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OLDBURY NURSERY
BETHERSDEN · KENT

A former Award Winning Nursery occupying a highly convenient rural location a short distance off the A28, about 1 mile south-east of Bethersden village centre with Ashford and the M20 only 4 miles to the north-east. The property comprises a spacious chalet-style dwelling (AOC) with valuable Annexe set in good size gardens with adjoining nursery facilities, including modern and older-style Glasshouses. **In all just under 2 acres.**

SITUATION

Oldbury Nursery occupies a highly convenient rural location about 0.5 mile of the A28, Ashford to Tenterden Road, with Bethersden village about 1 mile to the north-east. Bethersden provides a good range of village amenities including a well regarded Primary School. Tenterden, with its picturesque High Street, provides an excellent range of educational, recreational and shopping facilities and is about 6 miles to the south-west. The fast growing town of Ashford, with its Domestic and International Passenger Stations as well as connections to the M20 motorway, is about 4 miles to the north-east. Pluckley Station, which provides a slightly shorter journey time to London is about 3.5 miles to the north.

THE DWELLING

The dwelling is a spacious chalet-style house with attached annexe. The property is understood to have been built in the 1960's and has been recently modernised by the present owner.

ACCOMMODATION

Obscure glazed front entrance door with glazed side panel to: -
Hall About 17'1 x 6'5 (max), radiator, stairs to First Floor, tiled floor, thermostat, connecting door to annexe (currently closed off), two under stair storage cupboards, one of which houses the electricity meters.

Sitting/Dining Room About 11'7 x 10'11 (max) and 20'11 x 12'5 (max), large double glazed window to front, radiator, fireplace with oak surround and tiled hearth housing wood burning stove, window to side, radiator, fully glazed doors with side panels to rear patio.

Kitchen About 12'9 x 9'6, modern fitted kitchen in white with dark grey/black work surface, Whirlpool double oven, Zanussi electric hob, Brandt extractor canopy, slate type tiled floor, built-in deep cupboard with space for washing machine and tumble dryer, large (7'8) opening to: -

Conservatory About 15'7 x 15'1, double glazed units set on dwarf wall with UPVC sill, two radiators, wall lights, slate type tiled floor, free-standing kitchen unit to match kitchen, with sink and space for integrated dishwasher, double doors to rear patio.

Family Bathroom About 9'11 x 6', obscure double glazed window to rear, large corner bath, W/C, wash hand basin set in vanity cupboard, radiator, tiled floor, two fully tiled walls, fitted full height cupboard, shaver light.

First Floor

Landing with window to rear enjoying attractive views over the rear garden and surrounding countryside.

Bedroom 1 About 13'4 x 8'11, large windows to front and rear with attractive views, recess to: -

Dressing Area About 6'6 (max) x 5'5 (max) with built-in wardrobe cupboard.

En-Suite Bathroom About 13'7 x 4'10 (widening to 6'5), two Velux windows to rear, ceiling spotlights, roll top bath, W/C, wash hand basin, combined radiator/towel warmer.

Walk-in Shower Cubicle about 5' x 3'.

Bedroom 2 About 13'11 x 13'5, windows to front and rear, part sloping ceiling, built-in wardrobe cupboard.

ANNEXE

Obscure glazed entrance door to: -

Hall About 15'1 x 3'4, radiator, hatch to roof space, alarm control, airing cupboard with hot water cylinder.

Bedroom About 12'6 x 9'11, plus wardrobe recess, window to front, radiator, connecting door to main dwelling (currently blocked).

Bathroom Obscure window to rear, radiator, shower cubicle, W/C, wash hand basin, laminate flooring.

Sitting Room About 13'8 x 11'11, window to front, radiator.

Kitchen About 11'2 x 10'8, Trianco oil fired boiler, fitted kitchen, window and door to rear, space for washing machine, fridge, cooker with electric cooker point, oil fired boiler.

OUTSIDE

There are double entrance gates off Brissenden Green Lane leading to a large gravel area for customer parking etc in front of the Greenhouses or to a hard surface parking area for residential use in front of the dwelling with the whole frontage screened from the lane by mature hedging.

GARDENS

The gardens are mainly to the rear of the dwelling and comprise a large patio immediately adjoining the rear elevation, which surrounds the Conservatory and provides more than ample space for alfresco dining, sunbathing etc. There is a deck area off the patio linking the rear of the Annexe with the **Carpport Lean-to**. The remainder of the rear garden is a large expanse of lawn running from the rear of the dwelling right down to the River Stour. There is excellent scope and potential to create more formal gardens.

NURSERY

1. **Modern Ventlo Glasshouse** This is located towards the rear of the property away from the older style glasshouses, measuring approximately 88' x 42'6 with Combat oil fired greenhouse heater (not tested), numerous fluorescent lights, power points and bench heaters. Three full length aluminum benches, gravel base over landscape membrane surface.

