



THE MEAD NURSERY

BROKERSWOOD, WESTBURY, WILTSHIRE

Well Established Horticultural Smallholding With Spacious Modern House & Annexe Subject to AOC

SITUATION

Beckington 3 miles, Westbury 4 miles, Trowbridge 5 miles,
Frome 6 miles, Longleat 8 miles, Bath 12 miles, Salisbury 29 miles

Trains: Westbury to London/Paddington (1hr 30 mins), Westbury
to Bath (25 mins)

International Airport: Bristol 37 miles

The Mead Nursery is situated on Brokerswood Road – between Lower Rudge & Brokerswood Country Park, northwest of Westbury, amongst other cottages, smallholdings and farms. The Full Moon pub in Lower Rudge is about a half mile distant with the larger village of Beckington 2 miles further West; there are main travel routes with the A36, Bath to Warminster and the A303 connecting London and the West Country closely; whilst conveniently north west of Westbury's local shops/ supermarket and mainline railway station.

Education The West Country is excellently catered for with a range of private schools in the area including Warminster, Downside, Wells, Stonar and Dauntsey's. State primary schools are at Southwick and Berkley, with further schools at Westbury and Warminster nearby. For more details see www.iscis-sw.co.uk for independents and www.wiltshire.gov.uk for state schools information.

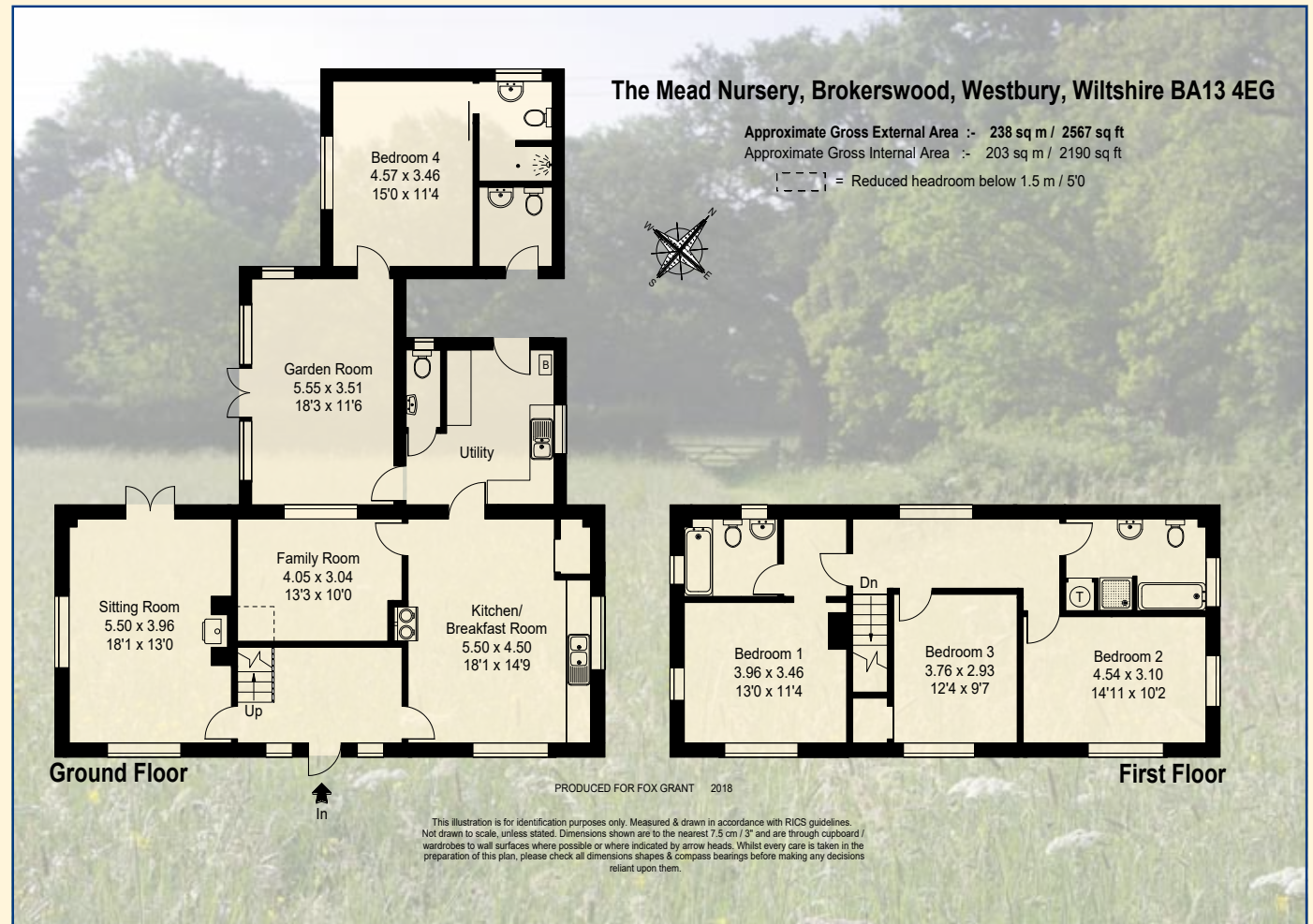
Local, Sporting & Recreational There is a local newsagents/store and garage nearby in Southwick plus a variety of country pubs. There are ample shopping facilities in Trowbridge and the historic town of Frome and Roman city of Bath lie within easy reach. Longleat Safari Park, Iford Manor and Farleigh Castle are all easily accessible. There are plenty of walking, cycling and riding opportunities from the property. Racing is at Bath, Wincanton & Salisbury. Golf is at Cumberwell and Frome.

