratford-upon-Avon, Warwickshire, CV37 8XP is a horticultural business, and therefore not rated for business rates.

8.2 Flooding

Inspection of the environmental agency website indicates that the property is not situated in an area which is susceptible to flooding. Appendix six contains a copy of the environmental agency flood map for Fibrex Nurseries, Honeybourne Road, Pebworth, CV37 8XP. The nursery is identified by the presence of a yellow arrow, this clearly shows that the property is not included within any floodplains.

8.3 Made up Ground

We are not aware that the site has been levelled for the purposes of constructing the glasshouses on site, the level of the surface appears to be similar to that of neighbouring properties.

8.4 Coal Mining and Quarrying

From local knowledge we can state that there is no history of coal mining in the area. No formal inspection of any registers has been made but from local knowledge we have assumed that there are no mining activities taking place under the property, which might lead to subsidence in the future.

- 8.4.1 With regards to fracking activities, we hear a lot in the press about potential oil extraction using the fracking process. We understand that the midlands will be subjected to this type of mineral extraction, we cannot confirm whether this will take place in the immediate vicinity and suggest that a watching brief be maintained for the future.

9. **MARKETABILITY**

- 9.1.1 Negotiations for Brexit are proceeding at a pace in an attempt for the politicians to achieve an agreement by 19th March 2019, the end of the two-year period leading up to our exit from the European Union. Uncertainty abounds, and various commentators are indicating that there is a real possibility that the United Kingdom may crash out on a no deal agreement from the European Union, although as time passes this is looking more unlikely. In effect, if this happens this will mean that the UK will operate under world trade organisation rules. The latest government white paper on Brexit indicates that the UK and the EU would maintain a common rule book for all goods including agri-food. This should allow a frictionless trade to occur at the borders. It is quite clear when listening to the news that negotiations are continuing and that the real problem which needs to be solved is the border between Southern and Northern Ireland. At the time of writing, negotiations are continuing, given fresh impetus by the resignation of Peter Davies and Boris Johnson. It is clear that the UK will leave the common agricultural policy and the common fisheries policy, and the UK will design its own agricultural support policies, it is unlikely that this will have any impact on the horticultural sector unless there are some momentous changes in the way grant monies are allocated to the industry.
- 9.1.2 The bank of England has recorded inflation at 2.4% in September 2018, and the minimum lending rate was increased to 0.75% on the 2nd August 2018. Mark Carney, the governor of the bank of England has indicated that it is likely a further 0.5% increase will take place in 2019 and a further increase of similar magnitude may take place in 2020. Historically, these are still very low-level rates of interest and it is unlikely to have a major impact on the profitability of the project now being considered.
- 9.1.3 There is a certain amount of wage inflation taking place in the UK economy, and again there is uncertainty as to employment immigration taking place post Brexit. In the light of these economic and inflationary pressures being placed on the UK economy, we would recommend that this market appraisal be kept under regular review.

Valuers note: Since the Referendum and General Election date, and the pending Brexit date of 29th March 2019, it has not been possible to gauge the effect of end results by reference to transactions in the market place. The probability of our opinion of value exactly coinciding with the price achieved were there to be sale, has reduced. We would therefore, strongly recommend that the appraisal be kept under regular review and that specific market advice is obtained should you wish to affect a disposal. The lack of energy efficiency and labour efficiency on the site will only be exacerbated by Brexit.

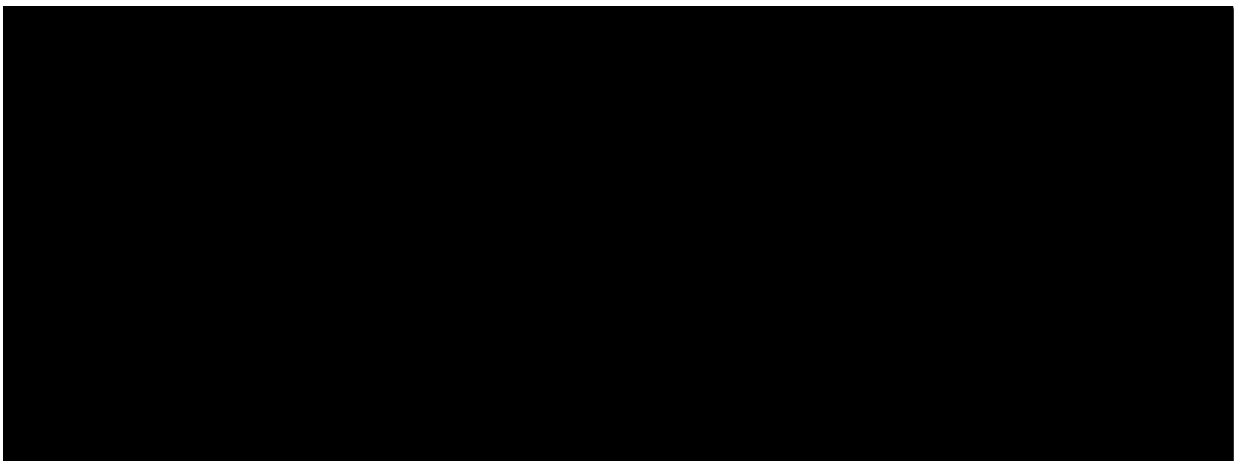
10. **SUMMARY OF OBSERVATIONS MADE ON THE PROPERTY**

10.1 We have concluded following our site investigations, that the site currently occupied by Fibrex Nurseries Limited, Honeybourne Road, Pebworth, Worcestershire, CV37 8XP is unlikely to be sold as a viable horticultural nursery for the following reasons;

