FOR SALE

ON BEHALF OF ADMINISTRATORS
OF ROKEWOOD LTD

ROKEWOOD NURSERY
HORTICULTURAL FACILITY

WISBECH ROAD | WISBECH | NORFOLK | PE14 7AG

Gordon Brothers 1903

EXECUTIVE SUMMARY

- HORTICULTURAL FACILITY
- TOTAL SITE AREA: 14 HECTARES (34 ACRES)
- WELL MAINTAINED GLASSHOUSES
- VARIOUS FARM BUILDINGS
- POLYTUNNELS
- 2NO RESIDENTIAL BUNGALOWS
- 5NO STATIC WORKER CARAVANS
- STAFF WELFARE AREAS
- IRRIGATION RESERVOIR
- PUMP SYSTEM
- PRICE: £1.4 MILLION
  SUBJECT TO CONTRACT

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THE SITE PROVIDES A HORTICULTURAL NURSERY AND DISTRIBUTION FACILITY, OFFERING A YEAR-ROUND COMMERCIALLY SCALED GROWING FACILITIES.

Recent growing has included specialised vegetables, including pak choi, choi sum and similar crops to serve national retail and wholesale markets.

There are a range of glasshouses across several blocks, served by ancillary accommodation, including areas for packing, storage and distribution, together with circulation space for agricultural machinery and commercial vehicles. There are additional areas of fielded polytunnels. The polytunnels are constructed of galvanised frame, with the majority covered in polyethene and are in good condition, with the majority free from tears or damage. The polytunnels are installed with sprinkler irrigation systems with plants grown directly in the ground.

There are two four-bedroom residential bungalows which are restricted to agricultural related occupation. There are five static caravans which are also used to house workers. There is a portacabin structure used as the site office.

The site is self-contained and accessed by an estate road, which leads west from Wisbech Road into the site. The polytunnel areas are accessed by rough farm tracks.

A full breakdown of the site and building can be found in the Appendix here:

> CLICK TO VIEW APPENDIX

SUMMARY

- **Glasshouses:** 26,675 sq m / 288,094 sq ft
- **Polytunnels:** 43,500 sq m / 468,000 sq ft
- **Warehousing:** 1,597 sq m / 17,190 sq ft
- **1no portacabin site office:** 59 sq m / 635 sq ft
- **2no residential bungalows:** 102 sq m / 2,200 sq ft
- **5no static caravans:** Unmeasured

THE PROPERTY

LOCATION

The property is rurally located to the north of Wisbech, just across the border into the County of Norfolk within King's Lynn and West Norfolk Borough. The location is approximately 2 miles north of Wisbech town centre, to the immediate west of Wisbech Road, roughly midway between Wisbech and the village of West Walton.

THE PROPERTY

ACCOMMODATION SCHEDULE

ACCOMMODATION	SQ M	SQ F
GLASSHOUSES		
Block A	2,375	25,567
Block B1/B2	6,912	74,400
Block C	4,313	46,419
Block H	11,090	119,377
Block K	1,297	13,961
Block L	778	8,370
TOTAL	**26,765**	**288,094**
SHEDS		
Cold store	519	5,588
Workshops	298	3,204
Tractor shed	150	1,617
Open sided storage	630	6,781
TOTAL	**1,597**	**17,190**
RESIDENTIAL		
Bungalow 1 (north)	102	1,100*
Bungalow 2 (south)	102	1,100*
Static mobile home (5no)	unmeasured	unmeasured
TOTAL	**204**	**2,200**
OFFICE		
Portacabin office	59	635
TOTAL GIA	**28,625**	**308,119**

**Residential accommodation is unmeasured.*

Areas are estimated from onsite measurements and from using mapping software.

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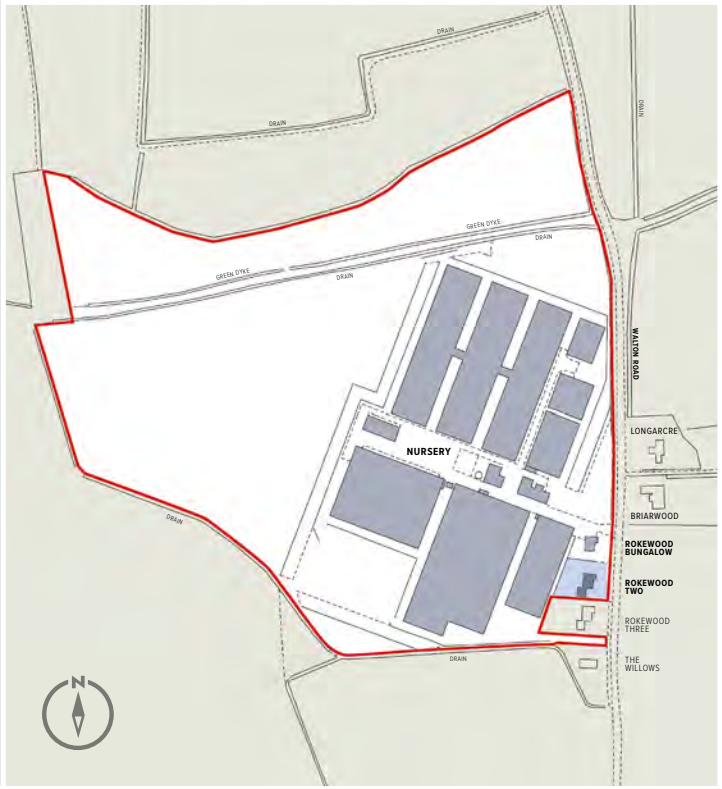
SITE

The boundary of the site is shown from the Land Registry title plan provided below. The site totals 14 hectares (34 acres) and includes two areas of polytunnels set in fields which extend to an estimated total of 5.4 hectares (13.2 acres) to the north and west of the main site respectively. The polytunnel area is estimated as 4.35 Ha (10.75 acres) over Grade 1 soil on the Agricultural Land Classification Map.



