



SINTONS NURSERIES & 44 RENACRES LANE

Halsall, Ormskirk Lancashire



GSC GRAYS

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SINTONS NURSERIES & 44 RENACRES LANE

HALSALL, ORMSKIRK LANCASHIRE, L39 8SE

Ormskirk 4.5 miles, Southport 5 miles, Liverpool 16 miles, Preston 22.5 miles
(distances approximate)

FORMER WHOLESALE PLANT NURSERY AND FOUR-BEDROOM BUNGALOW SITUATED ON THE OUTSKIRTS
OF ORMSKIRK WITH COUNTRYSIDE VIEWS OFFERING REINSTATEMENT OF HORTICULTURE BUSINESS OR
REDEVELOPMENT OPPORTUNITY

- Former long-established wholesale plant nursery set in approximately 2.46 acres (1 hectare) including 1.33 acres of glasshouse
 - Numerous outbuildings and stores for materials and equipment
 - Four-bedroom, 1½ storey dormer bungalow providing spacious family accommodation with private gardens and separate driveway access, set adjacent within approximately 0.3 acre (0.13 hectare)
- Opportunity for re-establishment of horticulture business or offering scope for re-development of the site

In all about 2.76 acres (1.12 hectares) in total
FOR SALE AS A WHOLE



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Overview

Sintons Nurseries presents a rare opportunity to acquire a long-established horticultural site with an adjoining residential property, set in a peaceful semi-rural location on the outskirts of Halsall, near Ormskirk in West Lancashire.

Formerly operated as a successful wholesale plant nursery by the same family since the 1970s, the site offers significant potential for a variety of future uses, including the revival of the horticultural business or residential redevelopment (subject to planning).

Sitation

Located off Renacres Lane, a semi-rural road on the edge of Halsall, the property enjoys a peaceful countryside setting within designated Greenbelt land, surrounded by open agricultural fields and detached homes. Despite its rural character, it remains well-connected, with local amenities including shops, schools, and Renacres Hospital nearby.

Major towns such as Ormskirk (4.5 miles), Southport (5 miles), and Liverpool (16 miles) are all within easy reach. The A5147 provides convenient access to the A570 and M58, linking the area to the wider regional road network, while nearby urban centres offer rail connections and further retail and leisure amenities.

The property benefits from convenient access directly off the A5147 onto Renacres Lane, featuring a wide-splayed gated entrance leading into the plant nursery. Additionally, there is a separate entrance providing secure access to the private driveway serving the residential bungalow.



Sintons Nurseries

Sintons Nurseries comprises a former well-established wholesale plant nursery, (formerly known as Brookfield Nurseries up until 1981) which until recently was in continuous operation by the same family since the 1970s.

The nursery site is occupied by glasshouses comprising an area of approximately 1.33 acres with established infrastructure. Additional buildings include a polytunnel (having storm damage), a garage, workshop, storage sheds and all plant and equipment, providing an opportunity for the continued use for a new nursery operator to re-establish a horticulture business across an area of approximately 2.46 acres (1 hectare) in total. A summary of the structures is provided as follows:

‘Cambridge’ Glasshouse:	2,508.88 sqm
‘Westdock’ Glasshouse:	2,884.19 sqm
Polytunnel:	374.93 sqm
Double garage:	30.74 sqm
‘Wareing’ warehousing:	126.01 sqm
Wooden storage shed:	65.78 sqm
Packing Shed:	73.65 sqm
Boiler house:	77.47 sqm
Shipping container:	27.34 sqm

Additional structures include the cylindrical water tank, gas meter hut and two oil storage tanks.

All measurements are approximate and taken from LandApp mapping data to Gross External Area.

The business built a strong national reputation and an extensive client base across the UK, supplying high-quality flowering pot plants and fuchsias to garden centres, wholesale suppliers, and other nurseries from Scotland through the Northwest, Yorkshire, and North Wales. Its garden centre customers included major nationwide groups such as Blue Diamond and leading independents like Bents. Key wholesale clients included Craigmarloch Nurseries, Scotland’s premier horticultural wholesaler, and J van Vliet, a nationwide group



of plant wholesalers. The business also supplied renowned nurseries such as Roualeyn Nurseries, regular gold medal winners at the Chelsea Flower Show.

During the operation of the business, customer service was delivered primarily through direct deliveries, while trade clients also had the option of convenient on-site collection.

A summary of the turnover for the past four years is provided as follows:

	YE 28.02.2021	YE 28.02.2022	YE 28.02.2023	YE 29.02.2024
Turnover	£498,817	£632,869	£615,085	£614,026

Development Potential

The entire site, including the residential bungalow was submitted to the Strategic Housing and Employment Land Availability Assessment in mid-2024, with updated plans

submitted to the Local Authority in July 2025. A decision is expected by 2028.

