

for sale



**Laurel House  
Atherton Rd  
Hindley  
Wigan WN2 3XD**

**PARKINSON**  
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| by informal tender

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## OVERVIEW

A character period large detached two storey six bedroom dwelling house constructed of brick wall elevations exposed to front with render finish to sides and rear under pitch stone flagged roof with large detached double garage, retail outbuildings including former detached café premises, former nursery retail shop and car parking with potential scope for continued business use, conversions and/or redevelopment subject to consent.

## LAUREL HOUSE

A large detached Period property with character features over two floors comprising three receptions, conservatory, kitchen, downstairs shower room/utility, 6/7 bedrooms to first floor with en-suite and family bathroom. The accommodation is described further as follows;

### Ground Floor

#### Entrance Vestibule

#### Lounge 7.19m max x 5.13m max

A spacious formal lounge with living flame gas fire in brick fireplace surround and tiled hearth, exposed beams ceiling.

#### Sitting Room 7.17m x 3.99m

Living flame gas fire, exposed beams ceiling, bi-folding doors leading through to;

#### Dining Room 4.14m x 2.90m

Exposed beam ceiling

#### Inner Hallway 3.96m x 1.77m (incl stairwell)

Stairs to first floor, under-stairs storage.

#### Downstairs Utility & Shower Room 3.84m x 2.92m

Comprises shower enclosure and spacious utility area. Separate WC

#### Conservatory

UPVC double glazed conservatory on dwarf brick walls, Double opening French doors, tiled floor.



#### Kitchen 6.29m x 2.95m

Comprises a full range of fitted base and eye-level units, laminate worktops with inset 1½ bowl single drainer sink, space for gas range cooker with extractor hood over, plumbed for washing machine, tiled floor. Breakfast bar. Breakfast dining area.



## First Floor

### Landing

#### Bedroom 1 en-suite 5.87m x 3.4m

Double bedroom with open fire on tile hearth and surround. En-suite shower room 2.95m x 1.85m comprising shower enclosure, range of bathroom cabinets with inset wash hand basin, low flush WC, tile walls.

#### Bedroom 2 4.02m x 2.96m

Double bedroom to front. Leads through to Bedroom 1

#### Bathroom 3.0m x 2.88m

A modern bathroom suite comprises bath with shower over, bathroom cabinet with inset wash hand basin, low flush WC.

#### Bedroom 3 4.06m x 4.05m

Double bedroom to front.

#### Bedroom 4 4.32m x 4.07m

Double bedroom to front with cast-iron open fire on tile hearth, leading through to;

#### Bedroom 5 3.3m x 2.77m

Double bedroom to front.

#### Bedroom 6/ Dressing Room 4.08m x 3.3m

Double bedroom to rear (potential dressing room/en-suite to bedroom 7) leading through to;

#### Bedroom 7 4.84m x 3.46m

Double bedroom to rear with fitted cupboard.



### Outside

Lawned garden to front and side with pathway leading to front entrance.

The property has a gated entrance to a private driveway providing access to courtyard car parking.

### Detached Garage

A large detached double garage constructed of brick external wall elevations under pitch concrete tile clad roof. Double up and over pressed metal garage door.



**Laurel House**  
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**Traditional Coach House Stables Barn 151m<sup>2</sup> (1627 ft.<sup>2</sup>)**

A two storey traditional Coach House barn constructed of brick external wall elevations under pitch slate clad roof plus single-storey extension comprises former nursery retail shop to the ground floor incorporating original coach House Stables feature, stairs to 1st floor open loft storage.



**The Owl'd Barn 75m<sup>2</sup> (805 ft.<sup>2</sup>)**

A detached former café with roadside frontage to Old Laurel Gardens, constructed circa 1994 of brick external wall elevations under pitched concrete tile clad roof measuring internally approximately 6.55m x 11.5m Plus single storey kitchen 19.5m<sup>2</sup> (210 ft.<sup>2</sup>) with built-in cupboard and drawers, laminate worktop with inset 1 1/2 bowl single drainer stainless steel sink. An Open Plan former café with feature exposed truss beam vaulted ceiling, large cast iron multi-fuel stove. Entrance doors to front and rear. Separate toilets. Mains gas, water and electricity supplies.

