



Belmont Nurseries

New Roman Bank, Terrington St Clement,
Kings Lynn, Norfolk



A significant horticultural production site with 5 acres of glasshouses, chilled storage, packing sheds & office block together with 52 acres of Grade 1 farmland

Kings Lynn 8 miles, Wisbech 11 miles, Peterborough 32½, Norwich 54½ miles
225,000 ft² (21,000m²) of commercial glass house | 20,000 ft² (2,100m²) of refrigerated storage | Extensive packing facilities | Substantial further farm storage buildings | Generous concrete yard and external storage | Reservoir
About 52 acres (21 Ha) of Grade 1 Farmland

In all about 63.04 acres (25½ Ha)

Introduction

Belmont Nurseries is home to a renowned and well-established flower production business of PS & JE Ward Ltd that has been developed and owned by the Ward Family for over 50 years. The nurseries are well known for their fields of tulips, but the business has also specialised in the growing and production of stocks, peonies and daffodils as well as bulbs. The buildings and land at Belmont Nurseries are at the heart of the business providing facilities not only for propagating and growing of young stock and flowers but also cleaning, washing, sorting and packing. The business supplies well-known high-street names such as Lidl, Co-op, Morrisons and Sainsburys.

Location and Access

The Nursery is situated West Norfolk immediately to the North of Terrington St Clement. It is about 8 miles west of Kings Lynn, Peterborough is 32½ miles to the southwest and Norwich is 54½ miles to the east.

The farm is 2 miles from the A17 trunk road, a major supply route running through the Fens which links Kings Lynn with Newark on Trent.

There are regular mainline train services to London from Kings Lynn (1 hour 50 minutes and Peterborough (from about 50 minutes)

Terrington has a good range of local shops and services including a supermarket, Doctor's surgery, a post office, and two pubs. Kings Lynn has a full range of regional level retail, leisure and commercial services as well as a full range of schools.

Belmont Nurseries

The nurseries comprise an extensive range of horticultural buildings and 52 acres of level land which can be accessed at several points off New Roman Bank and Long Road. The farm buildings have evolved over fifty years, growing as the business grew and comprise the following:



Glasshouses

Over 5 acres of mainly aluminium framed glasshouses, most are double and triple span with a mixture of 3½- 4m eaves. The 237,430 ft² (22,066 m²) of glasshouses benefit from a Priva environmental system, providing automatic control of light, heat and humidity through control of the vents, screens, overhead watering and trickle irrigation. In addition, there are about 54,000 ft² (4,944m²) of poly tunnel frames. In addition, there is a lapsed planning consent (16/01373/F) for an additional 1.2 acres (5,134m²) of glasshouse situated adjacent to the reservoir. The glasshouses and poly tunnels can be broken down as follows:

No	Description	Age Approx.	Dimensions (m)		M ²	Eaves (m)
1	Glasshouse	1979	25.00	21.50	538	3
2	Glasshouse	1979	30.50	25.65	782	3
3	Glasshouse	c. 1980	36.00	22.00	792	4.5
4	Glasshouse	c. 1980	18.80	9.60	180	4
5	Glasshouse	1994	48.00	28.50	1,368	4
6						
7	Glasshouse	2005	48.00	37.75	1,812	4
8						
9	Canteen	1985-1990	28.92	5.72	165	
10	Glasshouse	1985-1990	29.10	21.20	617	3.5
11	Glasshouse	1985-1990	46.70	30.00	1,401	3.5
12	Glasshouse	1985-1990	30.00	11.00	330	3.5
13	Glasshouse	1985-1990	45.52	29.37	1,337	3.5
14						
15	Glasshouse	1985-1990	45.52	29.37	1,337	3.5
16						
17	Glasshouse	1996	44.34	32.00	1,419	4
18						
19	Glasshouse	1996	44.34	32.00	1,419	4
20						
	Passage	2012	44.34	9.30	412	
	Storage Area	2012	38.40	10.90	419	
21	Glasshouse	2012	44.34	29.00	1,286	4
22						
23	Glasshouse	2015	44.34	29.00	1,286	4
24						
25	Glasshouse	2015	44.34	29.00	1,286	4
26						
27	Polytunnel 1	1999	37.90	32.61	1,236	
28	Polytunnel 2	2000	37.90	32.61	1,236	
29	Polytunnel 3	2001	37.90	32.61	1,236	
30	Polytunnel 4	2002	37.90	32.61	1,236	
31	Glasshouse	2014	33.85	28.65	970	4
32	Glasshouse	2014	33.85	28.65	970	4
33	Glasshouse	2014	33.85	28.65	970	4
34	Glasshouse	2014	33.85	28.65	970	4

