



Ford Nursery Broom Lane, Oake, Taunton, Somerset TA4 1BE

An active plant nursery with extensive glasshouses and poly-tunnels within a site of 4.21 acres

A38 1.9 miles - Wellington 4.4 miles - Taunton 5 miles

- Plant Nursery • 4.21 Acres (1.70 Hectares) • Accessible Location • Extensive Glasshouses and Poly-tunnels • Parking and Turning Area • Potential to Expand • FREEHOLD

Guide Price £200,000

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SITUATION

The nursery lies in a rural yet accessible location near to the villages of Oake (1.2 miles) and Hillfarrance (0.6 miles) in Somerset and approximately 1.9 miles south of the A38. The Somerset County Town of Taunton is 5 miles to the east and Wellington is 4.4 miles to the west.

Both of these towns have access to the M5 motorway and there are mainline rail services to London Paddington in under two hours from Taunton.

DESCRIPTION

The nursery is has been run by the current owners since 2009 and they have now decided to retire. It is a very active nursery from where a variety of annual and perennial plants are grown from seed, as well as plug plants, herbs, lavenders and shrubs.

As well as direct sales from the nursery site, the current owners supply hanging baskets and plants to a wide range of local shops and businesses including a wedding venue, a local school, shops and markets.

The site extends in total to approximately 4.21 acres (1.70 hectares) and is mostly level, adjoining open farm land to the south, and includes a level parking and turning area, the

glasshouses and poly-tunnels. The majority of the site includes a former orchard, woodland and scrub with rides and glades cut through.

Robinsons Glasshouse (10.66m x 6.54m). Metal frame. Part concrete floor.

Storage Shed (8.53m x 4.61m). Timber construction. Mains electricity connected.

Venlow Glasshouse (24.15m x 19m). Metal frame. Hardcore floor. 5 rows of raised plant tables. To the rear is an open area with raised tables.

Poly-tunnel (16m x 6.67m). Open sided, metal frame with timber supports. Hardcore floor.

Poly-tunnel (17.7m x 6.5m). Metal frame. Fully enclosed. Hardcore floor.

The land includes some open areas of pasture, a former orchard, some areas overgrown with bracken, brambles and scrub which could be cleared and opened up. There are views to the south towards the Wellington Monument and Blackdown Hills. The soils are described as freely draining



slightly acid loamy soils and are classified as grade 3.

There is also potential to open up a second access to expand the car parking area (subject to planning).

EXISTING EQUIPMENT & STOCK

The current plant and seed stock is available to purchase as is the delivery van. The tables within the glasshouses and poly-tunnels are included.

SERVICES

Water from a borehole. Mains electricity connected. There is currently no drainage onsite and we understand that mains water may be available nearby. Broadband is available (Ofcom predicted broadband availability is standard (1 Mbps upload to 8 Mbps download speed).

TENURE

The nursery is owned freehold and is registered on the Land Registry.

LOCAL AUTHORITY

Somerset Council (Taunton Deane).

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way

that may affect it.

There are no public rights of way passing through the property.

VIEWING

Viewings are strictly by prior appointment only. Please contact Stags to arrange a viewing appointment. Tel: 01392 680059. Email: farms@stags.co.uk.

DIRECTIONS

From the Chelston roundabout between Wellington and Junction 26 of the M5, proceed towards Taunton on the A38 and after 1.25 miles turn left towards Bradford on Tone and Hillfarrance. Continue into Bradford on Tone and follow the road around to the left by the church.

Continue on this road for 1.4 miles and turn left into Broom Lane. Continue for just under 0.1 miles and the entrance to the nursery will be on the left (Ford Nursery).

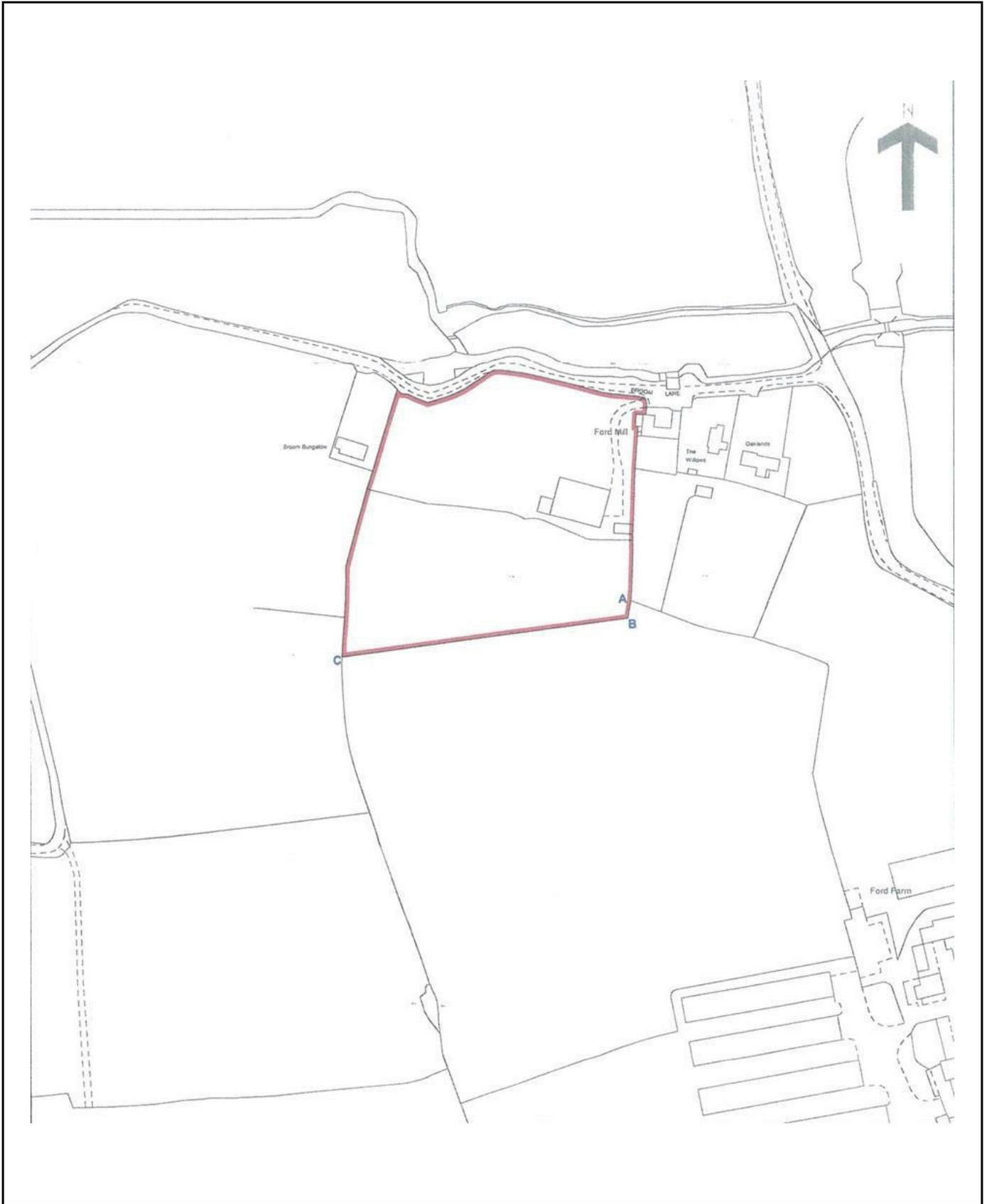
WHAT3WORDS

Reference/// sparrows.lure.pounce

DISCLAIMER

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