FURTHER INFORMATION

TENURE

The freehold under title NK284017 is available subject to vacant possession.

EPC

Provided on application.

SERVICES

The property is connected to mains water (usage capped), electricity, and drainage.

There is an array of solar PV panels adjacent to the reservoir rated at 50kW with all power used onsite and no grid connection.

Single and 3-phase power is available.

There are extensive irrigation facilities across the site, with the greenhouses and polytunnels served by freshwater, which is pump drawn from both the onsite reservoir, plus several large holding tanks within the site, as well has being fed from the mains.

Rainwater runoff from the glasshouses and drainage from the buildings is collected and pumped to the reservoir. There is a diesel powered pump which facilitates movement of water around the site. The reservoir is estimated to hold 13 million litres.

Interested parties are advised to make their own investigations to the relevant utility service providers and test installations as required.

EQUIPMENT

Of the equipment onsite, it will be clarified what is being disposed of with the site upon inspection. Machinery and equipment may be available via separate negotiation.

PLANNING

We understand the property has consent for the existing horticultural use with ancillary facilities, however, we have not had sight of all relevant documentation. Interested parties are encouraged to make their own investigations to the Local Planning Authority.

RATES

Provided on application.

PRICE

£1.4 million

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in any transaction.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers and funders.

VIEWING

Viewings are strictly limited to those arranged by prior appointment.

FOR FURTHER DETAILS, PLEASE CONTACT US:

RUSSELL SPEECHLEY
+44 (0)7918 327061
rspeechley@gordonbrothers.com

JOHN WILLS
+44 (0)7785 254793
jwills@gordonbrothers.com

OFFICES ACROSS THE UK:
- LONDON
- BIRMINGHAM
- MANCHESTER
- BRISTOL
- GLASGOW
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CONTACTS

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BUILDING	FEATURES
BUILDING A	▪ Venlo style glasshouse, glass dated from 2021 ▪ Galvanised frame ▪ Auto ventilation and irrigation sprinkler system ▪ Pest mesh ▪ Planted directly into soil
BUILDING B	▪ Link attached glasshouse, glass dating from c.2004 ▪ Manually operated electrical ventilation ▪ Pest mesh ▪ Laid to hardstanding ▪ Raised hydroponic planting system ▪ Water pumped by onsite equipment from feed system
BUILDING C	▪ Timber framed glasshouse, glass dating from 40+ years ▪ Manually operated electrical ventilation ▪ Pest mesh ▪ Laid to hardstanding ▪ Raised hydroponic planting system ▪ Water pumped by onsite equipment from feed system
BUILDING H	▪ Cambridge style greenhouses, glass dating from 40+ years ▪ Six interconnected sections with common passageway ▪ Manually operated ventilation ▪ Spray irrigation system ▪ Planted directly into soil
BUILDING K	▪ Cambridge style glasshouse, glass dating from 40+ years ▪ Manually operated ventilation ▪ Pest mesh ▪ Underfloor heating by way of 140kW propane gas boiler and 70kW oil fired boiler ▪ 220kW blower heater ▪ Sprinkler irrigation system

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BUILDING	FEATURES
BUILDING L	▪ Cambridge style glasshouse, glass dating from 40+ years ▪ Manually operated ventilation ▪ Pest mesh ▪ Underfloor heating by way of 140kW propane gas boiler and 70kW oil fired boiler ▪ 100kW and 80kW blower heaters ▪ Sprinkler irrigation system
COLD STORE	▪ Steel portal framed industrial building, with lean-to modern extension ▪ Grading room with equipment ▪ Internal cold storage extending to approximately 168 sqm ▪ External cold storage extending to approximately 80 sqm ▪ Sliding vehicle door
WORKSHOP	▪ Brick elevations under pitched steel framed roof ▪ Split into two areas by wooden partition ▪ Two roller shutter door vehicle access points ▪ Bunded fuel storage tanks ▪ Annex to this building contains staff canteen and common room ▪ Former cold storage annex to this building now used for store
TRACTOR SHED	▪ Brick elevations under pitched steel framed roof ▪ Roller shutter door ▪ Sliding door ▪ Connected to adjacent external fuel storage tanks ▪ Open sided store
BUNGALOW 1	▪ Brick elevations under pitched tiled roof ▪ Four bedrooms, plus living accommodation, bathrooms, WCs ▪ Oil fired boiler heating
BUNGALOW 2	▪ Brick elevations under pitched tiled roof ▪ Four bedrooms, plus living accommodation, bathrooms, WCs ▪ Oil fired boiler heating
CARAVANS	▪ 5no static caravans ▪ Serviced staff accommodation
PORTACABIN	▪ Portacabin site office ▪ Serviced with WC

APPENDIX