- 1) The site only extends to 2.276 hectares (5.625 acres)
- 2) There are two residential houses situated on the nursery
- 3) The layout of the existing structures is awkward, preventing incorporation of automatic materials handling on the site
- 4) The Duncan tucker and Westlock greenhouses are commercially obsolete in economic terms, it is not possible to gain spare parts
- 5) Maintenance of the existing site is extremely expensive in man hour terms
- 6) Many of the spare parts have to be manufactured specifically for each structure
- 7) The nursery slopes steeply from west to east preventing easy construction of a modern structure on the site without undergoing extensive earth working moves
- 8) The nursery is reliant upon mains water for irrigation purposes, this is considered to be expensive in economic terms
- 9) When any price is determined for the site, allowance will have to be made for demolition of the existing structures when calculating market value for this site with its existing use

CONFIDENTIALITY AND DISCLOSURE

This market appraisal report is for the sole use of the addressee, for the purpose set out in the beginning of this market appraisal valuation and no responsibility is accepted to any third party for the whole or any part of this report. Neither the whole nor any part of this report may be included in any statement, circular or published document without the prior written consent of Sheldon Bosley Knight Commercial (formerly Timothy Lea and Griffiths, Estate Agents Limited).



APPENDIX ONE

Assumptions made in this survey

1. Inspection

- 1.1 The valuer will undertake a visual inspection of the exterior and interior of the property to the extent, which is accessible with safety and without undue difficulty as can be seen whilst standing at ground level and within the boundaries of the site and adjacent public/communal areas and whilst standing at the various floor levels, which the valuer considers reasonable in order to provide the service having regard to its purpose.
- 1.2 The valuer will not carry out a building or structural survey or inspect those parts of the property, which are covered unexposed or inaccessible, not raise floor boards, move any fixed apparatus or arrange for a test of the electrical, heating or other services.
- 1.3 In preparing the report unless otherwise stated by the valuer the following assumptions will be made, which the valuer is under no duty to verify;
 - a) That no deleterious or hazardous material such as asbestos containing materials or techniques were used in the property nor have since been incorporated be that inspections of those parts that have not been inspected would neither reveal material defects nor cause the valuer to alter the valuation materially.
 - b) Our valuation assumes that all electronically operated or electronically controlled equipment at the property is not or will not be adversely affected by any computer virus or data related programming problems

2. Environmental Considerations

- 2.1 The valuer does not undertake any environmental testing as part of any normal valuation inspection and therefore usually report that enquiries have not revealed any contamination affecting the property or neighbouring property or neighbouring property, which would affect the valuation.
- 2.2 However, should it be established consequently that contamination exists at the property or on any neighbouring land or that the premises have been or are being put to a contaminative use this might reduce the values reported.
- 2.3 When valuing property where the valuer suspects contamination may exist this would be reported. If an improved environmental consultant is employed their report should be referred to the valuer. The valuer would then refer to the consultant's report in the

valuation identifying the nature of the contamination and adjust the valuation to have regard to the estimated cost and likely cost of decontamination treatments.

- 2.4 However, should it be established subsequently that other contaminants exist at the property or on any other neighbouring land or that the premises have been or are being put to another contaminative use this might reduce the values now reported.
- 2.5 Unless otherwise stated by the valuer the following assumptions will be made by the valuer, which he is under no duty to verify;
 - a) Inspections have not been undertaken on the site in the form of any Geotechnic report to determine the suitability of ground conditions or services for any new developments.
 - b) In the case of agricultural land the valuer is not able to accept any responsibility as to the possible latent infestations in the soil or any disease, which might affect crops or stock at any time in the future.

3. Tenants

- 3.1 Although the valuer reflects general understanding of the tenant's status in the valuation, the valuer makes limited enquiries about the financial strength of tenants and relies upon the client to advise if tenants are in default of rental payments, or where there appears to be grounds for concern, in the context of investment property, where covenant strength is significant, such assumptions that affect the valuation approach will be commented upon in the valuation section of the report.
- 3.2 The valuer will assume that appropriate enquiries were made when leases were originally exchanged or when consent was granted to tenants to assign or underlet and that the tenants are therefore not in breach of covenant.
- 3.3 The valuations do not take account of any rights, obligations or liabilities whether prospective or accrued under the Defective Premises Act 1972.

4. Measurement

- 4.1 All measurements are carried out in accordance with measuring practice issued by the Royal Institution of Chartered Surveyors. In the event of dimensions or areas being calculated from plans or other sources, the valuer will so state in the report.

