



Roger
Parry
& Partners

Homedene Farm Nurseries,
Aston, Wem, Shrewsbury, SY4 5QJ

Homedene Farm Nurseries

ASTON • WEM • SHROPSHIRE • SY4 5QJ

GUIDE PRICE £1,200,000

An exciting opportunity to acquire a Nursery & Garden Centre in Shropshire

- Fantastic Range of Polytunnels and Buildings.
- Site extends to approximately **6.45 acres** (2.61 hectares).
- An Immaculately presented detached 4 bedroomed Victorian House.
- A Delightful detached 3 bedroomed House.
- Potential for expansion and diversification (subject to planning).

DESCRIPTION

Homedene Farm Nurseries provides a fantastic opportunity to purchase a well established and extremely well respected Nursery & Garden Centre with an extensive customer base. There are a range of 28 Polytunnels which extend to approximately 49,800 sq/ft. There are further outbuildings to include a Browns of Wem steel portal frame building measuring approximately 15m x 15m, along with a large gravelled car park which provides parking for numerous vehicles. In total the site extends to around **6.45 acres** (2.61 hectares) which provides fantastic scope for a range of uses subject to the necessary consents. Accommodation is provided via a substantial 4 bedroomed detached Victorian dwelling and a delightful 3 bedroomed detached dwelling.

SITUATION

Homedene Farm Nurseries is situated approximately 13 miles to the North of Shrewsbury, with good roadside frontage to Aston Road and close to the A49. Telford is approximately 20 miles to the South East. Whitchurch is approximately 10 miles to the North and Wrexham is approximately 23 miles to the North West.



Homedene, Aston, Wem, SY4 5QJ

Homedene comprises a substantial and attractive Victorian 4 bedroomed detached dwelling. The property has oil fired central heating and mains electricity. The property has double glazed windows throughout.

**Accommodation Comprising:**

(Measurements are approximate)

Ground Floor**Boot Room (2.60m x 3.84m)**

With tiled floor, timber front door, uPVC door into rear entrance.

Store Room (1.39m x 1.41m) + (1.36m x 1.00m)

With tiled floor, stainless steel sink and floor units.

Cloakroom (0.98m x 1.22m)

With w.c.

Rear Entrance lobby (2.50m x 1.97m) + (1.23m x 1.16m)

With vinyl floor and hatch to roof space.

Shower Room (2.12m x 1.97m) + (1.40m x 1.46m)

With vinyl floor, w.c, hand wash basin with tiled splashback, shower cubicle, built in wall and floor mounted cupboards and uPVC window.

Utility Room (2.76m x 2.52m)

With tiled floor, floor and wall mounted units, composite worktop, uPVC double glazed windows, sink and mixer tap.

Pantry (1.61m x 2.57m)

With tiled floor, floor mounted units under a composite worktop, space for washing machine and tumble dryer, uPVC double glazed window.

Kitchen/Diner (7.83m x 4.20m)

With vinyl floor, floor and wall mounted kitchen units, kitchen island, composite worktop, double sink with mixer tap, space for oven, extractor, Oil fired Rayburn, uPVC double doors onto garden.

Sitting Room (4.53m x 4.20m)

With carpet floor, fireplace, 2 x uPVC windows, dado rail and picture rail.

Dining Room (3.68m x 4.57m)

With carpet floor, fireplace, central heating radiator, bay window, dado rail and picture rail.

Reception Room (3.68m x 4.53m)

With carpet floor, fireplace, bay window, cornice, dado rail and picture rail.

Entrance Hall (5.08m x 1.94m)

With decorative tiled floor, timber front door with stained glass panes, picture rail, cornice, timber stair case rises to first floor.

First Floor**Bedroom 1 (4.63m x 3.47m)**

With carpet floor, part panelled wall, built in wardrobe/cupboard, uPVC double glazed windows, dado rail and picture rail.

Cloakroom (1.81m x 0.91m)

With w.c and uPVC double glazed window.