Sintons Nurseries presents an exceptional opportunity for comprehensive residential redevelopment, subject to planning consent. The integration of the nursery land with the adjacent bungalow offers excellent potential to create a modern, cohesive, and energy-efficient housing scheme in a desirable and well-located rural setting.

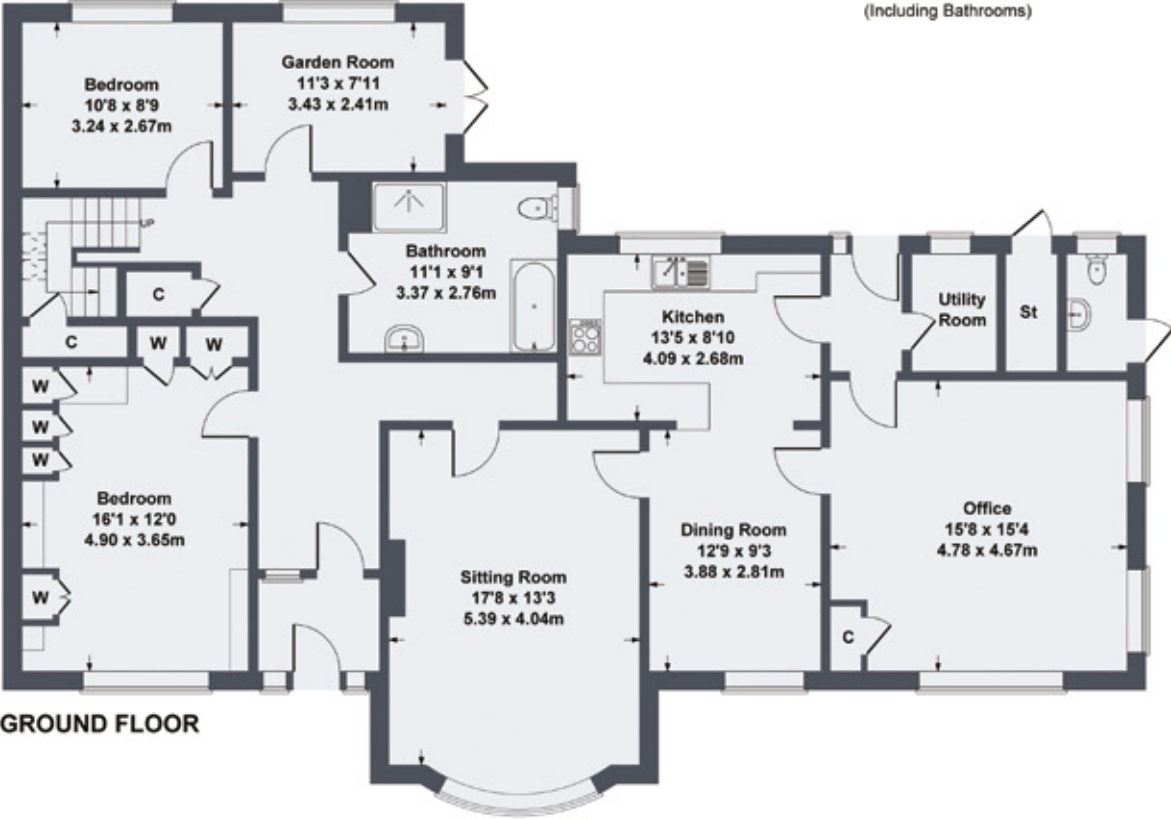
With established infrastructure already in place, the site also holds significant appeal for those seeking to modernise and build a sustainable horticultural business. Whether developed for residential use or revitalised for commercial horticulture, this is a unique chance to enjoy countryside living with scope for future growth and transformation.



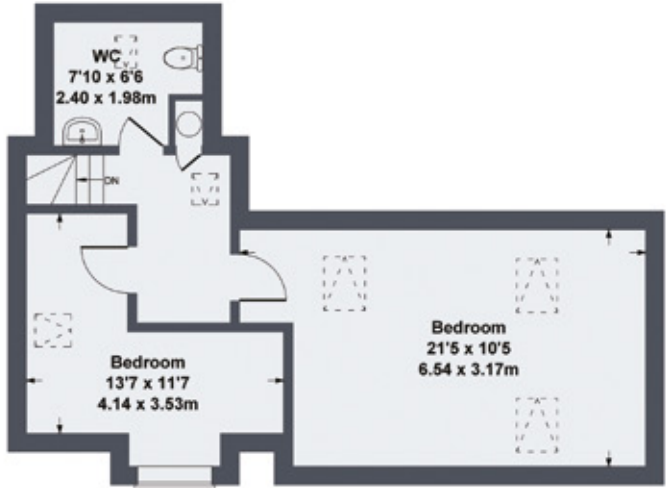


44 Renacres Lane, Ormskirk

Approximate Gross Internal Area
2153 sq ft - 200 sq m
(Including Bathrooms)



GROUND FLOOR

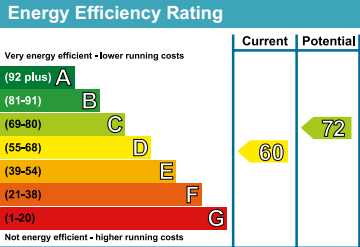


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





The Bungalow 44 Renacres Lane [200 sqm (2,153 sqft) GIA]
Adjoining the nursery, this well-maintained four-bedroom detached dormer bungalow is set back from the road with its own private driveway and separate entrance, offering both privacy and convenience.