Refrigerated Store

Adjacent to the Glasshouses are 34,938 ft² (3,247m²) of refrigerated storage (including 2 pack house cold stores). The stores are housed in a range of steel portal framed buildings with tin cladding and corrugated fibre cement roofs. The stores have a mixture of foam insulation and panel insulation and benefit from Priva environmental computer-controlled temperature and environmental controls including Heat/Cooling with Fresh Air Ventilation enabling specialist Bulb storage. Some stores also include Ozone Air purification system to ensure the control of Ethylene in flower and bulb storage.

No	Description	Age Approx.	Dimensions (m)		M ²
201	Bulb Storage	2000	12.00	7.50	90.00
202	Bulb Storage	2000	12.00	7.30	87.60
203	Bulb Storage	2015	12.00	7.34	88.08
204	Bulb Storage	2015	12.00	7.37	88.44
205	Bulb Storage	2016	12.00	10.35	124.20
206	Bulb Storage	2016	12.00	7.38	88.56
207	Bulb Storage	2000	12.00	7.32	87.84
208	Bulb Storage	2000	12.00	7.50	90.00
209	Bulb Storage	2017	11.60	7.50	87.00
101	Heat/Cool		15.16	12.15	184.19
102	Bulb Storage		12.00	15.19	182.28
103	Drying Wall		14.80	5.90	87.32
104	Heated		14.80	5.90	87.32
105	Heated		12.20	12.00	146.40
106	Heated		14.80	9.00	133.20
107	Heated		13.90	12.30	170.97
108	Heated		14.80	9.25	136.90
109	Bulb Storage		12.00	4.70	56.40
110	Coldstore		12.20	10.70	130.54
111	Coldstore		15.15	12.40	187.86
112	Coldstore		12.00	15.00	180.00
113	No Controls		12.25	4.70	57.58
114	Coldstore		12.30	10.10	124.23



Farm Buildings

There are a broad range of modern farm buildings which are used for machinery and equipment storage and as well as providing cover for various cleaning, washing and packing lines.

Photovoltaic Solar Panels and Woodchip Boiler

- Solar Panels - An array of 204 50kw/ hour panels, erected in 2012
- Woodchip Boiler - providing 998kw heat

FiT and RHI payments are available from the Vendors' agents.

No.	Name	Construction	m ²	ft ²
1	Packhouse Complex (1993 & 2002)-	Steel portal frame with pt concrete block and part foam insulated with corrugated fibre cement roof		
	• Packing line			
	• Despatch Cold Store 1		815	8,770
	• Packhouse Store 1		176	1,894
	• Insulated Store		375	4,035
	• Wash Area		68	720
	• Reception and staff room		438	4,713
	1st Floor Offices			
2	Machinery Store/ Grading Shed	Steel portal fame with corrugated fibre cement roof and corrugated tin cladding with concrete floor	458	4,928
3	Equipment Store	Steel frame, with corrugated galvanised iron cladding, corrugated fibre cement roof and concrete floor	148	1,592
4	Machinery Store	Open fronted steel portal frame construction with corrugated tin cladding and corrugated fibre cement roof and concrete floor	99	1,065
5	Workshop	Steel portal frame, with corrugated fibre cement roof, corrugated tin cladding, concrete floor & roller shutter doors	188	2,023
6	Equipment Store/ Grading Shed	Steel portal frame, with corrugated fibre cement roof, corrugated tin cladding and concrete floor	1,203	12,944
7	Boiler House & Wood Chip Store (2012)	Steel portal frame, with corrugated fibre cement roof, corrugated tin cladding, concrete floor and 2.65m grain walling	260	2,798
TOTAL			17,074.04	185,021.06



There are three water storage tanks adjacent to the buildings: - 2 x 40,000lt tanks and one 20,000lt tank.