Bathroom (1.79m x 2.00m)

With vinyl floor, bath with shower attachment, hand wash basin, uPVC double glazed window.

Bedroom 2 (3.87m x 3.37m)

With carpet flooring and uPVC double glazed window.

Bedroom 3 (3.94m x 4.59m)

With carpet flooring, dual aspect double glazed windows, dado rail and picture rail.

Bedroom 4 (3.74m x 4.63m)

With carpet floor, dual aspect double glazed uPVC windows, built in wardrobes and ceiling fan.

Gardens

Delightful and extensive mature gardens with large lawned area, mature trees and shrubs, gravel patio area and further enclosed courtyard.

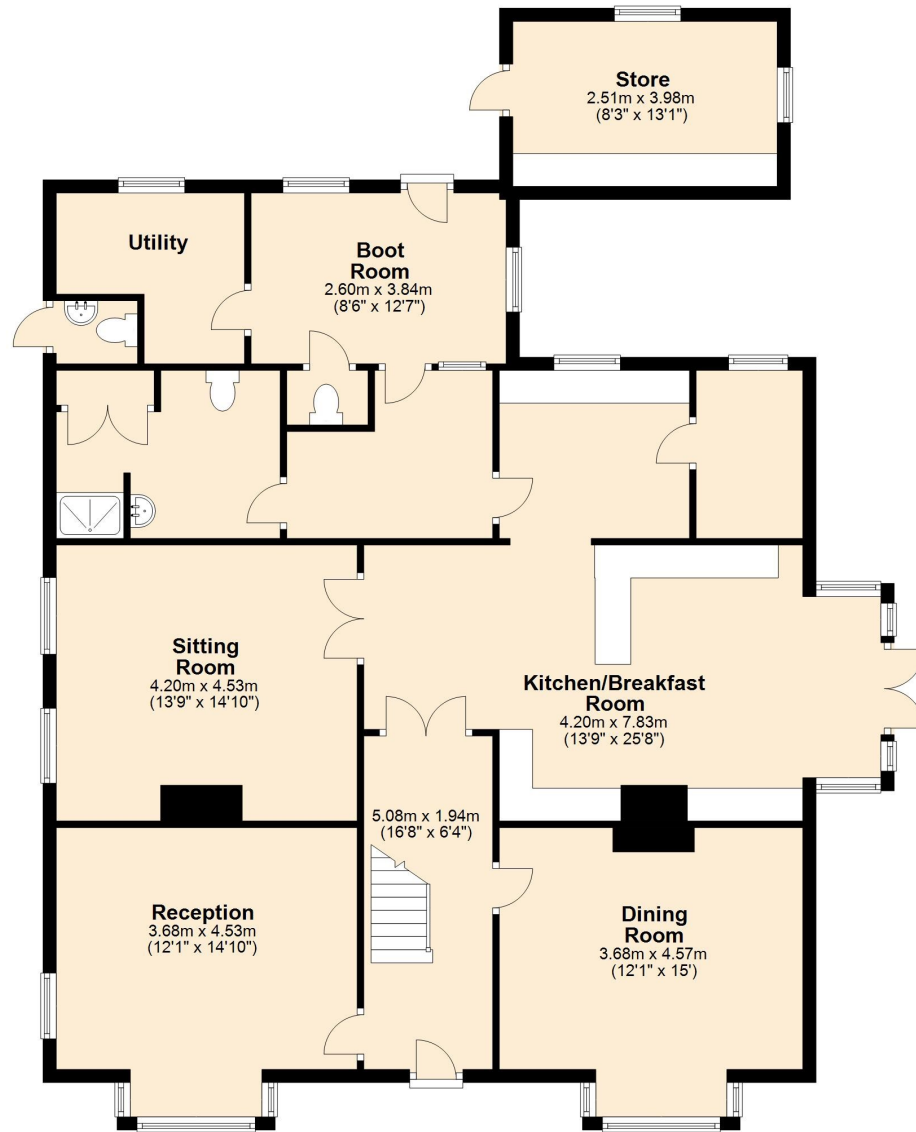




Homedene

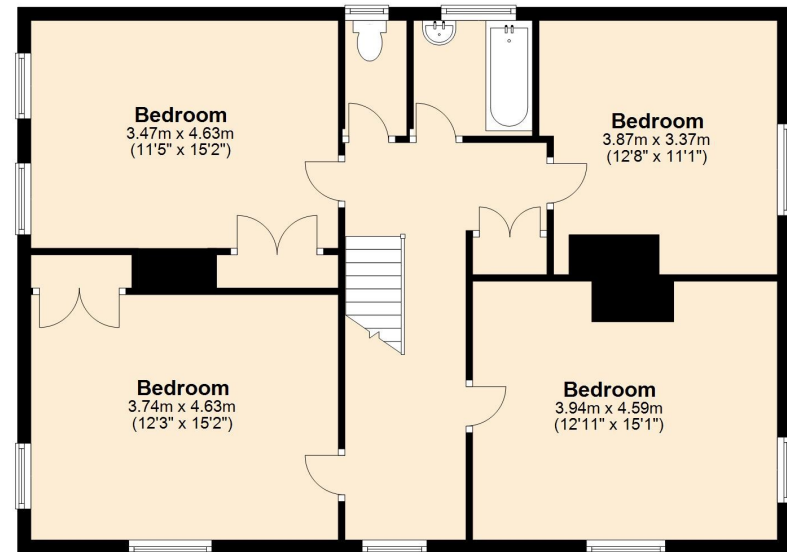
Ground Floor

Approx. 153.8 sq. metres (1655.5 sq. feet)



First Floor

Approx. 88.9 sq. metres (956.6 sq. feet)



Total area: approx. 242.7 sq. metres (2612.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

The Brambles, Aston, Wem, SY4 5QJ

The Brambles comprises a delightful 3 bedroomed detached dwelling. The property has oil fired central heating and mains electricity. The property has double glazed windows throughout.



Accommodation Comprising:

(Measurements are approximate)

Ground Floor

Rear Entrance/Utility (4.26m x 2.57m)

With laminate floor, wall and floor mounted units, sink with drainer and mixer tap, and space for dishwasher.

Utility Room (2.37m x 2.51m)

With laminate floor, floor and wall mounted units, composite worktop, oil fired boiler, space for washing machine and tumble dryer, timber double glazed window.