5. Town Planning, Highways and other Statutory Regulations

- 5.1 The valuer will carry out such inspections and investigations as are in the valuer's professional judgment appropriate and possible in the circumstances. It is an assumption

that the property and its value are unaffected by any matters, which would be revealed by a local search and replies to the usual enquiries or statutory notice and that neither the property nor its condition, nor its used, nor intended use is or will be unlawful. It is recommended that verification is obtained from the client that;

- a) The position is correctly stated in the report.
- b) The property is not adversely affected by any other decision made or conditions prescribed by local authorities and
- c) There are no outstanding statutory notices.

5.2 The valuations are prepared on the basis that the premises comply with statutory regulations including fire and building regulations.

5.3 Where it is apparent that access is not direct from the public highway or where there are published road proposals the valuer will make appropriate comments.

6. Legal Advice

6.1 The valuer shall, unless otherwise expressly agreed, relies upon information provided by the client or the client's legal or other professional advisors relating to tenure, leases and all other relevant matters.

6.2 The valuer will assume that good title that can be shown and that the property is not subject to unusual or onerous restrictions, encumbrances or outgoing. It is understood where relevant that the client will be obtaining a report on title, which if in conflict with the valuation report should be referred to the valuer for further consideration.

6.3 No responsibility or liability is accepted for the true interpretation of the legal position of the client and of the parties. Any interpretation of legal documents or legal assumptions should be checked by the client or suitably qualified person if relied upon.

7. Confidentiality

7.1 This report will be provided for the stated purpose and for the sole use of the main client and the valuer accepts responsibility to the client alone, that the report will be prepared with the skill, care and due diligent responsibility to be expected of a reasonably competent valuer and accepts no responsibility whatsoever to any parties other than the client, any third parties rely upon the report at their own risk, neither the whole or any parts of the report, nor any reference to it may be included in published document, circular or statement, or published in any way without the valuer's written approval of the form and the context in which it may appear.

8. General Assumptions

- 8.1 Unless otherwise stated all items normally associated with the valuation of land and buildings are reflected in the valuation and reinstatement costs to the extent that they existed at the date of inspection, including;
- Fixed space heating and hot water systems
 - Lighting
 - Mains services supplying sprinkler systems and associated equipment
 - Water, electricity, gas and steam circuits, not serving industrial or commercial processes
 - Substation buildings
 - Lifts and permanent structures including crane rails where forming part of an integral part of the building structure
 - Drain sewers or sewerage plants not primarily concerned with treating trade effluence
 - Air handling systems except where part of a computer installation or primarily serving plants and machinery, suspended ceilings, carpets, perimeter trunking, raised floors and fixed demountable partitioning, except where these are tenant's fixtures.
- 8.2 Unless otherwise specified the following items are excluded;
- All items of process plants and machinery, tooling and other equipment not primarily serving the building
 - Cranes, hoists, conveyors, elevators, structures which are ancillary to or form part of an item of process plant and machinery
 - Sewerage plant, primarily concerned with treating trade effluence
 - Air conditioning/comfort cooling where part of a computer installation or primarily serving plants and machinery
 - Water, electricity, gas, steam and compressed air supplied and circuits serving industrial and commercial processes.
- 8.3 Unless otherwise specified no allowance is made for the costs of repairing any damage caused by the removal from the premises of items of plant machinery, fixtures and fittings.
- 8.4 All valuation figures and rentals quoted are exclusive of any VAT, which may be applicable and should be confirmed following legal advice. No deductions are made for taxation or costs of realisation.
- 8.5 The valuation will be carried out in accordance with the Royal Institution of Chartered Surveyors Appraisal and Valuation Standards Manual (The Red Book) and the valuer will conform to the requirement of the manual subject to the principals of departure outlined therein.

- 8.6 Our valuation assumes that all electronically operated or electronically controlled equipment at the property is not or will not be adversely affected by any computer virus or data related programming problems.

9. Title

Timothy Lea and Griffiths Estate Agents Limited assume that there is good title that can be shown to the properties and that it is not subject to any unusual specifically onerous restrictions encumbrances or outgoings and that the property and its value are unaffected by any matters, which would be revealed by a local search and reply to the usual enquiries by any statutory notice and that the property not its condition, nor its use, nor its intended use is or will be unlawful.

10. Fixtures and Fittings

- 10.1 No account has been taken of any furniture, fixtures, fittings or personal effects, which remains in the property. It is assumed that any of these personal effects would be removed prior to transfer of the title of the property to a third party.