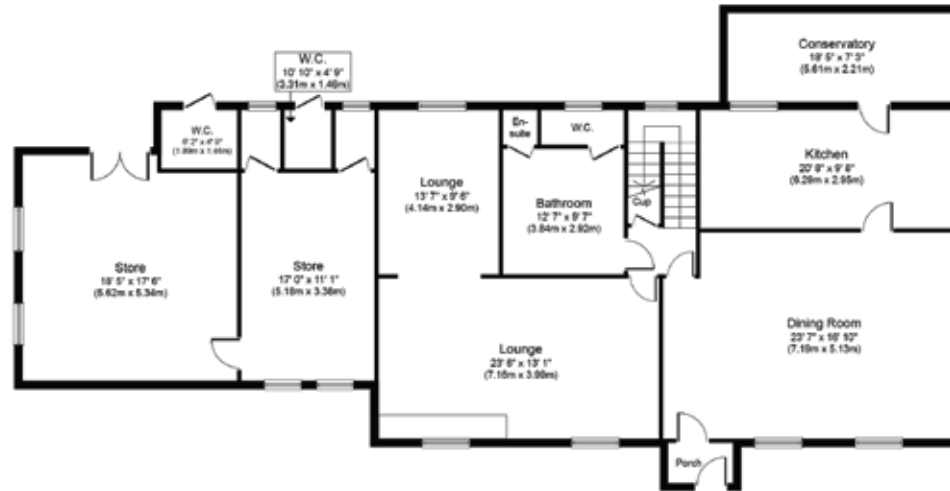


**Adjoining Orangery/glasshouse 41 m<sup>2</sup> (438 ft.<sup>2</sup>)**

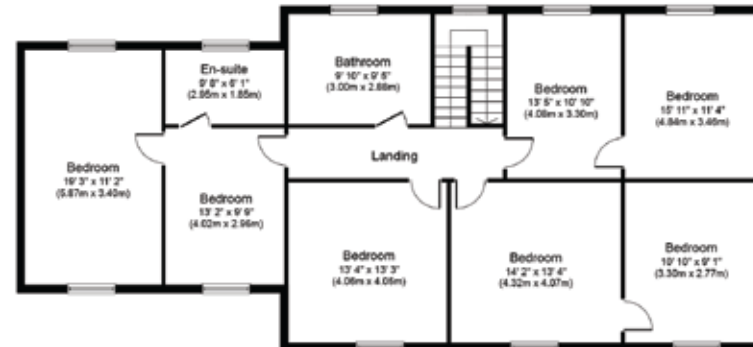
A former 1 1/2 bay glasshouse structure constructed of brick wall with lean-to aluminium frame glasshouse structure, double opening sliding doors, concrete flagged floor.



# FLOOR PLAN - LAUREL HOUSE



**Ground Floor**  
 Approximate Floor Area  
 2,024 sq. ft.  
 (188.0 sq. m.)



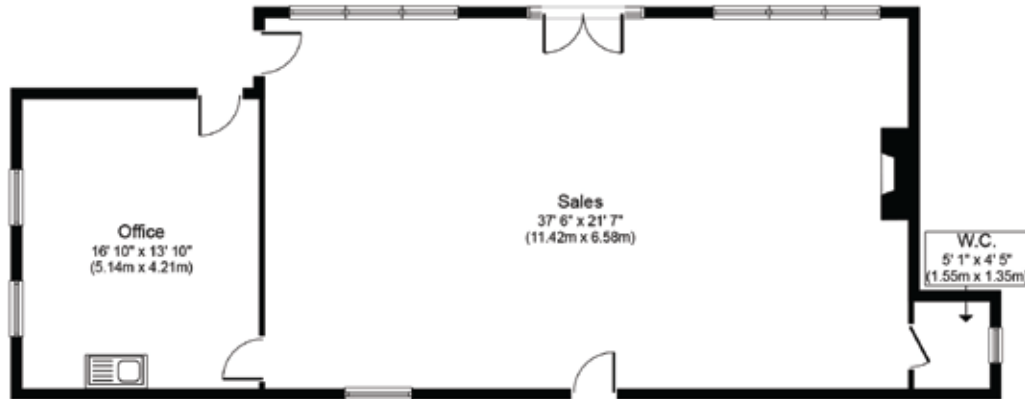
**First Floor**  
 Approximate Floor Area  
 1,442 sq. ft.  
 (134.0 sq. m.)

## Laurel House, WN2 3XD

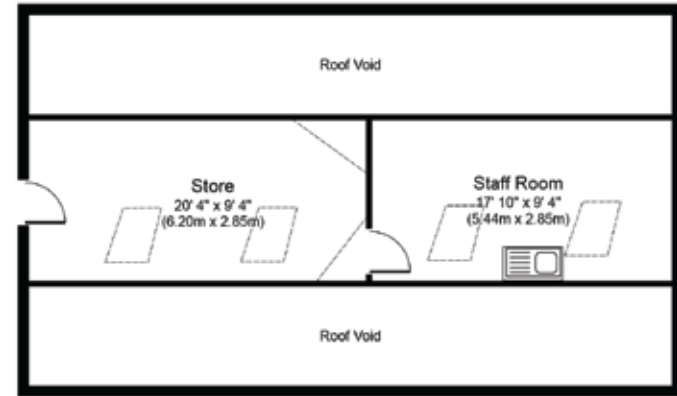
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# FLOOR PLAN - THE OWL'D BARN