THE MEAD NURSERY

The current owners acquired the site as bare land in 1991 and have created an established well regarded, profitable horticultural business, from scratch; specialising in alpine plants / herbaceous perennials (www.themeadnursery.co.uk), with a well thought out design of display beds, seven principal growing polytunnels plus a machinery/ storage barn about **40' x 20'** as well as a timber retail sales shed about **24' x 12'** plus wooden storage shed about **22' x 6'**.

In addition there is ample customer parking, together with an overspill field with a sizeable semi-mature copse of native specimen trees. The business itself has both retail & commercial clients, together with a sizeable mailing list of private clients; there are accounts available **but only** once the property has been viewed.

The Mead Nursery & Residence are classed as **LOT 1** on the Saleplan being about **5.5 Acres**



RESIDENCE

Designed by & for the current owners, built in 1996 an extended family home of Bradstone elevations, under an imitation Cotswold stone tiled roof; with a light triple aspect sitting room with woodburning stove, as well as double aspect traditional farmhouse kitchen/ diner with electric blue Aga plus walk-in larder and many more features/accommodation. To the side/rear of the house, originally a double garage, was converted to form an annexe together with the addition of a sizeable sun room on the rear.

- 3 upstairs bedrooms with ensuite & separate bathroom
- Spacious loft with potential for conversion
- Triple aspect spacious Sitting room with woodburning stove
- Good sized family kitchen/ dining room with electric blue AGA
- Family room plus boot / utility room
- Self-contained adjoining annexe
- Subject to Agricultural Occupancy Condition (AOC) see Agent's Notes below

