

Pasture View Nursery, Moss Side Lane, Great Eccleston, Preston PR3 0US



Pasture View Nursery is ideally located in rural surround with access from the A586 between St Michaels on Wyre and Great Eccleston by turning onto White House Lane and then left onto Moss Side Lane. The property is equidistant by nine miles with Blackpool to the west and Preston to the south. The local market town of Garstang is six miles to the north east and the M6 motorway (junction 32) is six miles to the south east.

The area benefits from excellent education facilities, market towns, garden centres and recreational facilities of almost every nature.

Pasture View Nursery was created in 1995 with the construction of a three tier glass house and a detached three bedroom bungalow under a planning permission granted by Wyre Borough Council subject to a condition requiring occupancy restricted to persons employed or past employed in agriculture or afforestation and their dependants. Additional land was purchased in 2003 and with further building works Pasture View Nursery now includes a four bedroom bungalow residence, an extensive range of steel frame sheds, poly tunnels, glass house, meadow land and established woodland with Christmas trees in all extending to circa 11.58 acres or thereabouts.

The Bungalow was constructed in 1995 of cavity brick walls under a Marley tile roof with front elevation in dressed Waddington Fell sandstone and remaining elevations in classic spar dash exterior render by J & P Nixon Builders Ltd. In 2004 a single storey extension was constructed joining the bungalow to the garage/workshop. The extension provided a fourth bedroom, games room and office/study with rear hallway. The property has a twenty five year cavity wall insulation certificate dated 22nd July 2009 and twenty solar roof panels were fitted to the rear roof elevation in 2011.

Pasture View Nursery is an established business opportunity with approximately an acre of woodland planted with Nordmann Fir Christmas trees for sale, logs cut and dried for firewood sales, garden machinery repairs and holly wreath sales. This business goodwill is in the sale and includes the valuable stock of growing Christmas trees.

The property is offered for sale in its entirety at the price of £895,000 to include business goodwill and the crop of Christmas trees.

Viewing strictly by appointment through the selling agents - Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351

Council Tax rated C

Energy Performance Certificate rated E

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The accommodation is as follows.

Front Entrance Hall with integral vestibule with fitted carpet, centre ceiling light, outer entrance door with single light and inner glazed door leading to the hall with fitted carpet, cloaks cupboard, two centre ceiling lights and entrances to the lounge, dining room, three bedrooms and bathroom.

Lounge 18' 4" x 12' 0" with front bay window 7' 3" x 2' 9" and gable window both with undersill radiators, fitted carpet, Asgard wood burning stove (5.2kw) on a stone flag hearth with brick wall face and black iron flue and wired for two centre ceiling lights and two wall lights.

Dining Room 12' 1" x 9' 9" with light oak laminate floor over concrete, sliding glass patio door to the lawned garden, wired for centre ceiling light and two wall lights and open to the kitchen.

Front Bedroom 1 12' 1" x 11' 10" with fitted carpet, polished mahogany overhead cupboards with bedside tables and wardrobes each side and mirror front wardrobe range with shelves opposite, front window with undersill radiator, wall mounted electric fuse box and centre ceiling light.

Front Bedroom 2 12' 1" x 10' 5" with fitted carpet, built in closet, front window with undersill radiator and centre ceiling light.

Rear Bedroom 3 13' 5" x 8' 5" with fitted carpet, rear window with undersill radiator and centre ceiling light.

Bathroom 9' 8" x 7' 1" with lino cushion floor and full height wall tiling with radiator and towel rail, shower closet with electric power shower, rear window and three piece suite comprising panelled bath, pedestal wash basin and low flush toilet.

Kitchen 13' 5" x 9' 10" with lino cushion floor over concrete, range of oak and glass front wall cupboards incorporating the cooker fume extractor hood and work top units incorporating a Neff single oven with ceramic four ring hob, space and plumbing for a dishwasher, space for tall fridge, splash back wall tiling, stainless steel single drainer sink unit under the rear corridor window and centre ceiling light.

