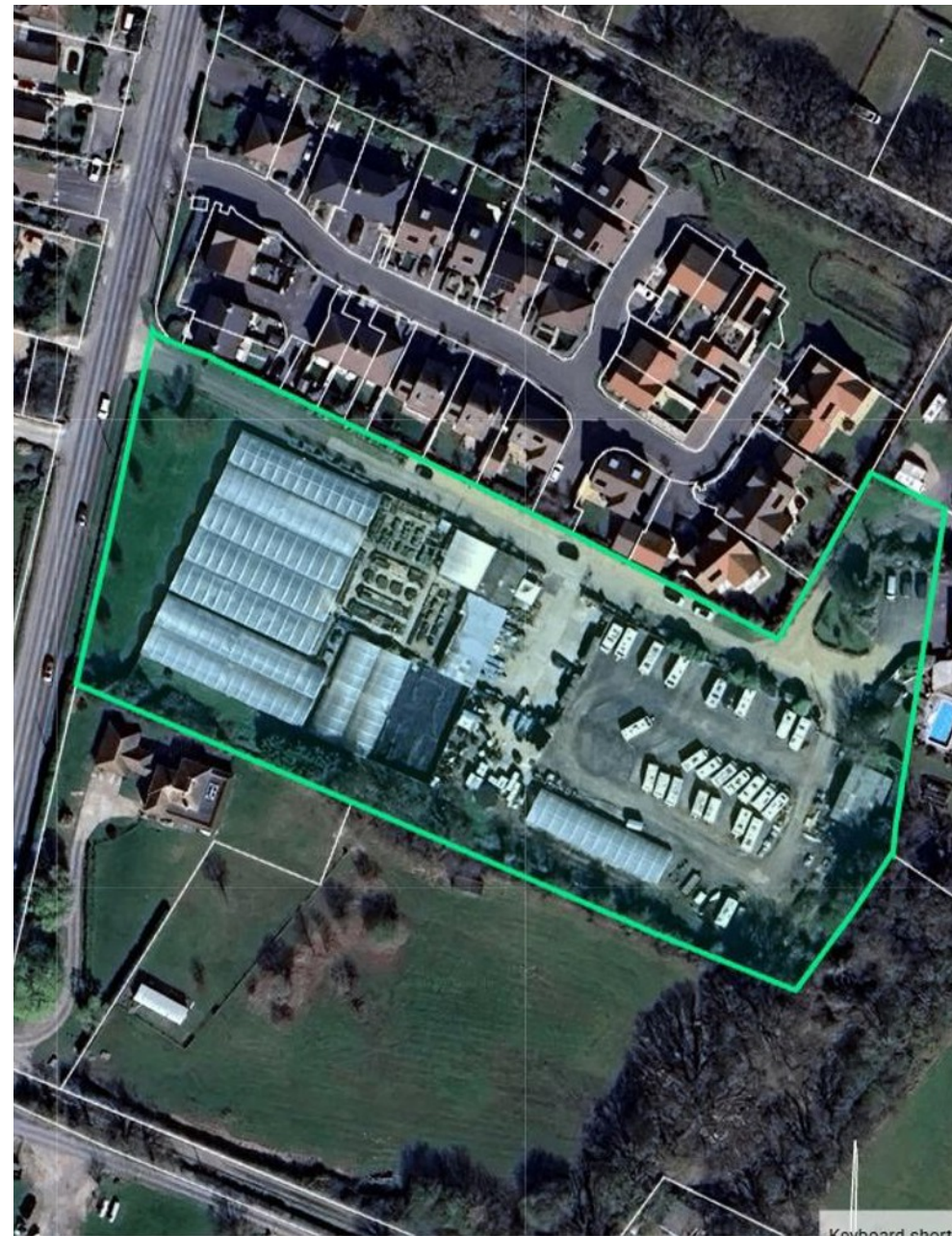






Key Features

- Established business with strong local reputation
- Extensive outdoor growing areas and display spaces
- Site area totals 1.27 hectares (3.13 acres)
- Winter caravan storage for 40 vans