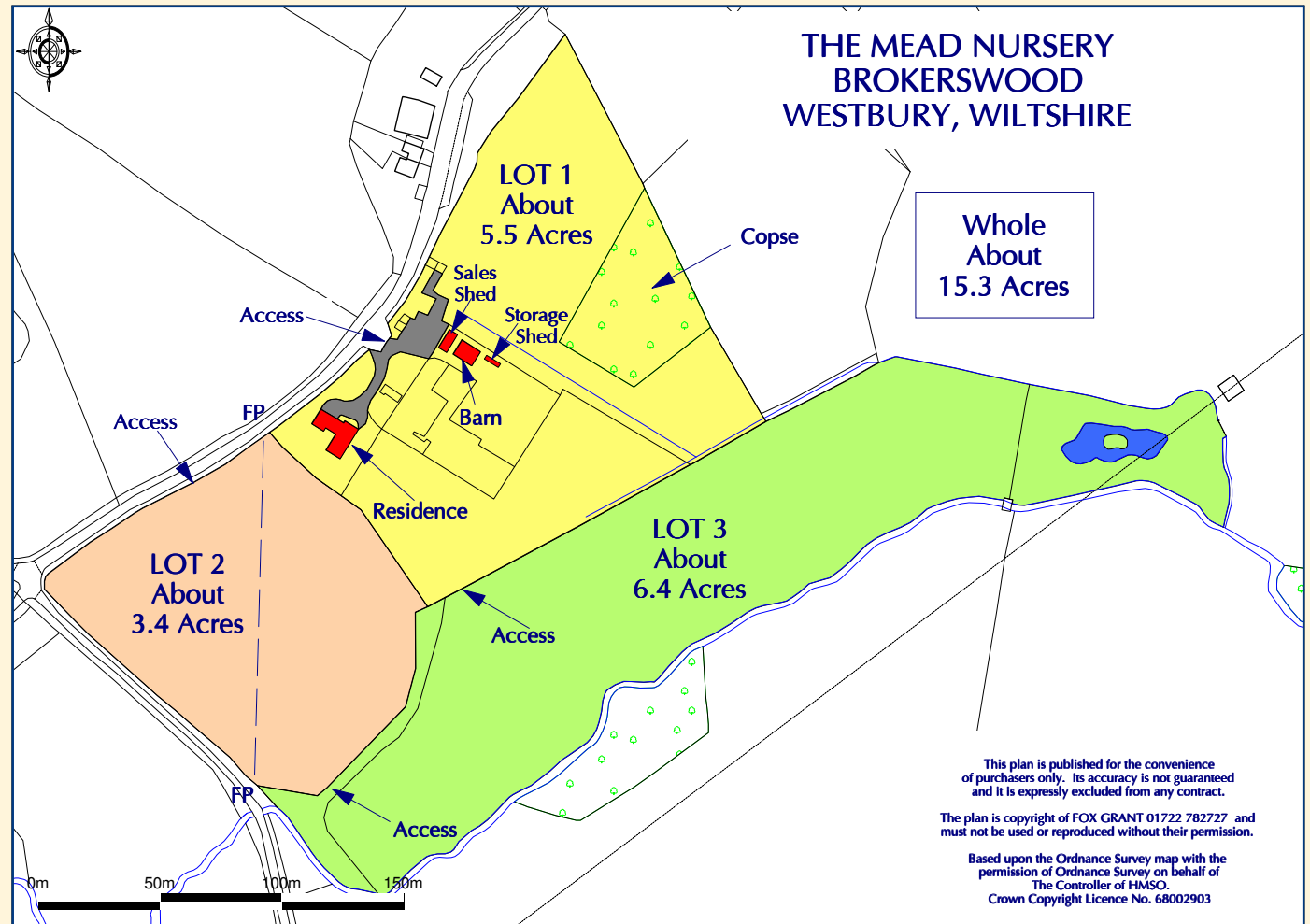


ADDITIONAL LAND: LOTS 2 & 3

Attractive lawned meadow garden with views over own land Adjoining the house / Mead Nursery known as LOT 1 on the saleplan, with access through the bottom hedge via a five bar gate leading into LOT 3 which in turn has a five bar gate leading into LOT 2

LOT 2 : A level, well draining hedged boundary field of about 3.4 Acres with direct road access via five bar gate & public footpath (marked FP on Saleplan) and five bar gate leading into :-

LOT 3: Delightful summer meadow acknowledged as having many rare meadow species of flora & fauna bordering a brook, which rises in winter to form a water meadow. At the Eastern end there is a pond providing a haven for wildlife & perfect spot on a summer's day to enjoy the tranquillity of the setting; about 6.4 Acres



AGENT'S NOTES

In TOTAL the Mead Nursery amounts to some 15.3 Acres

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Energy Performance Certificate (EPC) Band D ~ full report available from Agent upon request
Local Authorities Wiltshire Council Tel: 0300 456 0100

Council Tax Band 'F' £2,440 for 2018/19

Planning Condition In accordance with the original planning consent granted by West Wiltshire District Council 20th June 1995 "the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed before retirement, in the locality in agriculture as defined in section 336 (1) of the Town and Country Planning Act 1990, or in Forestry.....".

Services Mains water and electricity, private drainage to sewage treatment plant. Oil fired central heating.

Access One public footpath across field LOT 2 marked as FP on Saleplan

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared by Phil Howard March 2018.



FoxGrant

**THE MEAD
NURSERY
BA13 4EG**

DIRECTIONS

Postcode: **BA13 4EG**

From Bath head south on the (A36) towards Warminster and follow for about 11 miles; upon reaching Standerwick, turn left at the Bell Inn public house, into Rudge Lane and after about a mile turn right in front of the Full Moon public house where the property will be found on the right hand side, after about half a mile with The Mead Nursery sign . See location plan for alternative routes.

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact **Phil Howard** or **William Grant** for further details or email phil@foxgrant.com



Phil Howard



William Grant

foxgrant.com

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