Utility 13' 6" x 8' 1" with lino cushion floor over concrete, stainless steel double drainer sink unit under a side window, space and plumbing for a clothes washer, Potterton oil fired central heating boiler, half height wall tiling, cloakroom with small side window, low flush toilet, wall mounted hand basin, small wall radiator and centre ceiling lights to both rooms.

Rear Entrance Hall 11' 8" x 6' 2" with corridor 10' 0" x 2' 10" with oak laminate floor over concrete, glazed entrance door to the hall, solid door with small light to the corridor and centre ceiling lights.

Bedroom 4 8' 10" x 8' 4" with grey cushion floor lino covering over concrete, wall radiator, side window and centre ceiling light.

Games Room 15' 6" x 14' 5" with oak laminate floor over concrete, windows to two sides both with undersill radiators, centre ceiling light and six recessed ceiling lights.

Adjoining Workshop 16' 3" x 16' 2" with steel double up and over car door entrance, concrete floor, rear window, power and electric light with 16 amp fuse and fluorescent strip light. Three phase electricity is close to site if required.

Outside Private garden with front and side lawns. Gated entrance drive and tarmac surface car parking and turning.

Services Mains water and electricity. Private septic tank drainage. Oil fired central heating and domestic hot water. Double glazed windows throughout, cavity wall insulation and loft insulation. Rooftop solar panels to one roof elevation with beneficial feed in tariff to the electricity grid.

Extensive Range of Steel Frame Sheds, Poly Tunnels and Glass Houses comprising as follows.

Three Bay Shed 60' x 46' steel portal frame with cement fibre roof and steel sheet side cladding with large roller shutter front entrance and rear single door entrance.

Four Bay Shed 80' x 50' steel portal frame with cement fibre roof and steel sheet side cladding with large roller shutter front entrance and rear single door entrance.

Twin Roof Poly Tunnel 80' x 42' with galvanised frame and concrete flag pathways with automatic irrigation.

Twin Roof Poly Tunnel 70' x 52' with galvanised frame and concrete flag pathways.

Three Tier Glass House 50' x 32' constructed in 1995 with concrete flag floor, manual window openers, light and power.

Three Bay Shed 45' x 30' steel portal frame with concrete block walls, upper steel sheet wall cladding, cement fibre roof cladding, concrete floor, electric roller shutter front entrance, rear single door roller shutter door with barrel lock and rear lento shed 50' x 17' of timber pole structure, timber roof structure and steel sheet roof and side cladding.

Store 19' x 13' / 8' constructed of timber frame with steel sheet roof and side cladding. Adjoining timber dog kennel.

Lockup Store 20' x 18' constructed of timber pole frame with steel sheet roof and side cladding. Adjoining container lockup. 600 gallon bunded oil tank (2,400 litre).

