

NURSERY SITE FOR SALE

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Historic Buildings



SUNNYCREST NURSERY SITE Wacklands Lane Newchurch, Isle of Wight

- **Approximately 1.63 Hectares (4 acres)**
- **Provides opportunity for a variety of uses (subject to planning)**

O.I.E.O £450,000

LOCATION

Newchurch is a village within a rural area to the south-east of Newport. Sunnycrest Nursery is located along Wacklands Lane which is an unmade private road off the High Street which runs through Newchurch.

DESCRIPTION

The site is roughly rectangular in shape and is approximately 1.63 hectares (4 acres) in size. Located within the boundaries are various buildings. The main building comprises a single storey structure constructed as a bungalow but last used as offices. There are also three small detached outbuildings and several metal framed greenhouses in varying states of repair.

There are panoramic views from the bungalow which is in a pleasant and quiet setting. The buildings may be suitable for a range of horticultural or other commercial uses, subject to planning permission. This could form an attractive “home with an income”.



TENURE

Freehold with vacant possession

PLANNING

We are aware under TCP 12976E/RD/7401E that “the occupation of the bungalow shall be limited to persons whose employment is or was employment locally in agriculture and defined under Section 21 of the Act of 1962, or in forestry or industry mainly dependent upon agriculture and including also the dependants of such persons aforesaid”.

SERVICES

We understand that mains water, electricity and drainage are connected to the property but this should be verified by solicitors. The bungalow is served by a bulk propane gas tank which appears to provide central heating to this building. None of the services have been tested

For Sale at Offers in excess of £450,000.

viewing

Strictly by appointment with sole agents:

Daniells Harrison
CHARTERED SURVEYORS
17 High Street, Newport
Isle of Wight PO 30 1SS
Tel: 01983 821212
Email: djw@dhes.co.uk

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated Planning Use with the relevant Planning Office to ensure that it is in accordance with their intended use.