APPENDIX TWO

An ordnance survey plan

For

FibreX Nurseries Limited

Honeybourne Road

Pebworth

Worcestershire

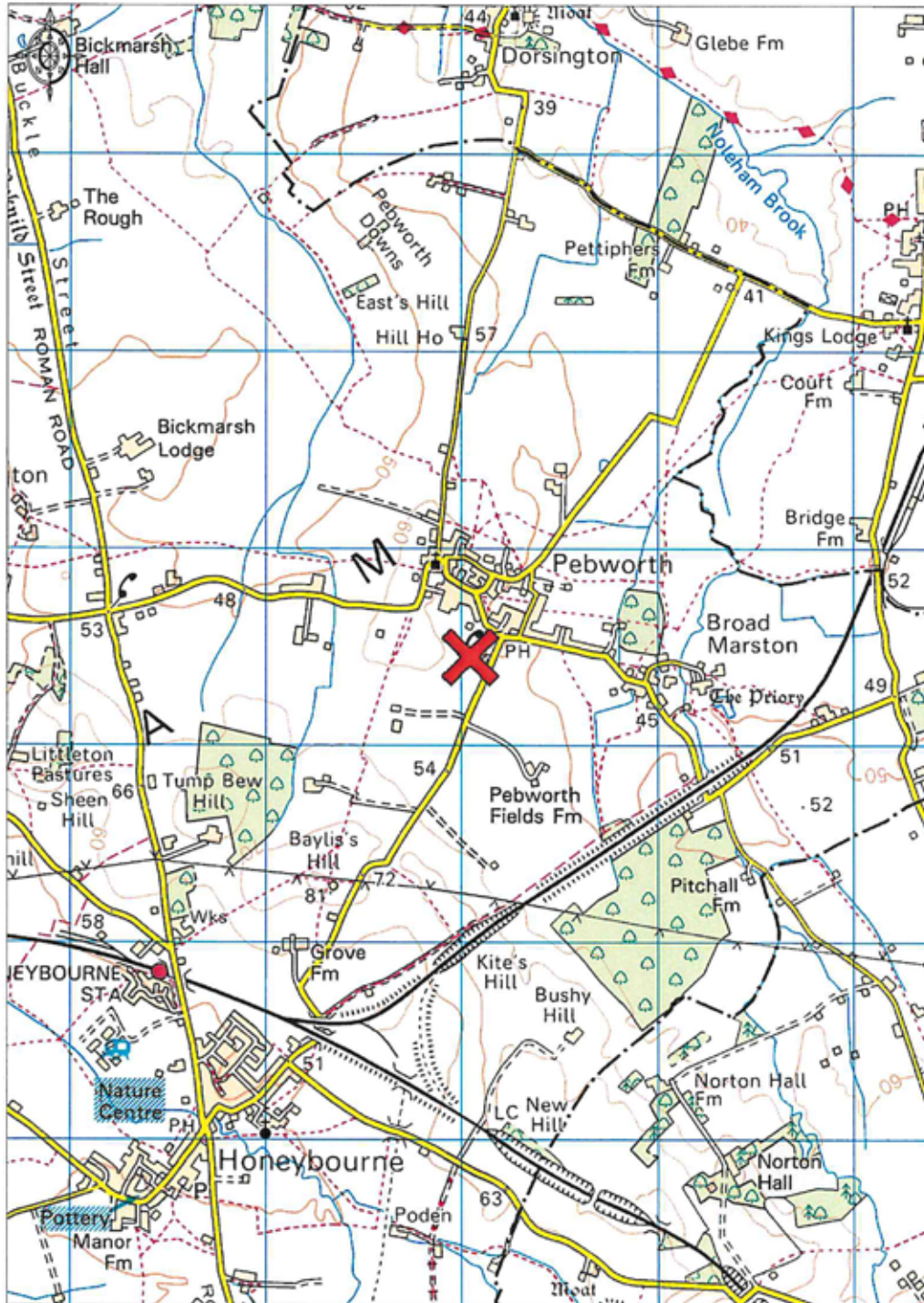
CV37 8XP

Scale 1:35000

This shows the relationship of the property to Honeybourne Road

And the surrounding road network

Fibre Nurseries, Honeybourne Road, Pebworth, CV37 8XP.



Promap
LANDMARK INFORMATION GROUP

Ordnance Survey © Crown Copyright 2018. All rights reserved.
Licence number 100022432. Printed Scale - 1:35000

S B K Commercial Property.

APPENDIX THREE

An ordnance survey plan

For

Fibre Nurseries Limited

Honeybourne Road

Pebworth

Worcestershire

CV37 8XP

Scale 1:2500

This nursery is outlined in red hatched green

FibreX Nurseries, Honeybourne Road, Pebworth, CV37 8XP.



Promap
LANDMARK INFORMATION GROUP

S B K Commercial Property.