W.C (1.76m x 2.52m)

With laminate floor, w.c, hand wash basin and timber double glazed window.

Kitchen (5.49m x 3.88m)

With laminate floor, floor and wall mounted units, composite worktop, Esse oil fired cooker, electric oven, hob and extractor, timber door leading to the garden.

Snug (3.68m x 3.00m)

With laminate floor, doors leading to the dining room and timber double glazed windows.

Dining Room (3.86m x 3.00m)

With carpet floor, picture rail and timber double glazed window.

Living Room (5.27m x 3.51m)

With carpet floor, electric fireplace with brick fireplace and tiled hearth, timber doors to garden.

Entrance Hall (4.10m x 1.83m)

With carpet floor and staircase rising to first floor.

First Floor

Landing (5.27m x 1.83m)

With carpet floor, airing cupboard with immersion heater, leading to 3 bedrooms and family bathroom.

Bedroom 1 (5.43m x 3.51m)

With carpet floor, ceiling fan and timber double glazed windows.

En-suite (3.26m x 2.44m)

With w.c, hand wash basin, bath and double glazed timber window.

Bedroom 2 (3.82m x 2.98m)

With carpet floor, ceiling fan and timber double glazed windows.

Bedroom 3 (3.64m x 2.98m)

With carpet floor, ceiling fan and timber double glazed window.

Gardens

Delightful gardens to include large lawned area with mature trees and shrubs, gravel patio area perfect for entertaining and providing an ideal place to relax.