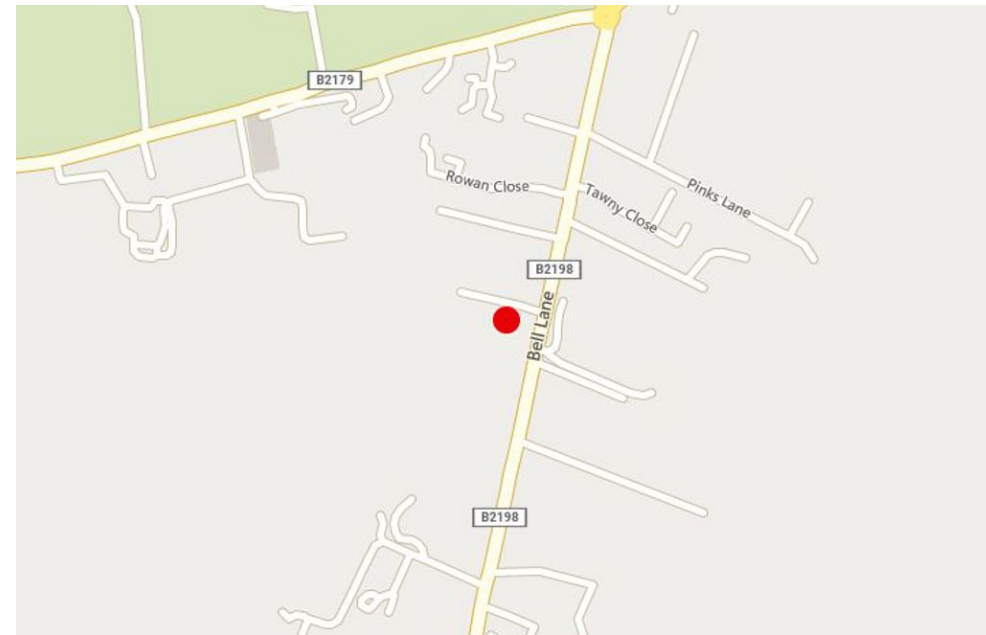
Keyboard shortcuts



Location & Situation

Situated in Birdham, a picturesque rural village within the Chichester District the property sits prominently on Bell Lane approximately three miles to the south west Chichester, close to the village of Birdham. Easy access to the A27 Chichester By-Pass is approximately 3 miles north, providing links West to Hampshire & East towards Worthing & Brighton, and broader motorway network.

Chichester train Chichester train station is approximately 3.3 miles north, offering direct services across the south and to London.





Description & Accommodation

Tawny Nurseries offers a rare opportunity to acquire a well-established horticultural premises in a desirable rural location near Chichester and the Witterings. The property is situated on Bell Lane in Birdham, a sought-after village within easy reach of the South Coast and Chichester Harbour.

Established business with strong local reputation (family-run since the 1970s). Extensive outdoor growing areas and display spaces with on-site parking and easy access for deliveries. Additionally, the premises have a consented area for the storage of 40 caravans.

Area	Sq Ft	Sq M
Multi Span Polytunnels	25,719	2,389.3
Office/Reception	644	59.83
Workshop 1	1,703	158.21
Workshop 2	1,067	99.12
Yard/Outdoor Display	15,550	1,444.6
Caravan Storage Area	20,000	1,858





Rateable Value

Businesses where plants or trees are grown in the initial stages of their lives, including those grown in poly-tunnels or glasshouses, are exempt. The exemption applies to both the land and associated buildings used for these operations.

However, the retail store on site has a Rateable Value of £3,900 effective 1st April 2023. This will be increased to £5,100 effective 1st April 2026.

EPC

Further information on request.

Planning

The current use is as a plant nursery and horticultural retail/wholesale operation. Planning consent has also been approved for part of the nursery for the winter storage of caravans (seasonal).





Tawny Nursery
Bell Lane, Birdham, Chichester, West Sussex, PO20 7HY

Terms

We have been instructed to market the property with vacant possession to let by way of a new effectively full repairing and insuring lease for a term to be agreed. Rent on application.

Consideration also given to selling the freehold. Price on application.

The property is only available for the existing use and no conditional offers for lease or sale will be considered.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Mark Minchell
m.minchell@flude.com
01243 929136

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

24 December 2025