APPENDIX FOUR

A copy of the land registry title entry and title plan

For

Title number HW17462

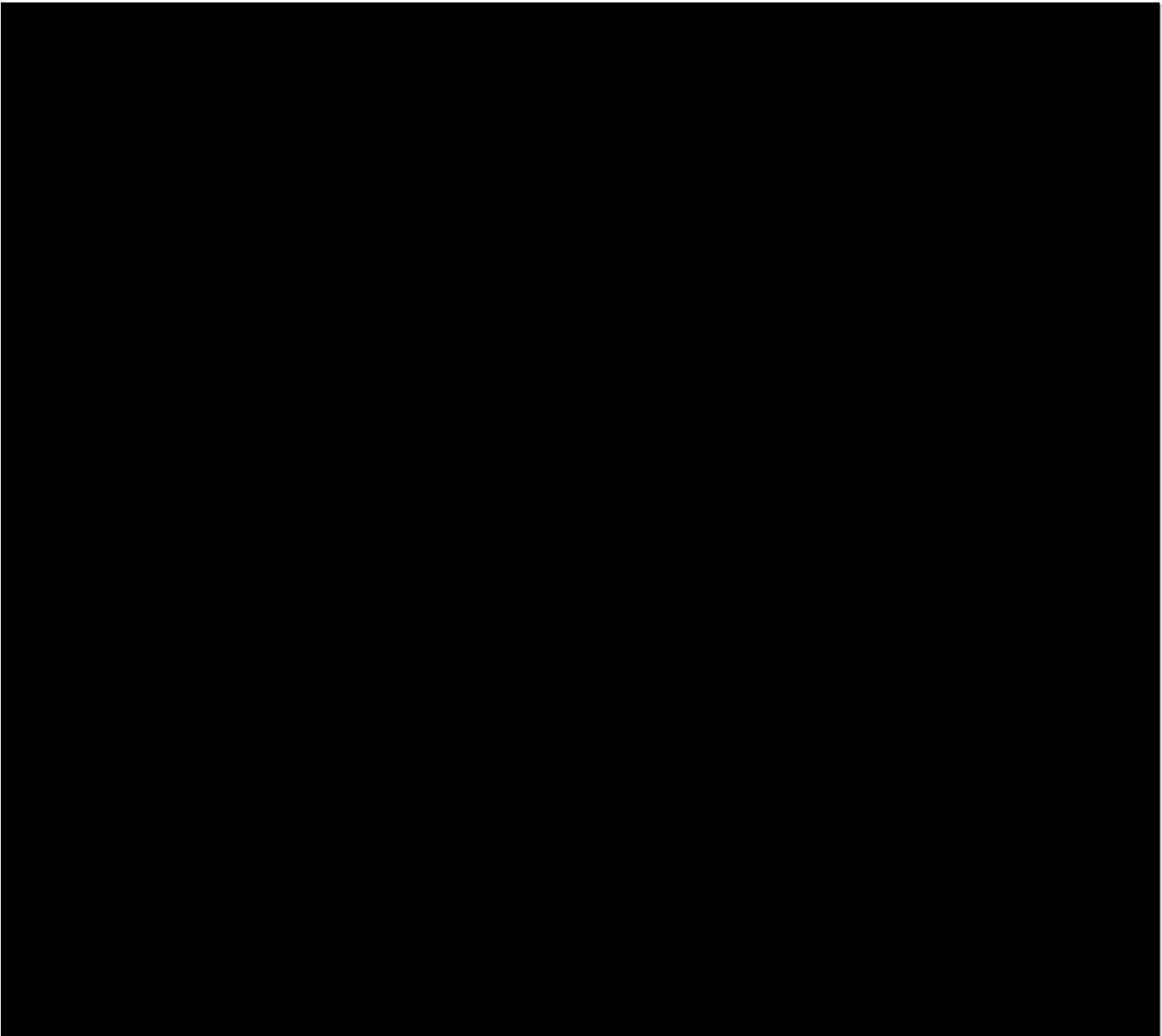
Fibre Nurseries Limited

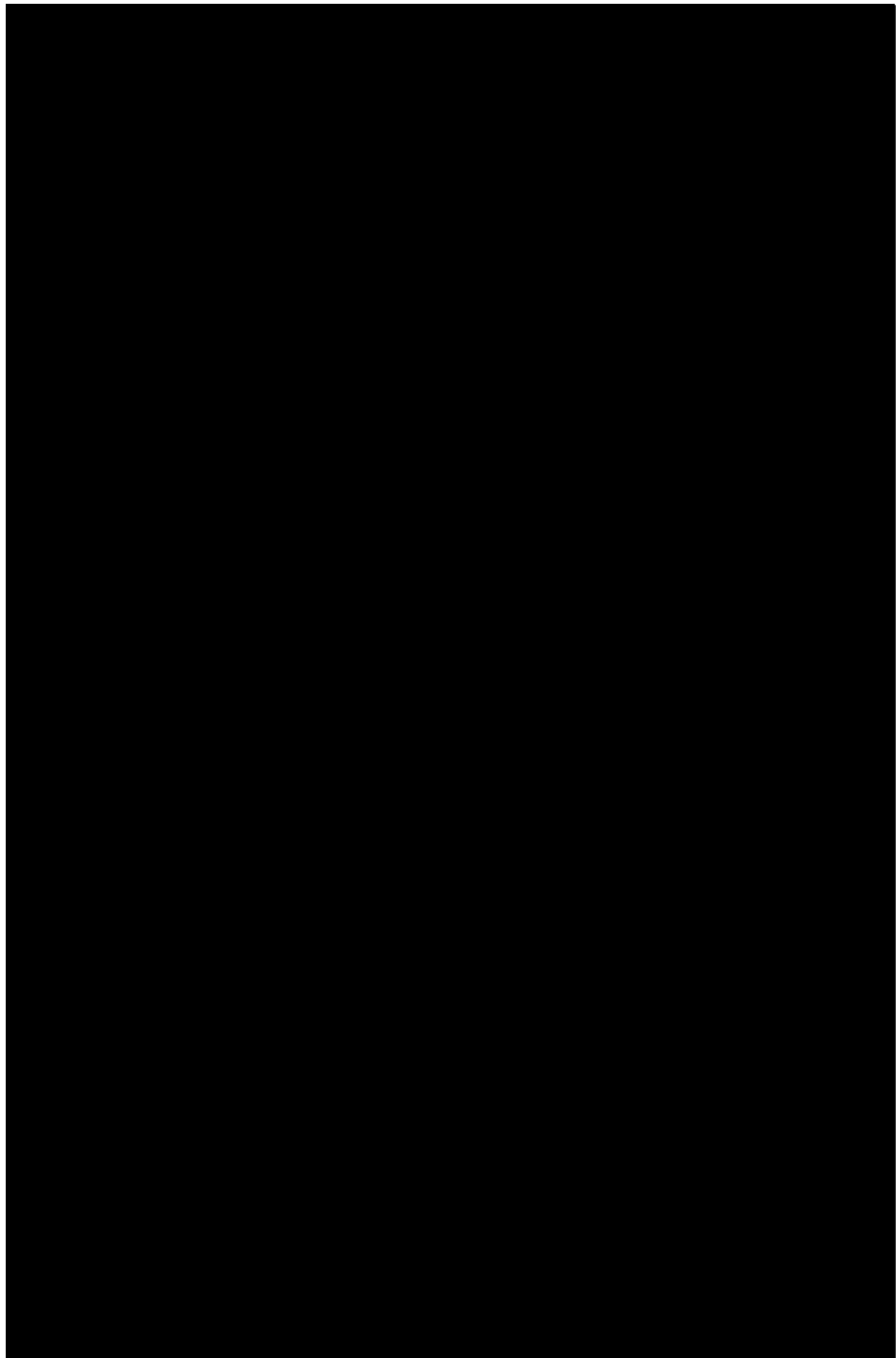
Honeybourne Road

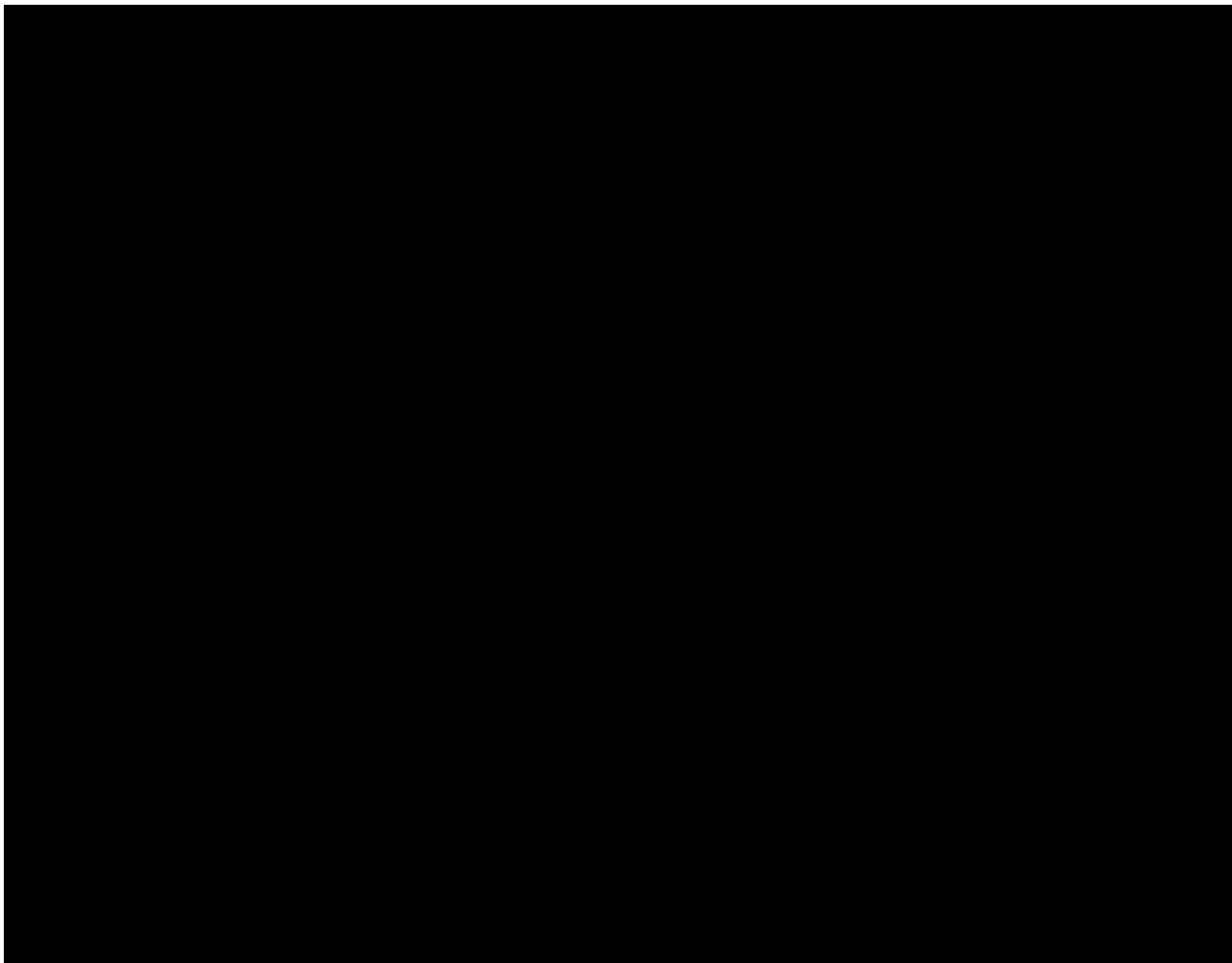
Pebworth

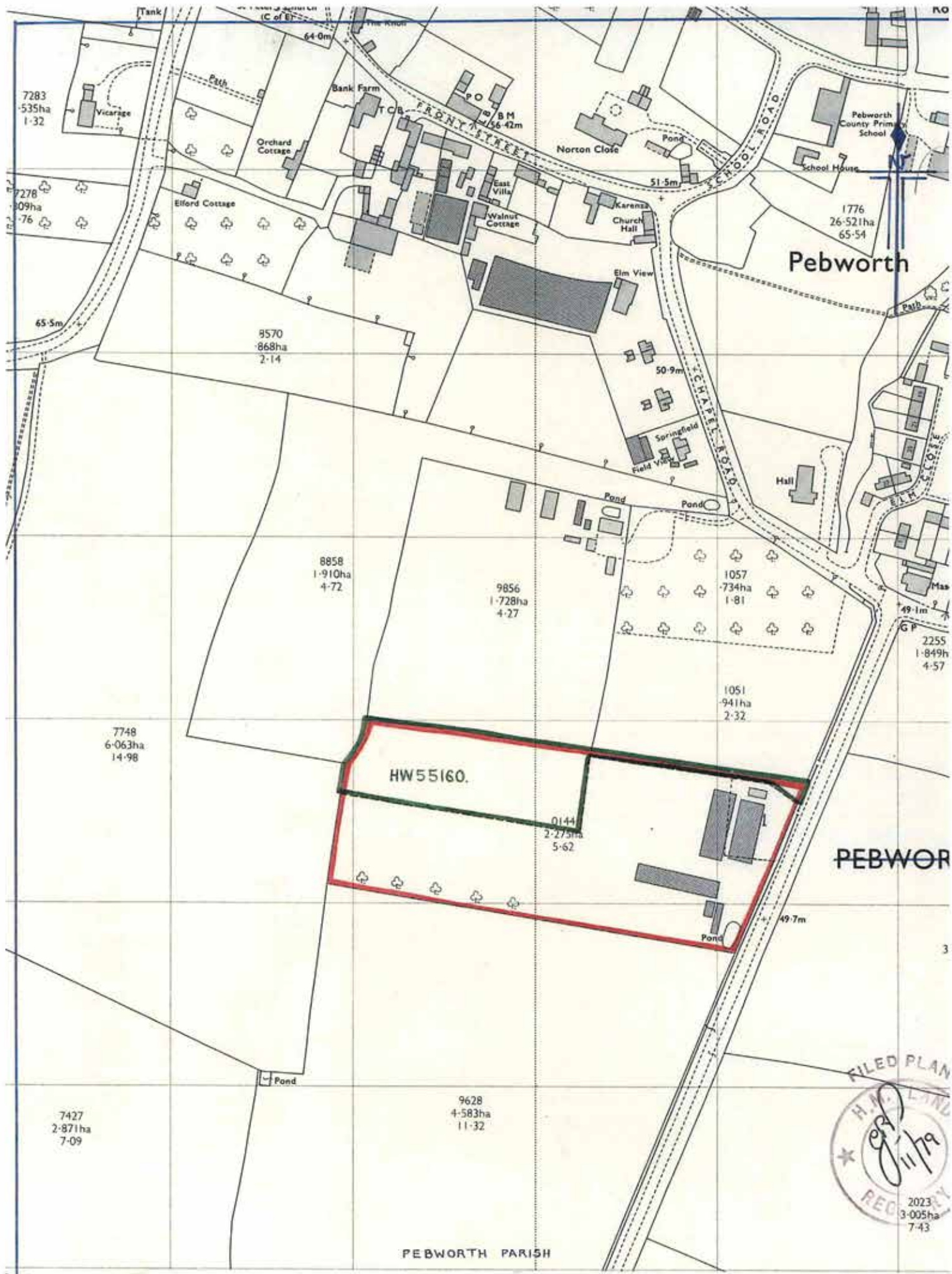
Worcestershire

CV37 8XP









APPENDIX FIVE

A photographic schedule of condition

For

Fibrex Nurseries Limited

Honeybourne Road

Pebworth

Worcestershire

CV37 8XP

Taken and Made on Tuesday 4th December 2018

By

Anthony Rowland MRICS

SBK Commercial

6 Abbey Lane Court

Abbey Lane

Evesham

Worcestershire

WR11 4BY

Photo no.	Description
1	General view of the shade tunnel located in the south western corner of the nursery
2	View of one of the polythene tunnels
3	View of the Duncan tucker greenhouse
4	Internal view of the Duncan tucker greenhouse, one can see the permanent benching
5	View of one of the polythene tunnels
6	View of the Duncan tucker greenhouse with Westlock widespan greenhouse attached behind
7	Internal view of the Duncan tucker greenhouse
8	View of the Westlock widespan greenhouse
9	View of one of the shade tunnels
10	View of the east elevation of the Westlock greenhouse
11	Internal view of one of the tunnels, note the wooden holes added to provide additional support to the frame when heavy snowfall takes place
12	View of the keder polythene tunnel, this has been constructed on top of the original Duncan tucker perimeter wall
13	Internal view of the keder greenhouse, supplied by CLM Offenham, note the circulating fan and the Powermatic oil-fired indirect cabinet heater
