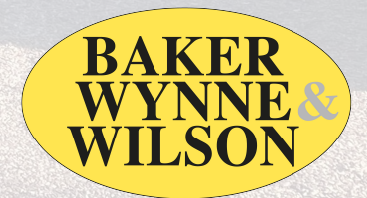




Oak Tree Paddocks Springe Lane, Baddiley, Nantwich, CW5 8NP  
Guide Price £150,000





A SUPERB OPPORTUNITY TO ACQUIRE A 1.97 ACRES OF GRAZING Paddock IDEAL FOR AN EQUESTRIAN, STOCK KEEPING INTERESTS WITH STABLES AND ADDITIONAL TIMBER OUT BUILDINGS IN A DELIGHTFUL LOCATION.

## DIRECTIONS

From Nantwich proceed along the A534 Chester Road to the Parish of Acton, turn left by Acton Church, proceed along here, take the first turning on the left and then at the T junction proceed straight on and upon meeting the canal bridge, proceed straight on, this becomes Springe Lane. The property is located on the left hand side by green wrought iron gates.

## LOCATION & AMENITIES

Oak Tree Paddocks occupies an accessible position to the West of Nantwich, some three miles distance from the historic market town of Nantwich which has an array of brand stores and renowned local retailers along with social amenities and various excellent primary and secondary schools.

Approximate Distances:

Nantwich 3 miles

Crewe Intercity Rail Network 7 miles

M6 motorway (junction 16) 10 miles

Chester 25 miles

The Potteries 15 miles

Liverpool 40 miles

## DESCRIPTION

The area of land included in the sale extends to 1.97 acres. The present vendor has further improved the amenities. Presently there are three loose boxes, workshop, office, separate W/C, further lock store, a range of hen coops. Ample turning and parking area.







## **LOOSE BOXES**

Two Loose Boxes: 12' x 12' approx.

One Loose Box : 16' x 12' approx.

Being of timber construction with a concrete base. The larger one is currently used as an Implement Store.

## **OFFICE**

11'6" x 11'6"

## **SEPARATE W/C**

This feeds into an individual septic tank.

## **ENCLOSED ORCHARD AREA**

Five apple trees.

## **LAND**

The main bulk of the land is well fenced with posts and rail fencing throughout.

Also included in the sale is a Celebration 480 Mobile Caravan which has been on site from day one.

## **SERVICES**

NOTE: There is lighting to the stables which is via Solar Panels. There is a generator which provides further power to the workshops, offices etc.

Mains water, septic tank drainage.

N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## **VIEWINGS**

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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