Built in 1970 from brick with a pitched tiled roof and uPVC doors and windows, the spacious 1½-storey home benefits from uninterrupted views over its mature, tree-lined gardens. The property has been thoughtfully modified and extended over the years, with additional sleeping accommodation added to the first floor to meet the needs of a growing family, and the original garage converted into a versatile office space to support the adjacent nursery business.



Sitting Room



Kitchen / Dining Room



Office





Internally, there is a comfortable lounge, kitchen, utility room, dining room, garden room, and four-piece family bathroom.

Currently serving as the owners' residence, the property is subject to an agricultural occupancy condition and has historically been intricately linked with the operation of the nursery.

The dormer bungalow's secluded position within private grounds, combined with its separate access from the main highway, makes it a desirable rural home with convenient access to the adjoining horticultural enterprise.

Externally

The property is set within beautifully manicured lawned gardens to both the front and rear elevations, offering a delightful sense of space and privacy. To the rear, a private patio area is framed by vibrant, well-stocked flowerbeds, creating an ideal setting for outdoor dining and relaxation during the warmer months.

A private driveway provides off-road parking for multiple vehicles and currently enjoys direct unrestricted access to the adjoining plant nursery, both to the side and rear of the property, adding unique potential for lifestyle or business use.

Energy Performance Certificate (EPC)

The Energy Performance Certificate (EPC) rating for the bungalow is D (60). A full EPC report is available upon request.

Council Tax

The Bungalow at 44 Renacres falls within Council Tax Band E.



GENERAL INFORMATION

Services and Utilities

Water: Mains supply, shared with the adjacent plant nursery.

Electricity: Split supply to the house and the nursery premises.

Gas: Gas central heating to the bungalow. The supply is shared with the adjacent plant nursery.

Drainage: Septic tank.

Wi-Fi: Connected to the bungalow.

Telephone: Connected.

Overage

The sale will be subject to an overage agreement relating to any future residential development, with the terms to be negotiated between the parties.

Town and Country Planning

The property falls under the jurisdiction of West Lancashire Borough Council (www.westlancls.gov.uk).

It is understood that the site has operated with the benefit of planning permission for its former use as a plant nursery, with the most recent permissions granted in 1992 and 1996 for extensions to the glasshouses.

In line with the Strategic Housing and Employment Land Availability Assessment (SHELAA), an application was submitted in mid-2024 to assess the property's suitability for residential development.

Additionally, we understand that 44 Renacres Lane is subject to an Agricultural Occupancy Condition linked to the use of the plant nursery.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan in accordance with the information we have been provided.

VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.



Tenure, Method and Basis of Sale

Offers are invited for the freehold interest in the property which is held in two separate Land Registry Titles:

- LA685441: 44 Renacres Lane (house and gardens)
- LA686674: Land at Renacres Lane (plant nursery)

An area to the rear of the property comprising the most recently built glasshouses forms an area of approximately 0.3 acre which is current unregistered but is included with the sale.

The land is offered for sale by private treaty as a whole. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded. Vacant possession will be provided upon completion.

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

A right of access exists in favour of a local farmer for vehicular access from the main highway through the eastern side of the plant nursery to the field to the rear of the property.

The owners of No. 38 Renacres Lane (adjoining the nursery) have right of access to two gates off the same track.

A Wayleave Agreement exists with Electricity Northwest for two electricity poles at the eastern boundary to the nursery.

Directions (L39 8SE)

The property is well-connected with access convenient from the north and south via the A59, connecting to the A570 and the A5147: What3Words:/// unlisted.consoles.duplicate

Viewing

By appointment through the Selling Agents GSC Grays, 5-6 Bailey Court, Colburn Business Park, Richmond, DL9 4QL. Tel: 01748 829 203

Katherine Wigham MRICS: kjw@gscgrays.co.uk
Lucy Rutherford: lur@gscgrays.co.uk

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Selling Agents.

Purchase Price & Deposit

Upon exchange of contracts, a deposit of 10% of the purchase price will be paid with the balance due on completion. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their Agents.

Disputes: Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules: These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Lotting

It is intended to offer the property for sale as described as a whole, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude part.





DISCLAIMER NOTICE:
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: September 2025. Photographs taken: XX XX.