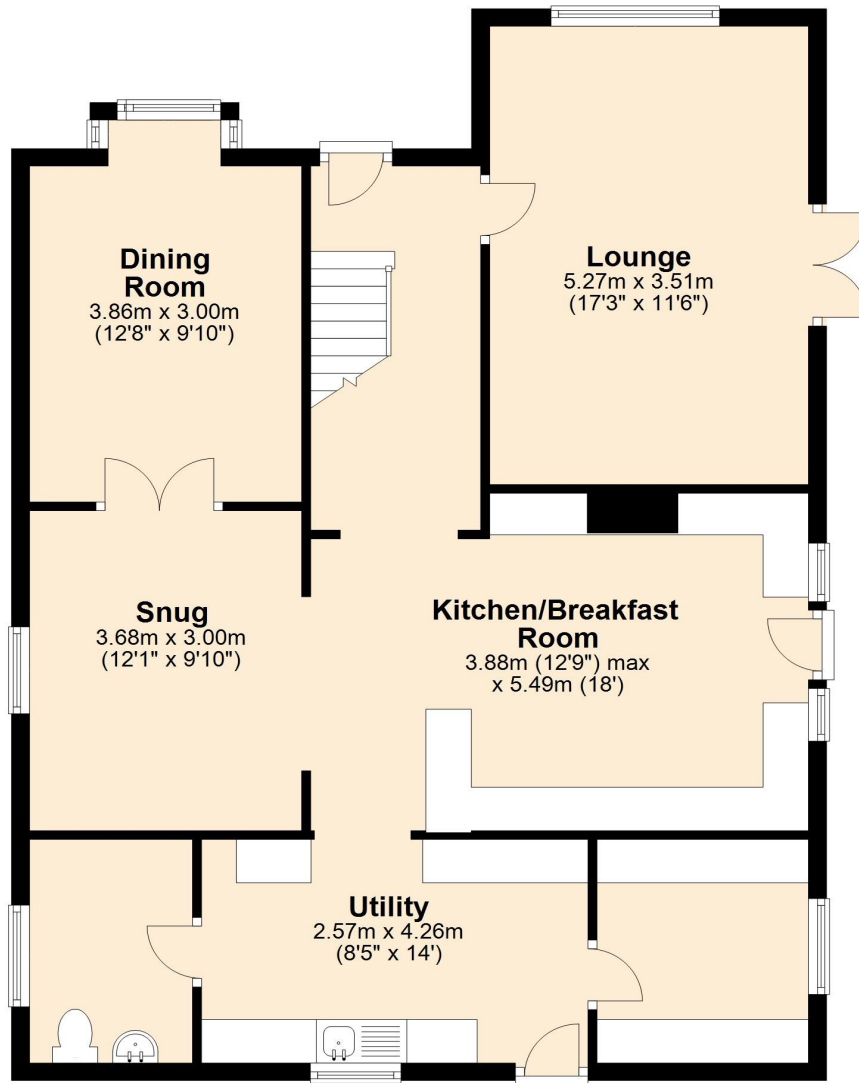




The Brambles

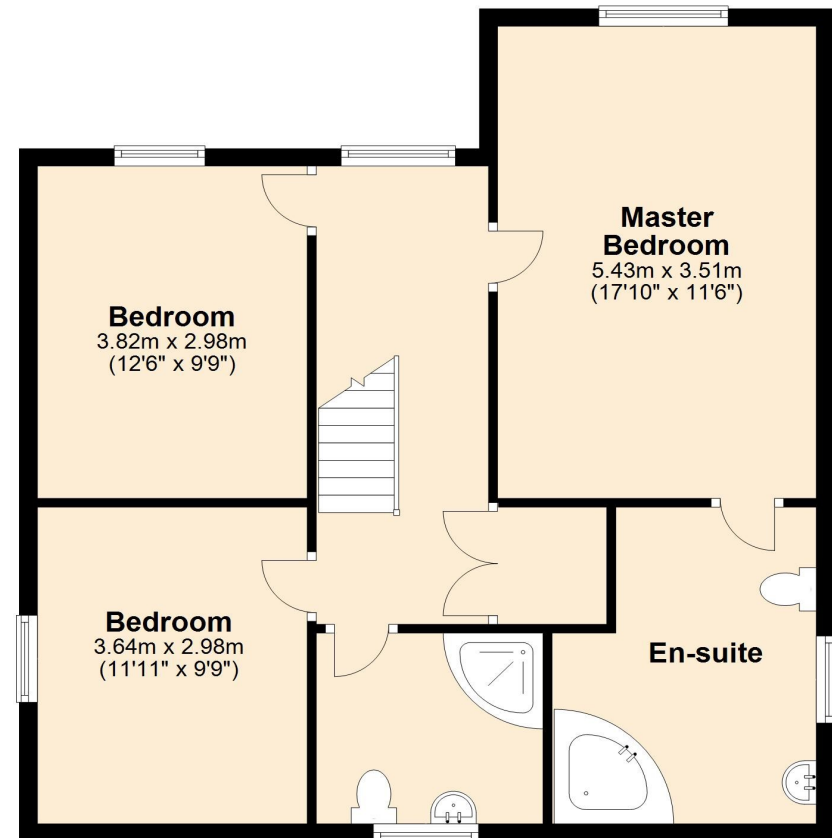
Ground Floor

Approx. 94.8 sq. metres (1020.7 sq. feet)



First Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



Total area: approx. 165.4 sq. metres (1780.4 sq. feet)

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BUILDINGS

The property comprises an extensive range of polytunnels and outbuildings, which offer fantastic scope and potential. There are 28 polytunnels which extend to a total of approximately 49,800 sq/ft.

(Measurements are approximate)

1. Reception/office (6.37m x 3.10m).
2. Browns of Wem Steel portal frame building (15.00m x 15.00m).
3. Timber frame outbuilding with asbestos sheet roof (9.53m x 2.80m) + (3.01m x 2.80m).
4. Timber outbuilding with sheet roof and canopy (2.47m x 3.61m) + (3.67m x 6.21m) + (7.72m x 4.12m).
5. Double garage with block walls, double timber doors and corrugated sheet roof (6.24m x 5.44m).
6. Single garage with block walls, corrugated sheet roof and timber doors (5.63m x 3.57m).
7. Timber stable block (3.10m x 8.60m).
8. Brick outbuilding, floor mounted units and composite worktop, space for tumble-dryer and freezer (3.67m x 2.61m).
9. Polytunnel (6.09m x 18.28m).
- 10-36. Polytunnels (9.14m x 18.28m).





SERVICES

Homedene and The Brambles have mains electricity, mains water and private drainage (via a septic tank).

METHOD OF SALE

Private Treaty as a whole.

TENURE

Freehold with vacant possession on completion. There is a S106 agricultural occupancy condition on both residential properties.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire,

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

TUPE

The property is not subject to any TUPE provisions.

COUNCIL TAX

Band : C.

EPC

Homedene; E.
The Brambles: D.

LEGAL INFORMATION

There shall be an overage provision where the vendor will receive 30 percent of any uplift in value for a period of 25 years as a result of any residential development.

AGENTS NOTES

The property outlined red below is included in the sale.

VIEWING

Strictly by appointment with the selling agents Roger Parry & Partners
TEL: 01743 791336, email: andrewlowe@rogerparry.net



Directions:

From Shrewsbury take the A49 (Shrewsbury to Whitchurch Road) North Towards Whitchurch. Continue through Preston Brockhurst and take the left turning for the B5063 towards Wem. After approximately 2 miles take the right turn onto Barkers Green. Continue along this road and turn right at the t-junction, follow this road for approximately 0.5 miles. The drive to Homedene Farm Nurseries is on the left.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Andrew Lowe MRICS

