

# FOR SALE

## Former Horticultural Nursery

Fernleigh Nurseries, Ludwell Lane, Ludwell Valley, Exeter EX2 5AQ



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## Location & Description

The property is situated in Ludwell Valley Park, a designated protected Landscape Setting on the eastern side of the city. The Park extends to approximately 50 hectares (123 acres) and according to Devon Wildlife Trust, which manages the public spaces, it is a working farm managed in a way that is sympathetic to supporting the environment. The Trust says "The valley is a real wildlife haven. Harvest mice nest in the fields, whitethroats and blackcaps skulk in the hedgerows and orange-tip and painted lady butterflies feed on the wildflowers". Within the Park there are a number of walks and trails which are popular with walkers, joggers and cyclists. Fernleigh is privately owned and there are no public access rights.

Fernleigh is approached via Ludwell Lane, from Rifford Road, being approximately 1 kilometre from the eastern edge of the Wonford residential area and Northbrook, the small stream which runs along the valley floor.

Ludwell Lane is an adopted highway and provides vehicular access to the former nursery and four residential properties which have been developed at the front of the site by the current owners. Ludwell Lane continues past Fernleigh to a turning area before the lane narrows and becomes a path used by pedestrians and cyclists to access Pynes Hill.

Fernleigh is approached via a private driveway which it shares with the four houses. There is a generous parking area which is primarily surfaced in tarmacadam. The former nursery buildings comprise a range of basic storage buildings, a double garage, stabling and a large commercial greenhouse. The double garage, workshop and greenhouse require some repairs, and modernisation, but could be brought back into beneficial use quite quickly. A purchaser may wish to consider the replacement of some of the older units.

It may be possible for the stable blocks to be utilised again once the external hardstanding and yard areas have been reinstated.

There are two fields which surround the buildings and could provide scope for a range of recreational uses including horticulture, equine livery, canine accommodation and associated facilities such as enclosed exercise areas and agility uses.

The site is south facing and slopes from north to south, with Ludwell Lane running along its southern boundary. The larger of the two fields extends to approximately 3.61 acres (1.46 hectares) has stabling adjacent and a field shelter constructed within it. The field within which the commercial greenhouse is situated extends to approximately 1.6 acres (0.64 hectares).

## Accommodation

There are a range of basic buildings mainly constructed in single skin concrete block with externally rendered elevations. The roofs are of timber truss construction overlaid with a range of roof coverings. The main workshop/store has a smooth concrete floor and windows along the southern elevation. Internal eaves heights are typically circa 2.2m (7' 2") with an internal apex of circa 3m (10' 2"). Other buildings vary in height and construction.

The accommodation has been measured on a Gross Internal Area (GIA) basis using overall average dimensions. The dimensions within the table are for guidance purposes only and should not be relied upon for strict accuracy.

Description	Metric	Imperial
Double Garage	7.97 x 5.68	26' 2" x 18' 7"
Basic low level link store	4.96 x 3.23	16' 3" x 10' 7"
Store/ Workshop	14.50 x 4.38	47' 6" x 14' 4"
1 Stable & Store	7.00 x 4.97	23' x 16' 3"
Store (Mono-pitch roof)	7.66 x 3.61	25' 2" x 11' 10"
Open Fronted Store	7.23 x 5.70	23' 8" x 18' 8"
Top Stable Building (3 stables)	8.94 x 4.42	29' 4" x 14' 6"
Open Field Shelter	5.22 x 4.55	17' 11" x 14' 11"
Greenhouse	24.5 x 6.5	80' 5" x 21' 4"

## Services

Mains electricity is available to the site, but it is not currently connected to the buildings. Redundant electrical fuseboards and fittings indicate electricity has been connected to some of the units in the past. Mains water is connected to the site. Private drainage would need to be installed. There is no mains gas available.

## Planning

The property was previously used as a horticultural nursery. The current owners have developed four houses at the front of the site, and they have been denied planning consent for any further residential development or conversion of the existing buildings due to its location within Ludwell Valley Park.

The property has been used for commercial purposes in the past, and it is believed that the property could suit a variety of business or recreational uses, subject to the appropriate planning permission being obtained.

## Freehold Guide Price

£580,000.

## VAT

The property is not elected for VAT.

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### Business Rates

The property is not currently assessed for Business Rates.

### EPC

The premises do not require Energy Performance Certificates as unheated spaces without power connected.

### Viewing

All inspections must be accompanied, and arrangements can be made with the agents.



