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# John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



## CHRISTMAS TREE BUSINESS AND GROWING CROP

Ingerthorpe Hall Farm, Markington, Harrogate, North Yorkshire

Robin Trees based at Ingerthorpe Hall Farm, Markington, Harrogate provides a rare and exciting business opportunity. Started in 1982 and located on fertile arable land, this enterprise has achieved many years of successful sales. New and increased plantings of Nordmann, Fraser and Canaan fir are now reaching maturity, ready for marketing from Christmas 2015.

**FOR SALE BY PRIVATE TREATY**

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# CHRISTMAS TREE BUSINESS AND GROWING CROP



Ripon 3 miles

Harrogate 8 miles

*(all distances are approximate)*



Leeds 24 miles

York 27 miles

## DIRECTIONS

If using SatNav please enter HG3 3PF. Ingerthorpe Hall Farm is located to the west of the A61, approximately 3 miles south of Ripon and 8 miles north of Harrogate. 0.7 miles north of Wormald Green, at the only crossroads on this section of the A61, beside the Cascade Garden Centre, turn west towards Markington. After 0.75 miles turn right at the mini crossroads signed "this lane closed to articulated wagons". Continue along this lane for 0.33 miles, ignoring right exits, until you see a big farmhouse on the right under a weeping willow. This is Ingerthorpe Hall Farm. OS 1:50,000 Map 99 Ref SE290662.

## VIEWING

Viewing is by prior appointment only. Inspections will be welcomed on all days of the week. Prospective purchasers must first register an interest with the selling agents and obtain a full set of sale particulars. To make an appointment please telephone the selling agents on 01844-291384.

## TENURE

It is anticipated that the purchaser will buy the business, goodwill and Christmas tree stocks. The land will not be sold but made available on an excluded lease, terms to be agreed between the parties. As each field is harvested, in rotation, it will revert to the landlord by a specified date.

In addition to the initial purchase price it is expected that the purchaser will pay a market rental annually which will reduce as each parcel of trees is harvested and the land is vacated.

The landlord will be responsible for clearing tree roots and restoring each field to agricultural use. The purchaser will be responsible for the legal disposal of unsold trees, brash and other waste materials.

## DESCRIPTION

This Christmas tree business markets under the well established name of "Robin Trees", with a distinct and seasonal trade mark.

Planting began in 1982 and from the outset emphasis was placed on producing quality trees for both the potted and cut markets. In the early years Norway spruce predominated but these have now been completely replaced with Nordmann, Fraser and Canaan firs.

A diverse wholesale marketing strategy encompasses sales to garden centres, independent traders and markets. Additionally, the business has developed three retail sites at Morrisons supermarkets in Harrogate, Ripon and Leeds. This network is a business asset which potentially could be further developed.

The Christmas tree crops, comprising over a hundred thousand plants at various stages of development, growing on fertile arable land, offer an excellent opportunity for established businesses to expand, or for new start-ups to build market share prior to their own production coming on stream.

The present owner and the farm manager, both well-known within the Christmas tree industry, have put many years into developing an intensive production system. Their considerable experience and knowledge will be available to the purchaser during the initial year

In addition to commercial production the owner has also focused over many years on the selection of improved Norway spruce. Access to this collection for vegetative propagation purposes will be sold separately.

# CHRISTMAS TREE BUSINESS AND GROWING CROP

We believe that the combination of tree quality, technical knowledge and diverse markets offers the purchaser a real opportunity for rapid growth or accelerated start-up.

The crops are laid out as per the sale plan in various parts of the farm. Fields are accessed by tracks highlighted on the plan. The stock list is as follows:

Field	Total Trees
Deer North	0
Deer South	1,008
Partridge	0
Yarrow Front	3,643
Square	3,205
Kestrel	7,981
Heifer	13,358
Triangle	3,675
Treehouse	20,977
Yarrow Back	28,016
Yarrow Flats	4,840
<b>Total</b>	<b>86,703</b>

The buyer will also have access from mid October to early December 2015 only to a hardstanding for potting and packing trees and an area for storing and despatching. An area for storing and despatching will be available during subsequent years. Outside the mid October to early December period each year, access will be restricted to the fields only for crop management, unless by prior arrangement with the landlord.

The landlord reserves the right to select and retain up to 100 Christmas trees to remain in situ for landscaping purposes.

The landlord and his staff will require access to the Christmas tree fields during the leasing period for farm management and sporting purposes. Advance notice will be given during the harvesting period.