14	View of the storage shed
15	View of the lean to shed
16	External view of one of the polythene tunnels
17	Internal view, again note the wooden poles inserted to provide additional support for the metal frame
18	Further view of the external tunnel, note the green netting of the site provides side ventilation for the cropping
19 & 20	Further view of the other two tunnels, these are identical
21	View of propagation house 1, this is the newest glasshouse on the site. It is a large domestic greenhouse
22	Internal view of one of the tunnels, this has overhead irrigation and mypex flooring
23	View of propagation house 2, this is another Duncan tucker greenhouse dating back to the 1930's
24	Internal view of the propagation house, please note the domestic radiators providing

- heat for the greenhouse. The central heating boiler is located at the far end of the greenhouse
- 25 View of the external plant display area used during the summer months
 - 26 The loading bay located at the eastern end of the keder polythene tunnel
 - 27 View of the office
 - 28 View of the potting shed, this appears to be a pre-stressed concrete panel sectional building under a profile metal clad roof
 - 29 View of the Westlock widespan greenhouses dating back to 1965
 - 30 Further view of the greenhouse
 - 31 Internal view of the greenhouse, one can see polythene has been fixed to the roof of the greenhouse to prevent heat loss through the ventilators
 - 32 View of the second bay, note the permanent benching
 - 33 View of the next Westlock widespan greenhouse
 - 34 Internal view of the glasshouse