Farmland

The farmland lies immediately to the North of the glasshouses in a compact and regular shape. It is level and is accessed either via the buildings or at various points along Long Road. The Land is Classified Grade 1 with the soil belonging to the highly regarded Wisbech Series, a Marine Alluvium of deep stoneless calcareous silt soils suitable for growing a wide range of root crops, field vegetables and horticultural crops.



The land is served by a holding reservoir of over 5,000,000lts which is filled by rainwater off the roofs of the glass houses. In 2016 an electric pump and pipe system was installed for irrigation enabling 740 acres (300 Ha) of adjoining land to be irrigated for flowers or niche crops such as carrots and leaks etc. Typically, this can provide up to 15,000,000lts of water each year.

Company Sale

The Vendors are prepared to consider a sale of the PS & JE Ward Ltd to include the Belmont Nursery. The accountants Chavereys have prepared a company valuation which is available to interested parties subject to signing a Non-Disclosure Agreement, which is available from the Vendors' agents.





General

Method of Sale: Belmont Nurseries are offered for sale by Private Treaty as a whole.

Services: The nursery benefits from two 3-phase electricity supplies. There is a mains water supply and septic tank drainage (we believe this may not comply with current regulations, further information is being sought).

Rainwater is collected from the glasshouse roofs and stored in the reservoir (5,000m³). It is then used to irrigate flower crops, in the glasshouses, poly tunnels and outside. An underground main has been laid that serves nearby farms.

Heating in the glasshouses is provided by a biomass boiler which are backed up by oil-fired boilers which feed 130,000lts hot water storage tank.

Some of the electricity for the nursery is provided by an array of 204 photovoltaic solar panels on the roof of the packhouse building.

FiT and RHI payment details are available from the Vendors agents.

Tenure & possession: The Nurseries are offered for sale freehold with vacant possession.

Fixtures and Fittings: All items usually denoted as tenant's fixtures and fittings and equipment are specifically excluded from the sale. A schedule of fixtures and fittings that may be available by separate negotiation is available from the Vendors' Agents.

Machinery and Equipment: Machinery and equipment, including pack house equipment are available in addition by further negotiation. A schedule is available from the Vendors' Agents.

Company Sale: The Vendors are prepared to consider a sale of the PS & JE Ward Ltd to include the Belmont Nursery. The accountants Chavereys have prepared a company valuation which is available to interested parties subject to signing a Non-Disclosure Agreement, which is available from the Vendors' agents.

Sporting, timber and mineral rights: In so far as they are owned by the Vendors, rights to sporting, minerals and timber are included in the sale.

Wayleaves, easements and rights of way: The property will be sold subject to and with the benefit of all existing wayleaves and easements public or private, light, sport, drainage, water and electricity supplies and any other rights, obligations, easements and quasi easements and restrictive covenants and all proposed wayleaves for masts pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not.

Postcode: PE34 4HN

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authorities:

Norfolk County Council – 0344 800 8020

Kings Lynn & West Norfolk Borough Council – 01553 616200

VAT: Any guide price quoted or discussed is exclusive of VAT. Although the Vendor has confirmed that the farm is not subject to VAT, in the event of the sale of the property or any part of it or any right attached to it becoming a chargeable supply for the purposes of VAT such tax will be payable in addition.

Health and Safety: Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making and inspection for your own safety, particularly around farm buildings and machinery.

Guide Price: £2,995,000

Directions

Please see the location plan in the particulars.

///what3words: crawled.superhero.airbrush for the visitor's car park.

