

# BOWEN

PROPERTY SINCE 1862



Annual Rental Of £25,000

Nursery Unit, Stocks Lane, Welshampton, Ellesmere,  
SY12 0PG

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## Nursery Unit, Stocks Lane, Welshampton, Ellesmere SY12 0PG



### General Remarks

Recently constructed nursery building

Fantastic opportunity for a day nursery operator seeking unique premises

Delightful setting standing in just under 1.5 acres (0.60 ha) or thereabouts

### Accommodation

**General remarks:** Recently constructed nursery building situated within a contemporary residential area which is beneficial to the nursery business, attracting children from the immediate locality and commuting parents on their way to work. The building is in the final stages of completion and is conveniently located close to the village primary school. It stands in a plot of 1.48 acres (0.59ha) or thereabouts.

**Location:** Situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby village of Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.

**Leasehold:** Further details contact the selling agent

**Accommodation briefly comprises:**

**Covered Entrance Porch with Double Entrance Doors:**

**Lobby:** 11' 8" x 11' 7" (3.55m x 3.52m) radiator

**Cloakroom:** 7' 4" x 5' 3" (2.24m x 1.6m)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Office:** 11' 7" x 9' 3" (3.54m x 2.83m)

**Store Room:** 7' 4" x 4' 5" (2.24m x 1.35m)

**Room One:** 14' 9" x 11' 11" (4.5m x 3.64m)

**Walk-in Store Cupboard:** 5' 9" x 3' 5" (1.76m x 1.03m)

**Nursery:** 30' 6" x 20' 6" (9.29m x 6.24m)

**Sleep Room:** 10' 2" x 6' 1" (3.09m x 1.85m)

**Walk-in Store Room:** 5' 9" x 3' 5" (1.76m x 1.03m)

**Staff Room:** 12' 0" x 11' 6" (3.65m x 3.5m)

**Kitchen:** 15' 5" x 10' 5" (4.69m x 3.18m)

**Rear Entrance Porch:** 10' 5" x 4' 9" (3.18m x 1.44m)

**Office:** 12' 0" x 10' 5" (3.65m x 3.18m)

**Outside:** Car parking area together with good sized grassland area also providing outdoor learning area.

**Plan:** For Identification Purposes only

**VAT:** We understand VAT is not applicable

**EPC Rating - TBC:**

**Directions:** From Ellesmere head south on the A495 towards Shrewsbury. Proceed past the Mere before bearing left signposted for Whitchurch. Continue for approximately 4 miles. On entering the village of Welshampton, turn left after the school into Stocks Lane, continue for a short distance where the nursery unit will be identified on the left handside by the agents for sale board.





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steeped in heritage  
with a forward  
thinking outlook.

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