



Canalside Nursery, Wrenbury CW5 8HQ

For Sale

Former plant nursery and adjoining land spread over 3.4 acres

Guide price: £300,000

DIRECTIONS

CW5 8HQ

The nursery and adjoining land is located in Wrenbury on the Frith Lane, and approximately 6 miles from Nantwich town Centre. Heading west out of Wrenbury, Frith lane is the first road on the left following the Cotton Arms. The nursery is 0.5 miles down Frith Lane.

DESCRIPTION

Approximately 4.34 Acres (1.75 ha) of which has previously traded as a plant nursery with a grass field on the other side of the Shropshire Union Canal, with a bridge 4.5m wide connecting the two. There is a hardstanding gravel car park on direct entry to the nursery, with grassy verges to the left and right. The field over the bridge is grade 3, good to moderate, on the England and Wales Land Classification maps and been used to take silage and hay.

BASIC PAYMENT SCHEME

There is no BPS included within the sale.

OVERAGE

The property will be sold subject to an overage provision with payment due to the vendor in the event of non-agricultural development occurring. Headline terms are 30% of the uplifted value for a period of 40 years.

POSSESSION

The land will be sold with a registered freehold title and vacant possession on completion. The property has Registered Title no CH336824 & CH651015.

GROWING CROPS

The land is currently down to grass.

EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, wayleaves or rights of way that may exist, whether or not described in these sales particulars.

VIEWINGS

The land can be viewed at any reasonable time by prior appointment with the selling agent. Viewers are asked to be carrying a set of these sales particulars, when at the property.

OFFERS

Offers should be made to the selling agent. It should be noted that any offers put forward should be able to exchange within four weeks of the closing date, with a ten percent non-refundable deposit paid to the vendors solicitors.

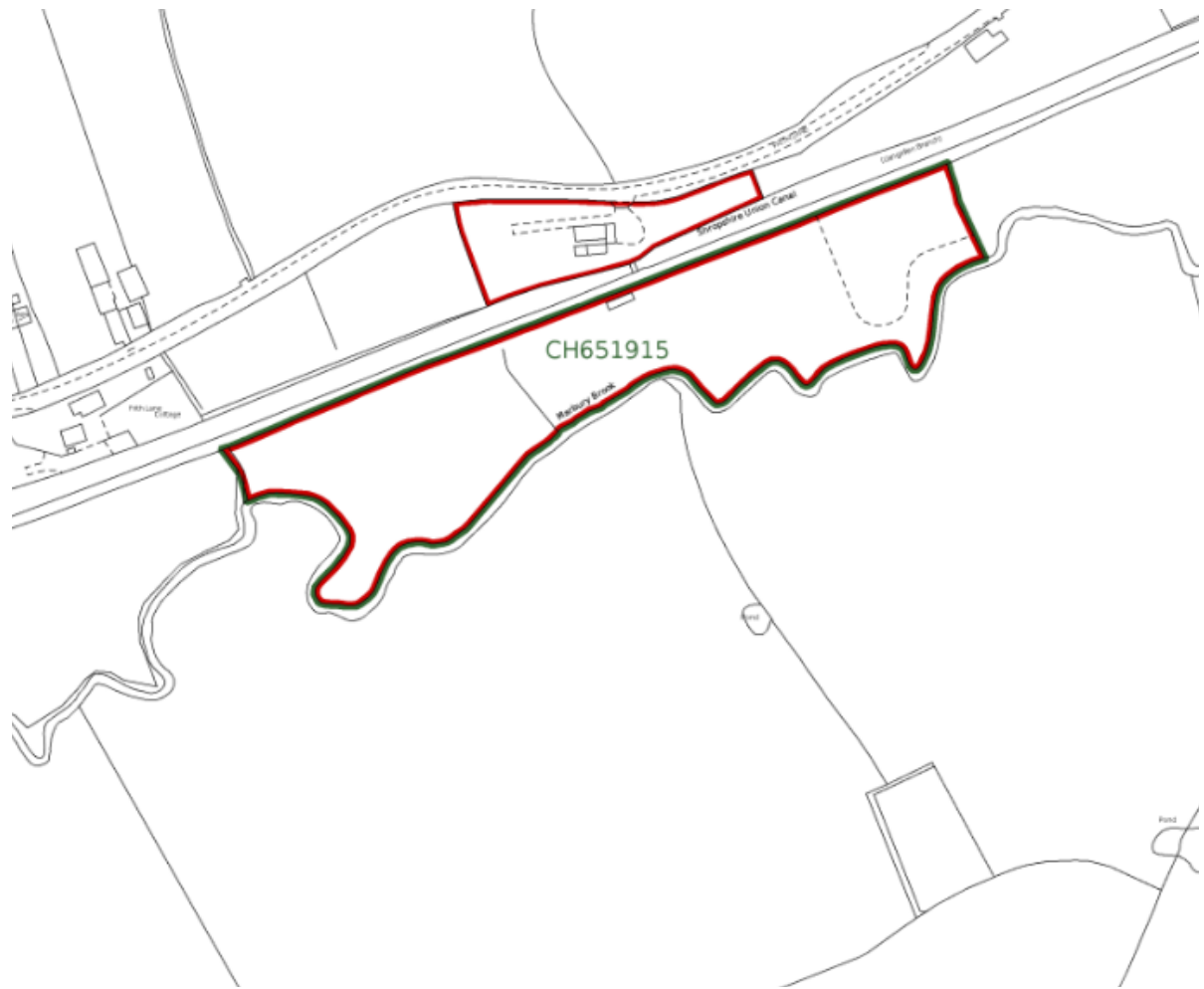
SOLICITORS

Tinsdills , 47 High Street, Sandbach, Cheshire, CW11 1FT

Tel: 01782 652368 FAO Rebecca Medcalf



MAP



VIEWINGS

By appointment call our office on 0161 941 4228

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.



Oakwood
PROPERTY SERVICES