**Ground Floor**  
**Approximate Floor Area**  
**1,076 sq. ft.**  
**(100.0 sq. m.)**



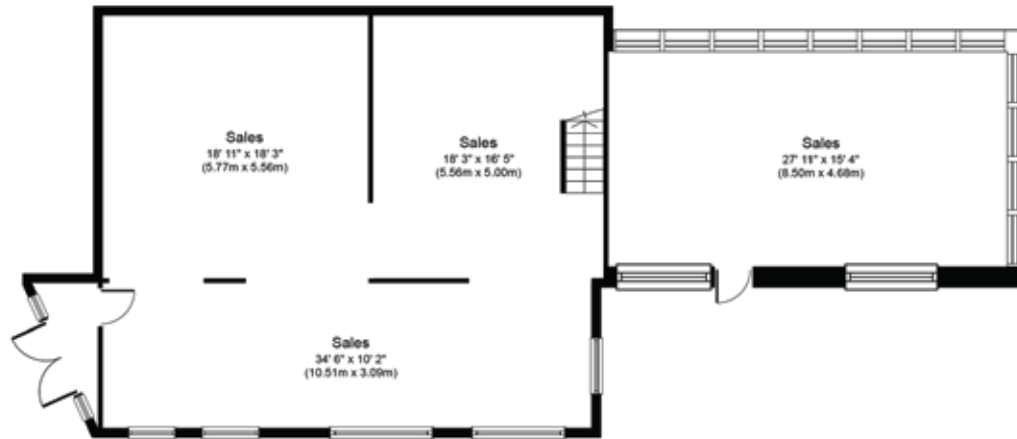
**First Floor**  
**Approximate Floor Area**  
**355 sq. ft.**  
**(33.0 sq. m.)**

## The Owl'D Barn, WN2 3XD

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# FLOOR PLAN - THE STABLES



**Ground Floor**  
**Approximate Floor Area**  
**1,453 sq. ft.**  
**(135.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**646 sq. ft.**  
**(60.0 sq. m.)**

## The Stables, WN2 3XD

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# ENERGY PERFORMANCE CERTIFICATES

## Energy Performance Certificate

Laurel House, Atherton Road, Hindley, WIGAN, WN2 3XD

Dwelling type: Detached house      Reference number: 8920-7023-7840-6120-9222  
 Date of assessment: 20 July 2020      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 27 July 2020      Total floor area: 279 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,580
Over 3 years you could save	£ 3,981

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 642 over 3 years	£ 414 over 3 years	
Heating	£ 7,650 over 3 years	£ 3,897 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 8,580</b>	<b>£ 4,599</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	53	
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 1,683
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,836
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 267

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## Energy Performance Certificate

Non-Domestic Building

THE OWL'D BARN  
 Laurel House  
 Atherton Road  
 Hindley  
 WIGAN  
 WN2 3XD

Certificate Reference Number: 2335-3063-0103-0501-0325

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

Net zero CO<sub>2</sub> emissions

54 This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 138  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 69.44  
 Primary energy use (kWh/m<sup>2</sup> per year): 402.42

### Benchmarks

Buildings similar to this one could have ratings as follows:

- 23 If newly built
- 66 If typical of the existing stock

## Energy Performance Certificate

Non-Domestic Building

THE STABLES  
 Laurel House  
 Atherton Road  
 Hindley  
 WIGAN  
 WN2 3XD

Certificate Reference Number: 0032-0530-3132-5623-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

Net zero CO<sub>2</sub> emissions

102 This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 195  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 140.44  
 Primary energy use (kWh/m<sup>2</sup> per year): 830.71

### Benchmarks

Buildings similar to this one could have ratings as follows:

- 24 If newly built
- 70 If typical of the existing stock

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## ADDITIONAL INFORMATION

### Council Tax

Wigan Council tax band F

### Non-domestic Business Rates

The Owl'd Barn - Rateable value £7000 as from 1 April 2017

Traditional Extended Barn - Rateable value £7700 as from 1 April 2017

### Services

We are advised that the property benefits from mains gas, water, electricity and connection to public sewers.

### Tenure

We are advised that the property is held freehold in title.  
Immediate vacant possession available.

### Viewings

A number of pre scheduled viewing days will be arranged therefore if you wish to register to attend one of the please contact one of the agents to register your interest.

### Offer Process

Offers are invited for the property by way of sealed tender. A closing date for tenders to be submitted has not yet been set.



Enquiries & Viewings  
Strictly by appointment with the agents



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Subject to contract  
August 2020

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