



Liddycott and Rushmere Nurseries
Stourbridge Road, Wootton, Bridgnorth WV15 6EE





Liddycott

Stourbridge Road, Wootton, Bridgnorth, Shropshire, WV15 6EE

Offers Circa of £995,000



A rare opportunity to purchase a 3/4 bedroom detached bungalow with an attached plant nursery.

- 3/4 bedroom detached dwelling
- Currently used as a plant nursery
 - Good size gardens
 - 4.75 acres in total
 - Glass houses and Poly Tunnels
- Potential alternative uses (subject to planning)

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.





LOCATION

Liddycott is situated in a rural setting within the west Midlands Green Belt on Stourbridge Road, within the hamlet of Wootton, approximately 5 miles east of the historic market town of Bridgnorth in Shropshire.

Despite its rural position, the property has good accessibility, being directly accessed from Stourbridge Road, which provides convenient connections to Bridgnorth, Kidderminster, Stourbridge and the wider region. Bridgnorth and Kidderminster offer a large range of amenities including shops, schools, healthcare facilities and leisure services.

DESCRIPTION

Liddycott

Liddycott provides a well-appointed 3/4 bed roomed bungalow with excellent views over the surrounding countryside, good size gardens and a double garage. Inside, the property has a good size living room, kitchen and family bathroom. There are two double bedrooms to the ground floor. The dining room could also provide a further bedroom. To the first floor is another double bedroom and space to create a further bedroom. The property is of brick under tile construction with a recently rebuilt chimney and offers a good long-term prospect for any potential buyer.

Land

Although we are not selling the business as a going concern, the land is currently home to Rushmere Nurseries, a well-established wholesale plant nursery complete with poly tunnels and glass houses sitting on land totalling 4.75 acres. In addition to the tunnels and glass houses there are outdoor growing beds, two good size steel framed buildings and an area of pasture and scrub land about 3.02 acres.

The property offers an excellent opportunity to continue as a nursery or diversify with potential for storage or other commercial uses subject to obtaining appropriate planning permission.

SERVICES

The property benefits from mains water and mains electricity connections. Foul drainage is provided by a septic tank. In addition, the nursery benefits from a three-phase electricity supply to the warehouse building.

PLANNING

There has been a former planning application for a new access off the public highway. This has now lapsed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



TENURE & POSSESSION

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations, easements and wayleaves, whether referred to in these particulars or not.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).

COUNCIL TAX

Local Authority is Shropshire County Council
Council Tax Band: F

VIEWING

Viewing is strictly by appointment only, Monday to Friday 8:30am-5pm. To arrange a viewing, please call our office on 01746 762666.

OVERAGE

The property will be sold subject to an overage agreement in the event of any residential development, whereby the owner will be required to pay an uplift based on the difference between the agricultural/horticultural value and the value of the land subject to planning permission on commencement of development or sale whichever is sooner. The uplift to be 30% with a period of 25 years.





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LANDMARK INFORMATION

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Regulated by RICS