The portacabins, the polytunnels, the irrigation tanks and equipment in the Yarrow Flats tree storage area are not included in the sale.

Maintenance of existing rabbit and deer fencing, and erection of new fencing where the buyer may require it, will be the buyer's responsibility.

The business trade mark and name "Robin Trees" is included in the sale, together with customer lists, information on markets and intellectual property relating to Christmas tree production on this site. It is the vendor's intention to transfer existing orders for 2014 to the purchaser.

## RIGHTS OF WAY

The purchaser will be able to use the access routes shown on the sale plan for the duration of the tenancy. Maintenance is according to user.

## PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## TENURE AND POSSESSION

Leasehold. The land will be made available on an excluded lease, terms to be agreed between the parties.

## METHOD OF SALE

This Christmas tree business is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please contact our Haddenham office on 01844 291384.

## OFFERS AROUND £395,000 ARE INVITED



## IMPORTANT NOTICE

John Clegg & Co LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of John Clegg & Co LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither John Clegg & Co LLP nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared .....

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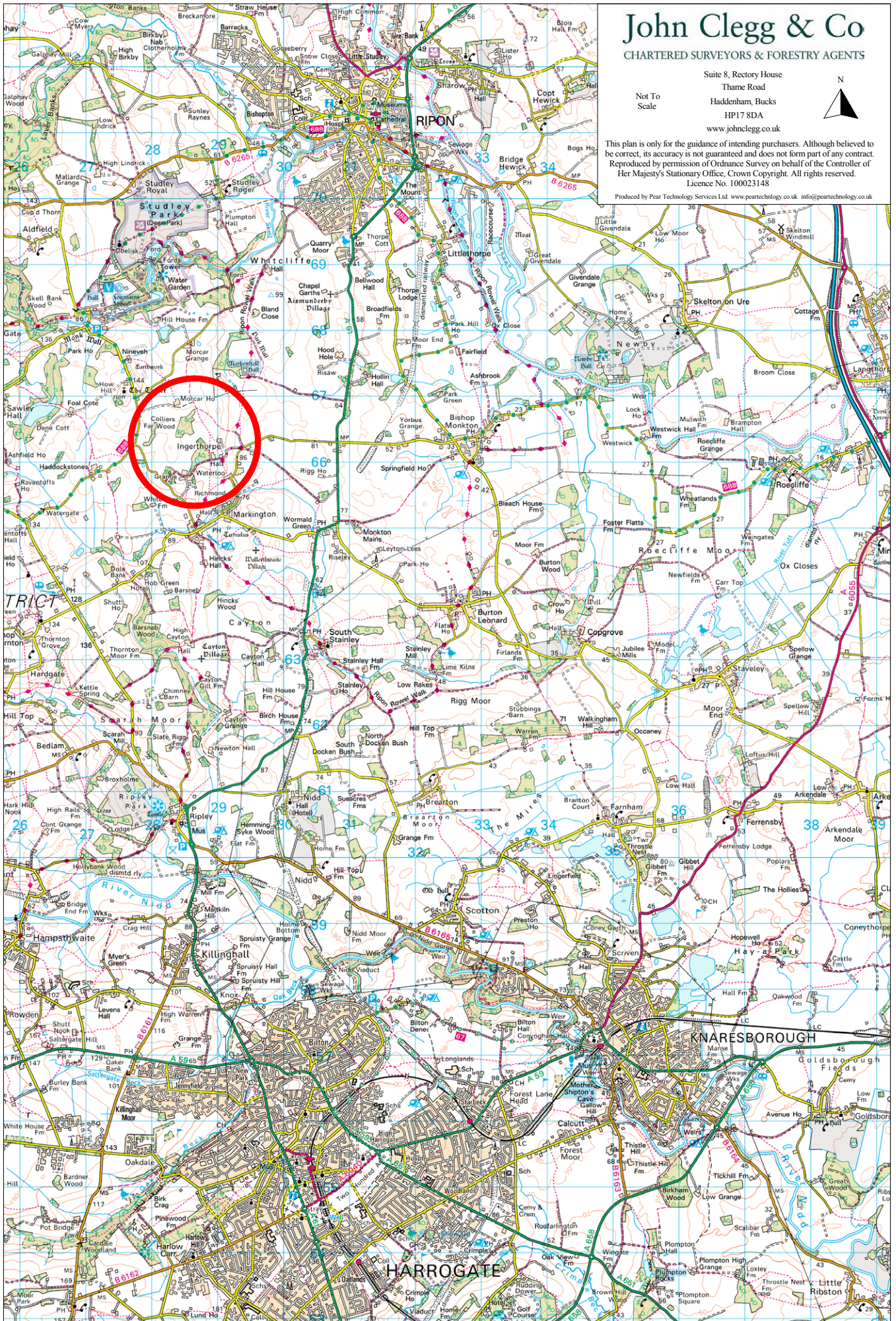
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Not To  
Scale