 - 35 View of the gutter end, this shows the amount of erosion and decay which has taken place to both the galvanised steel gutter and the timber glass supports forming the Dutch frames
 - 36 View of the polythene tunnel housing ferns
 - 37 Internal view of the shade tunnel
 - 38 Further view of the tunnel
 - 39 View of the third Westlock widespan greenhouse
 - 40 Internal view of the Westlock greenhouse
 - 41 View of the gutter, the galvanised steel is showing serious signs of metal erosion primarily caused by water sitting in the gutter over many years
 - 42 View of the Westlock venlo greenhouse, this originally dates back again to the 1960's
 - 43 Internal view of the venlo greenhouse, note the raised benches, this makes handling materials inside the greenhouse extremely expensive in manual terms
 - 44 View of the right air frost protecting heater
 - 45 View of the farm workshop building
 - 46 & 47 Internal views of the workshop building
 - 48 View of one of the three Duncan tucker propagating houses
 - 49 View of the second Duncan tucker propagating house
 - 50 View of the third Duncan tucker propagating house, one can see the manual vent

handles located on the outside of the greenhouse. These manually raise and lower the ventilators

- 51** Internal view of the Duncan tucker greenhouse, note that all the surfaces have been covered with pilsol insulation material
- 52** View of the central heating boiler
- 53** View of the shade tunnel
- 54** Internal view of the shade tunnel, although this is a relatively new structure, it is still being supported in the middle by wooden poles to provide additional strength to the frame