2. **Timber Frame Greenhouse** About 140' x 42'6, with heating, benches, lighting and electricity connected with concrete paths and walkways.

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4. **Twin Timber Frame Greenhouse** About 60'4 x 38', with benches, concrete pathways, a till area and a sectioned off area for storage/potting.

5. **Timber Frame Greenhouse** About 50' x 19', with benches and a Grant oil fired greenhouse heater.

6. **Polytunnel** About 66'.

7. **Polytunnel Frame** About 60'.

8. **Polytunnel Frame** About 60'.

9. **Polytunnel** About 54' with netting cover with gravel base, concrete path and irrigation.

In addition to the Greenhouses and Polytunnels, there is an above ground **Water Storage Tank** and a number of **Oil Storage Tanks** that serve the individual Greenhouses.



DISCLAIMER

None of the Greenhouse heaters or services to the Greenhouses have been tested by the agents.

SERVICES

Mains water and electricity are connected to both the dwelling and the Nursery. The dwelling and Annexe share a private drainage system, whilst the Annexe has its own oil fired boiler, which is supplied by a shared oil storage tank.

The water to the house is based on a domestic rate, whereas the water to the Greenhouses is metered.

PADDOCK

There is a small paddock to the north of the property and to the rear of the modern Greenhouse which has long frontage to the River Stour.

POST CODE

TN26 3BJ

PLANNING

Planning consent was originally granted for the dwelling and a condition of this planning consent stated that the occupation of the dwelling is limited to a person employed or last employed locally in agriculture.

Agriculture is defined in the Town and Country Planning Act as being 'horticulture, fruit-growing, seed growing, dairy farming, the breeding and keeping of livestock, including any creature kept for the production of food, wool, skins or fur, for the purposes of its use in farming of land, the use of land and grazing land, meadow land, osier land, market gardens and nursery grounds and the use of land or woodlands where that use is ancillary to the farming of land for other agricultural purposes'.

LOCAL AUTHORITY

Ashford Borough Council. Tel : 01233 637311.

DIRECTIONS

From Ashford/M20 (Jct 9) : Head due south-west away from Ashford and the M20 on the A28 towards Tenterden. Continue for about 4 miles and just before reaching Bethersden village, turn left off the A28, signed Woodchurch. Continue down the hill for about 0.3 of a mile and take the first right turn into Brissenden Green Lane. Continue along Brissenden Green Lane for about 400 metres and Oldbury Nursery will be found on the right hand side.

VIEWING

Strictly by appointment through Hobbs Parker Estate Agents LLP. (Reference : F2123)

COUNCIL TAX

The current council tax banding for this property can be found at www.voa.gov.uk/cti/default.asp

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Our office hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 4pm. When contacting us out of hours please send an email or leave an answer machine message and we will respond as soon as possible.

CONTACT

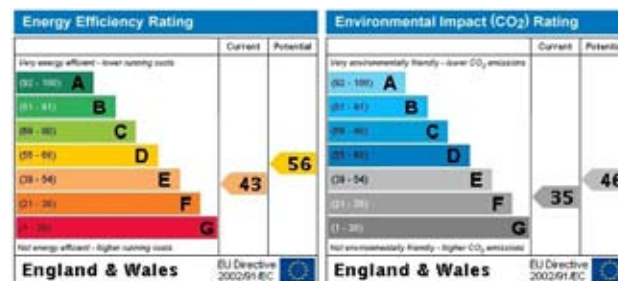
Telephone: 01233 506223 Fax: 01233 506299

Hobbs Parker Estate Agents LLP, Romney House, Orbital Park, Ashford, Kent, TN24 0HB

Email: farms@hobbsparker.co.uk

ENERGY PERFORMANCE CERTIFICATE

The graphs below are taken from the Energy Performance Certificate for this property. The full version of the certificate is available upon request.

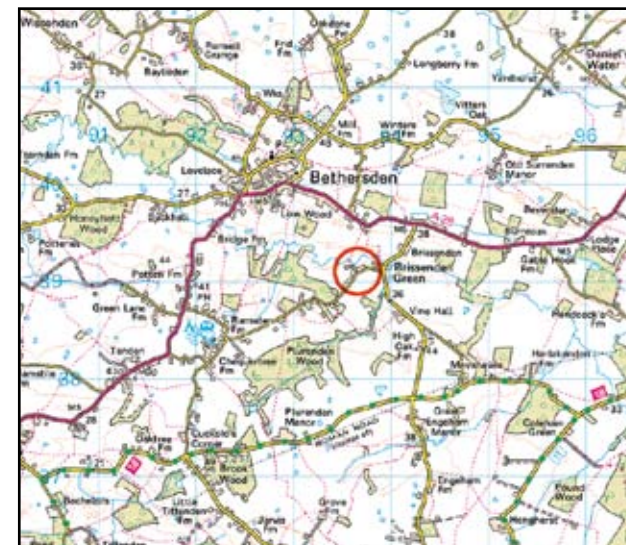


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