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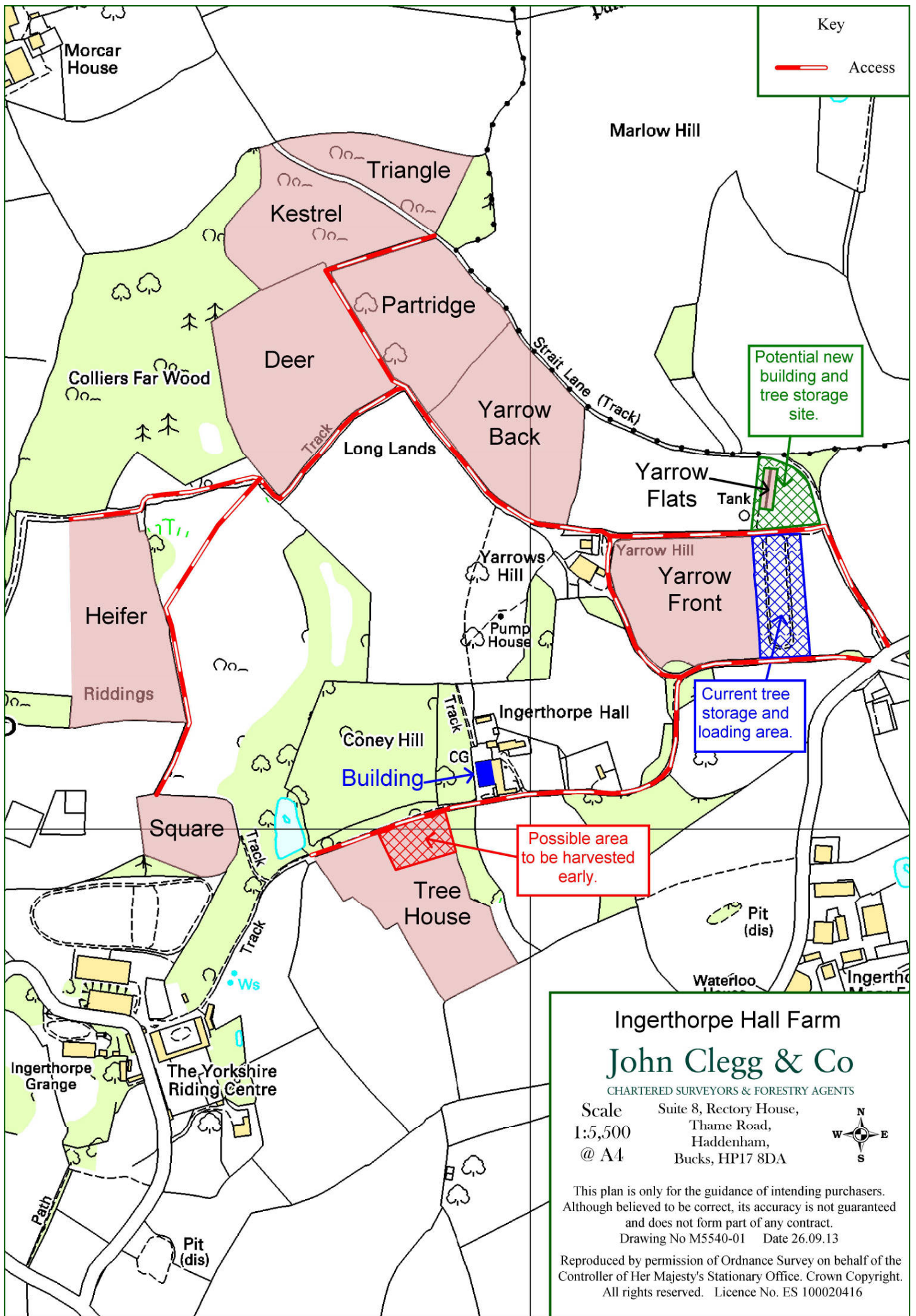
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## Ingerthorpe Hall Farm

### John Clegg & Co

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