Roger Parry FRICS

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

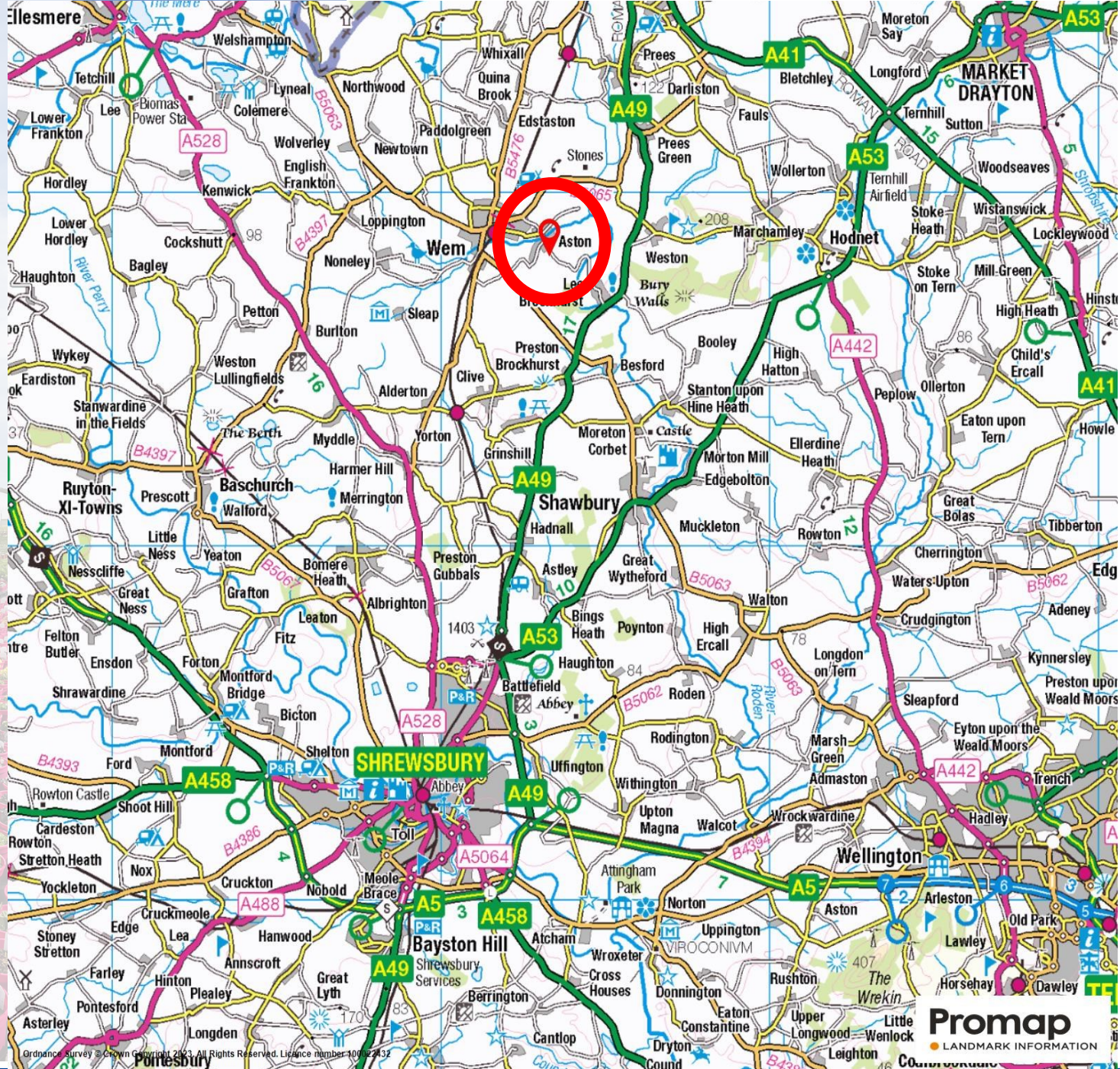
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What3words: ///cheer.faster.surcharge



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.