



**Evergreen Forest School Nursery and Christmas
Tree Site, Eaves Hall Lane, West Bradford
Clitheroe BB7 3JG**

Clitheroe A59 2 miles

Preston M6 Motorway 15 miles

Evergreen Forest School Nursery and Christmas Tree Enterprise is registered under HM Land Registry Title Numbers LAN56968 and LA597395 extending in all to 22.63 acres or thereabouts. Acquired in 2017 under the name of Dove Syke Nursery which operated as a garden nursery with shop, the property has been developed as an Ofsted registered School Nursery, nature based early learning centre with large classroom, separate work room, office, kitchen and toilets on the ground floor and staff lounge and offices on the first floor all in the same building, car park, small animal petting area, outdoor nature trail with woodland education facilities and separate Christmas tree enterprise with machinery barn at the top end of this 22 acre site

A Rare Opportunity: Two Exceptional Rural Businesses • Prime Lancashire Countryside

The property represents an outstanding chance to acquire a **large freehold site extending to 22.63 acres or thereabouts**, home to:

🌿 **A highly successful, fully operational Forest School nursery**, extremely popular and with a long waiting list.

🎄 **A unique, mature Christmas Tree enterprise** with an estimated **30,000 trees**, including exceptional large commercial specimens rarely available on the market.

This sale offering enormous growth potential for private operators, educational groups, or childcare providers looking to expand into outdoor education and rural enterprise.

Accounts and business information are available upon request.

Tenure Freehold with vacant possession.

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH, Tel 01200 441351, Email sawley@rturner.co.uk

Viewing by appointment with the Selling Agents.

Price £1,200,000 (one million two hundred thousand pounds).

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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The School and Office Accommodation are incorporated within a steel portal frame building with insulated composite steel sheet side and dual pitch roof cladding with roof lights and white upvc double glazed windows. The building measures with 60' x 38' with an open ended veranda with tables and chairs for school meals. Accommodation is as follows.

Classroom 36' 0" x 36' 0" with laminated wood floor, wall radiators, roller shutter doors, front and rear fastened up, gable steel door entrance from the veranda, gable loft storage area and door to the office leading through to the house kitchen.

Ground floor living area with **Office** 10' 7" x 8' 0" with concrete floor, wall radiator, fluorescent light fitting and windows to the classroom and the workroom. **Pantry** 8' 0" x 6' 0" with concrete floor, window, shelving and fluorescent light fitting. **Kitchen** 21' 2" x 16' 8" with tiled kitchen floor, laminate wood floor to the dining area, gas fired range cooker with five ring hob and ovens, range of painted wood wall cupboards and work top units incorporating a stainless steel single drainer sink unit and plumbing for a dish washer, island work top with cupboards and glass fronted wall tall cupboards. **Cloaks** 8' 0" x 6' 10" with tiled floor, curtain shower area with electric shower fitting, pedestal wash basin and toilet. **Children's Cloakroom** 8' 1" x 3' 8" with laminate wood floor, hand wash basin and toilet. **Laundry** 8' 0" x 5' 3" with laminate wood floor, sink unit and plumbing for a clothes washer and drier. **Workroom** 20' 5" x 15' 6" with concrete floor, door from the hallway, window, wall shelves, wall radiators, double steel doors to the classroom and fluorescent strip lighting. **Entrance Hallway** with outside door and enclosed stairway to the first floor.

First Floor A corner-flight staircase leads to a bright first-floor landing with fitted carpet, storage cupboard and radiator, giving access to several versatile spaces suitable for staff use, administration, meetings, training, therapy rooms, storage, or future business expansion.

Large Multi-Use Room (Former Lounge) 23' 4" x 16' 0" / 13' 5" A spacious, light-filled area with window, two roof lights, wall radiator and glazed double doors opening to a balcony with steps to the rear grounds. Perfect as a staff training suite, meeting/conference room, therapy space, education room or managerial office hub.

Office Room 1 (Former Bedroom) 13' 9" x 12' 9" Large room with window, undersill radiator and two roof lights. Ideal for senior leadership workspace, admin office or storage/record room.

Office Room 2 (Former Bedroom) 11' 9" x 10' 6" With fitted carpet, radiator, window and roof light. Suitable as a staff rest room, break room, filing area or small meeting space.

Office Room 3 (Former Bedroom) 14' 7" / 9' 3" x 10' 6" / 7' 1" A flexible room with fitted carpet, radiator, window and roof light. Excellent for pastoral/therapy space, SEN support room, storage or small team office.

Staff Store / Specialist Room 10' 3" x 9' 2" Shelved walls, fitted lighting and a high-quality SaunaMed electric sauna unit (included). Potential for staff wellbeing room, document archive, or equipment store.

WC & Shower Room 7' 3" x 3' 4" Wall-tiled shower enclosure with glass door and Triton T80 electric shower, cylinder cupboard, wash basin and WC. Useful for staff facilities and training events.

Services Mains water and electricity. Biomass burner for central heating and domestic hot water. Upvc double glazed windows and doors. Septic tank drainage.

Four Bay Machinery Shed 60' x 30' constructed of steel portal frame with concrete floor concrete block walls, steel sheet upper side cladding and dual pitch cement fibre roof cladding. Steel vehicle entrance door. Steel single door entrance. Gable leanto and rear leanto stores timber built with tin mono pitch roof cladding. Solar panels are fitted to the front roof elevation and secure battery storage inside the building ensure a constant supply of electricity.

Keep Fit Shed 19' x 16' timber built with dual pitch steel sheet roof cladding and concrete floor.

Two Bay Barn 30' x 20' constructed of concrete block walls externally rough cast rendered under a dual pitch cement fibre roof with concrete floor, gable windows both ends, large barn door entrance, single door front entrance currently used as a workshop with mains water and electricity services, fluorescent strip lighting and a rear wood built leanto store.

The Businesses

1. Forest School Nursery

A thriving, well-respected setting with strong community reputation and a waiting list extending several years. Extensive outdoor learning areas, established woodland, natural play zones and animal areas create a true Forest School environment, highly sought-after by modern families.

2. Christmas Tree Enterprise

A rare large-scale, mature Christmas tree plantation with approx. 30,000 trees, from saplings to full-size commercial trees suitable for public events, town displays and premium retail. This level of established stock is extremely uncommon and represents a valuable, ready-to-monetise asset with yearly returning customers.

A Unique and Valuable Opportunity

This combined offering of a highly profitable outdoor nursery and a long-established Christmas tree business makes The Property one of the most distinctive freehold opportunities currently available in the UK.

Perfect for:

Education groups

Outdoor learning providers

Investors seeking land with multiple income streams

Buyers looking for an expanding, nature-based business ready to continue operating from day one.

Dining Veranda



Dining Veranda



Dining Veranda



Keep Fit Cabin



Santa House



Shepherd Hut



Small Animal Area



Barn



Small Animal Area



Small Animal Area



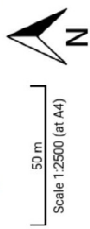
Small Animal Area



Small Enclosure



Dove Skye Nursery
Eaves Hall Lane, West Bradford,
Clitheroe, BB7 3JF



Office



Car Park



Lounge



Lounge



Kitchen



Kitchen



Kitchen



Lounge



Machinery Store



Machinery Store





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