I certify that this is a true and faithful record of Fibrex Nurseries, Honeybourne Road, Pebworth, Worcestershire, CV37 8XP as taken and made on the 4th December 2018, by Anthony Rowland MRICS.

Fibrex Nurseries 04 12 18



Fibrex Nurseries 04 12 18 (1)



Fibrex Nurseries 04 12 18 (2)



Fibrex Nurseries 04 12 18 (3)



Fibrex Nurseries 04 12 18 (4)



Fibrex Nurseries 04 12 18 (5)



Fibrex Nurseries 04 12 18 (6)



Fibrex Nurseries 04 12 18 (7)



Fibrex Nurseries 04 12 18 (8)

Fibrex Nurseries 04 12 18



Fibrex Nurseries 04 12 18 (9)



Fibrex Nurseries 04 12 18 (10)



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Fibrex Nurseries 04 12 18 (16)

Fibrex Nurseries 04 12 18



Fibrex Nurseries 04 12 18 (17)



Fibrex Nurseries 04 12 18 (18)



Fibrex Nurseries 04 12 18 (19)



Fibrex Nurseries 04 12 18 (20)



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Fibrex Nurseries 04 12 18 (50)



Fibrex Nurseries 04 12 18 (51)



Fibrex Nurseries 04 12 18 (52)



Fibrex Nurseries 04 12 18 (53)



Fibrex Nurseries 04 12 18 (54)

APPENDIX SIX

A copy of the environmental agency flood map

For

Pebworth

This clearly shows Fibrex Nurseries is not located on any floodplain

Flood map for planning

Your reference
FibreX

Location (easting/northing)
413014/246441

Created
5 Dec 2018 3:38

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Environment
Agency

Flood map for planning

Your reference
FibreX

Location (easting/northing)
413014/246441

Scale
1:2500

Created
5 Dec 2018 3:38



Selected point



Flood zone 3



Flood zone 3: areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



Page 2 of 2

