



Dig Lane Nursery
Stoneley Green, Nantwich

barbers**RURAL**
rural surveyors & property agents



Dig Lane Nursery

off Swanley Lane | Nantwich | CW5 8QB

Nantwich Town Centre 2.5 miles | Crewe Station 10 miles
Whitchurch 11 miles | M6 (J16) 13 miles
Chester 21 miles

A SUCCESSFUL PLANT NURSERY WITH ESTABLISHED
GROWING BUSINESS.
POTENTIAL FOR DIVERSIFICATION FOR A VARIETY
OF ALTERNATIVE USES.



Four polytunnels, storage tunnel

Rabbit-proof-secure fenced growing and plant display areas

Hardcore parking area

Paddock allowing space for expansion of plant nursery or grazing of stock

Site as a whole extends to 2.62 Acres (1.06 Ha)

Peaceful rural location within close proximity of Nantwich

bR



The Location

Dig Lane Nursery is found in the hamlet of Stoneley Green just two miles to the east of the thriving market town of Nantwich which is famous for providing salt to Roman garrisons in Chester. Nantwich boasts schools, leisure facilities, a range of boutique-style individual shops and some very interesting Tudor and Georgian architecture. With great road and rail links nearby this combines all the benefits of the countryside with accessibility.

To the south are the villages of Ravensmoor, with its popular pub, and beyond that Wrenbury which has a primary school, pubs and a village shop. In spite of its rural location the site is well provided in terms of local amenities.

The Nursery

The plot has been carefully and skilfully developed over the last twenty five years to create the flourishing site that is now in place. The sale offers a buyer the opportunity to continue with the same horticultural use or, equally, to diversify into agricultural or equestrian use depending on their requirements and subject to the necessary planning consents.

The current site comprises:

4 x polytunnels (21ft x 50ft each) of varying ages

3 x outside beds (50ft x 50ft each) two on hardstanding, one on earth, all with rabbit proof fencing to protect plants. The selling area has raised beds to allow easy access for the public.

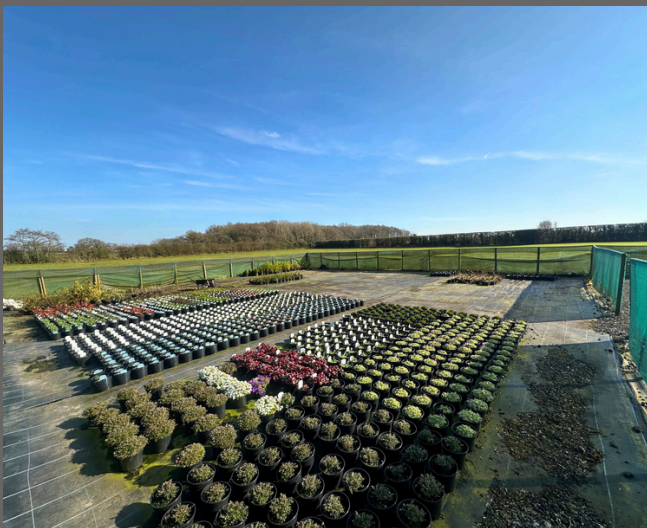
Storage tunnel

Hardcore parking area

The site as a whole extends to 2.62 Acres (1.06 Ha), of this approximately half is utilised by the horticultural business. The remainder is in grass and has been let for mowing. There is road frontage to the south and a second gateway gives access into the western field area.

Planning

The seller has made a number of applications over the years, including once for residential use. Whilst this was refused at the time, there may now be potential for diversification and development of the site (subject to the necessary planning consent) whether that be for horticultural, equestrian, agricultural or residential use.





Services

Mains water is connected. It is understood that mains electric is available in the area and connection to this would be at the cost of the buyer.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 20 years then the sellers or their heirs will be entitled to 25% of the increase in value.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Cheshire East Council, C/O Delamere House, Delamere Street, Crewe, CW1 2LL. 0300 123 5500

Viewing

Viewing is strictly by appointment with and accompanied by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

What3words ///windmill.sooner.grounding

Postcode CW5 8QB

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