Viewing

Strictly by appointment with the Vendors' agents Strutt & Parker in Cambridge on 01223 459500 or 07702 317232



Belmont Nursery - Site Plan



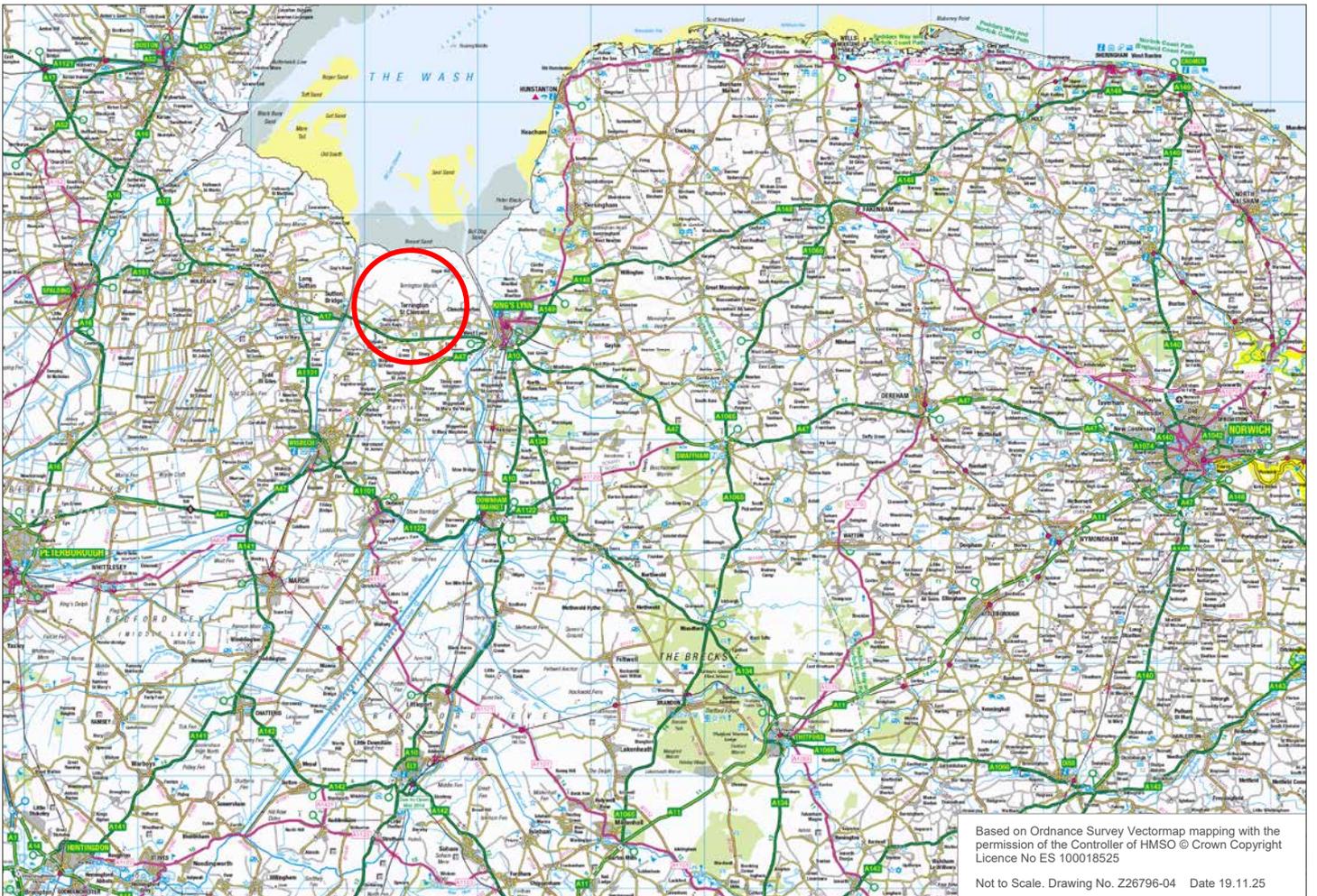
Total Area - 26.34 ha / 65.07 ac

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Z26796-02 Date 07.11.25





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