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**Contact:**

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Partner

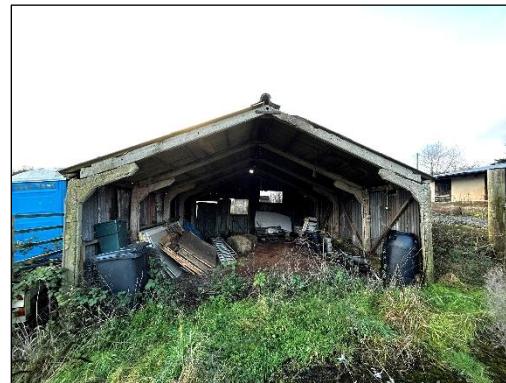
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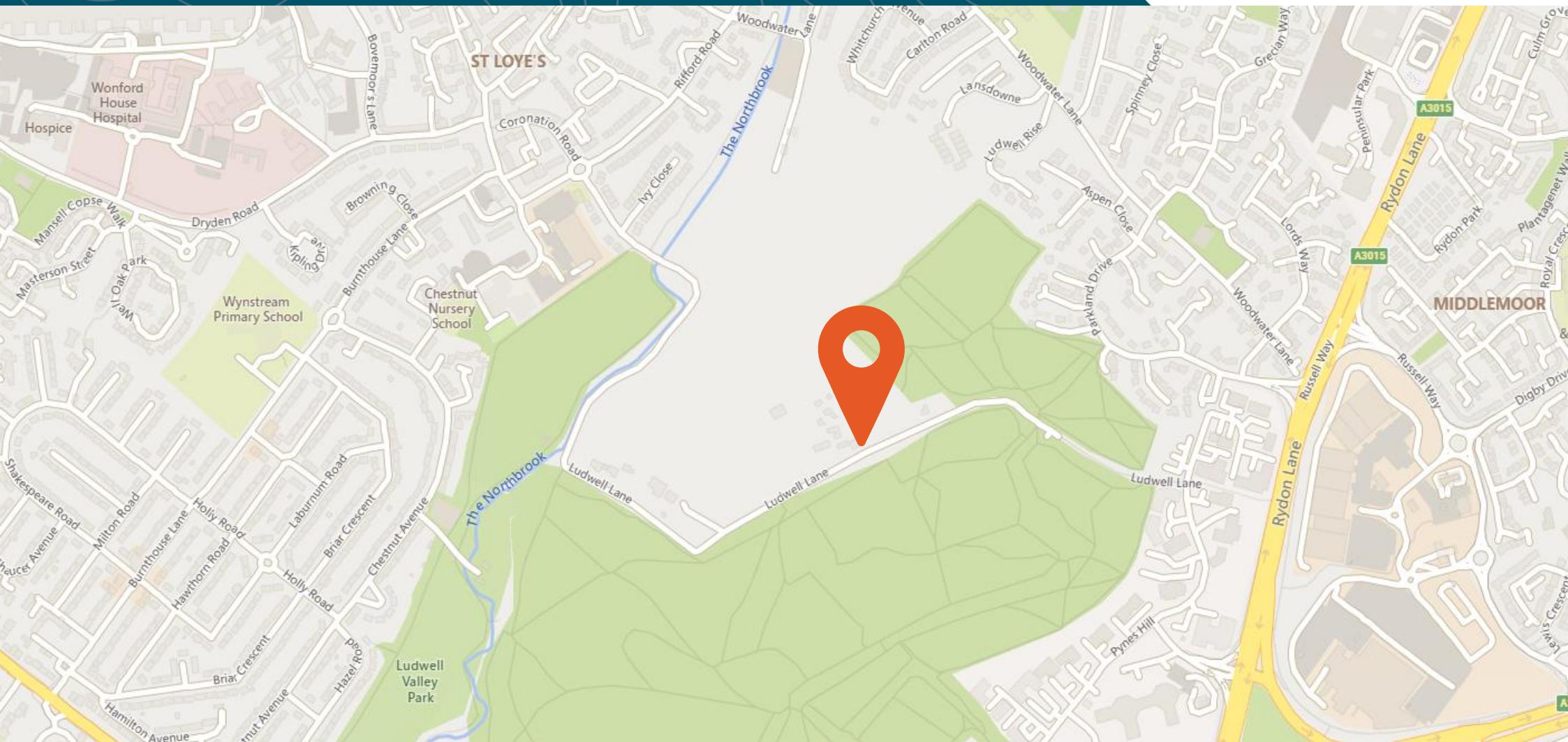
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