Moss Side Lane



Entrance Drive



Entrance Drive



Side Lawn with Mature Trees



Front Elevation



Rear Elevation with Lawn



Side Elevation with Garage



Side Elevation with Lawn



The Lounge



The Kitchen



The Hall



The Dining Room



The Games Room



The Utility



Front Bedroom 1



The Bathroom



View of Front Garden



Bedroom 4 / Study



Steel Frame Sheds



General Purpose Shed



Poly Tunnels



Glass House



Meadow



Meadow



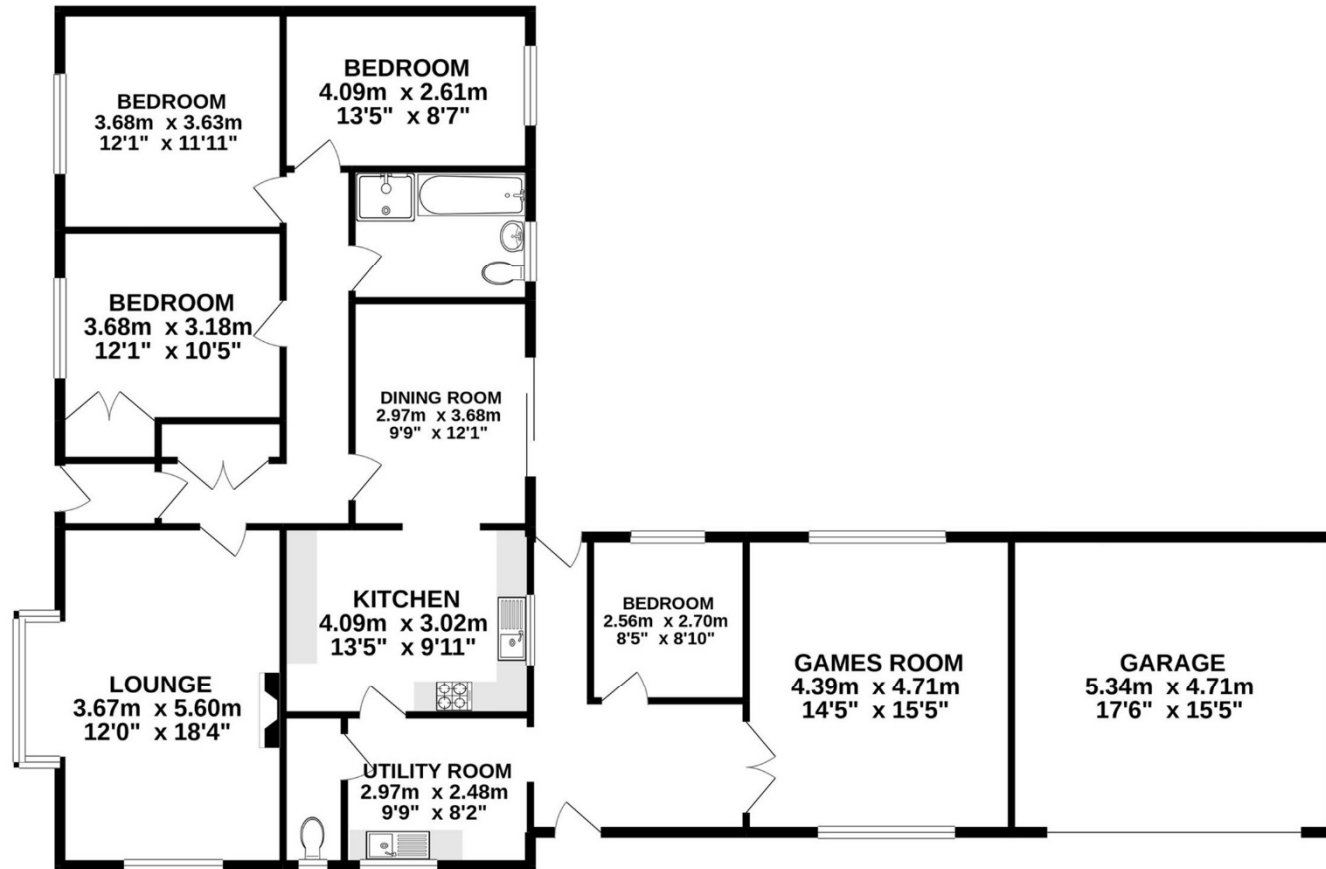
Meadow



Meadow



GROUND FLOOR



Made with Metropix ©2021

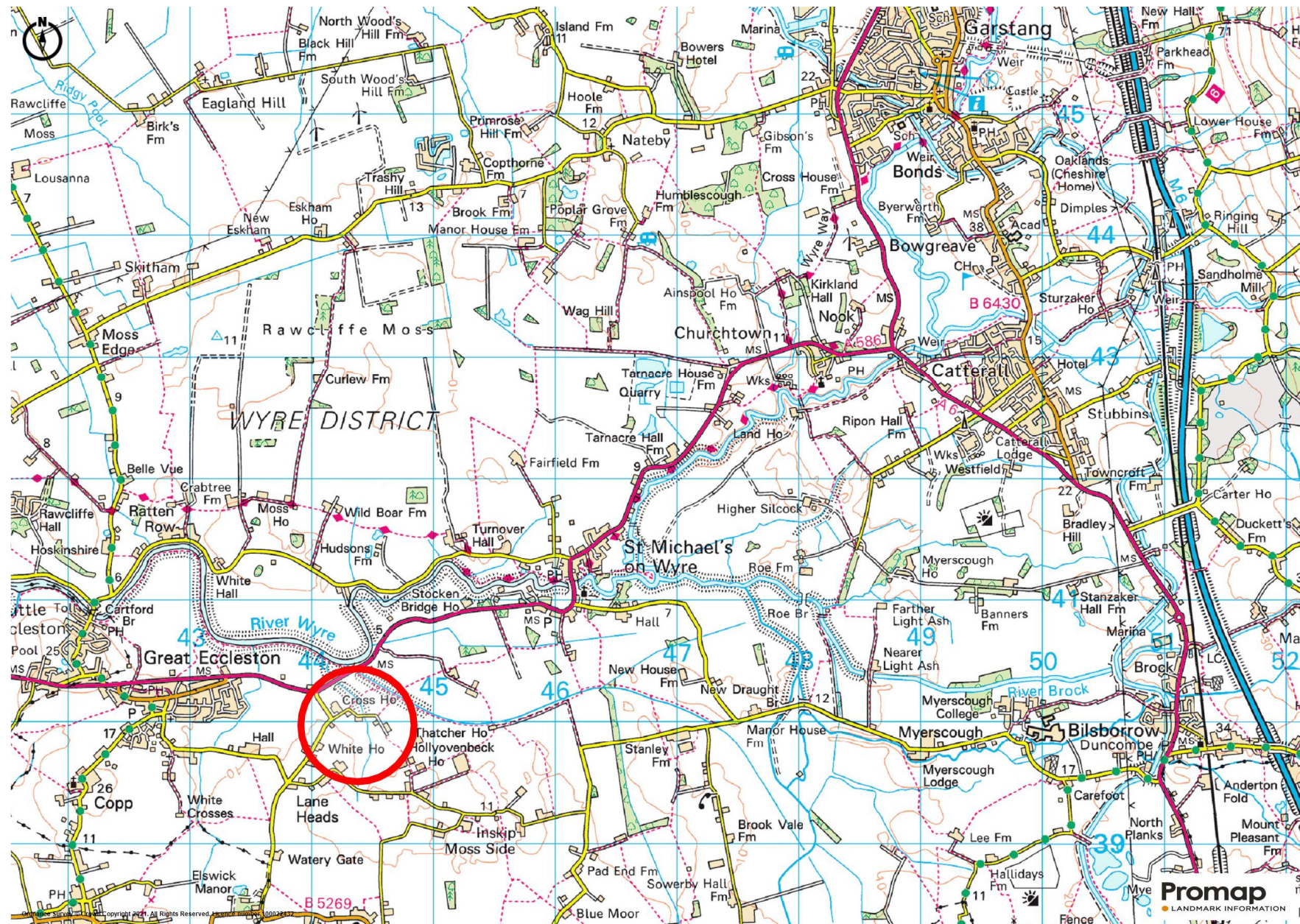
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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



0m 20m 40m 60m

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Promap
LANDMARK INFORMATION



Old Sawley Grange, Gisburn Road
 Sawley, CLITHEROE BB7 4LH
 T: 01200 441351
 F: 01200 441666
 E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
 BENTHAM LA2 7HF
 T: 015242 61444
 F: 015242 62463
 E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
 MILNTHORPE LA7 7NU
 T: 015395 66800
 F: 015395 66801
 E: kendal@rtturner.co.uk

**Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe
BB7 4LH**

