

FOR SALE

Detached Farmhouse with Land

Guide Price £750,000

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Vause's Farm, 75 Wigan Road, Shevington, Wigan, Lancashire WN6 8PY**



- Detached farmhouse - 3 bedrooms, approximately 1,700 square feet GIA
- Approximately 11.8 acres total site area - subject to confirmation with the Deeds
- Outline Planning permission granted for luxury 4 bedroom detached house replacement dwelling reference A/21/91780/OUT
- Rare opportunity to come to market



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**Location:** Vause's Farm can be found off Wigan Road in the Shevington area, approximately 2.5 miles from Standish town centre.

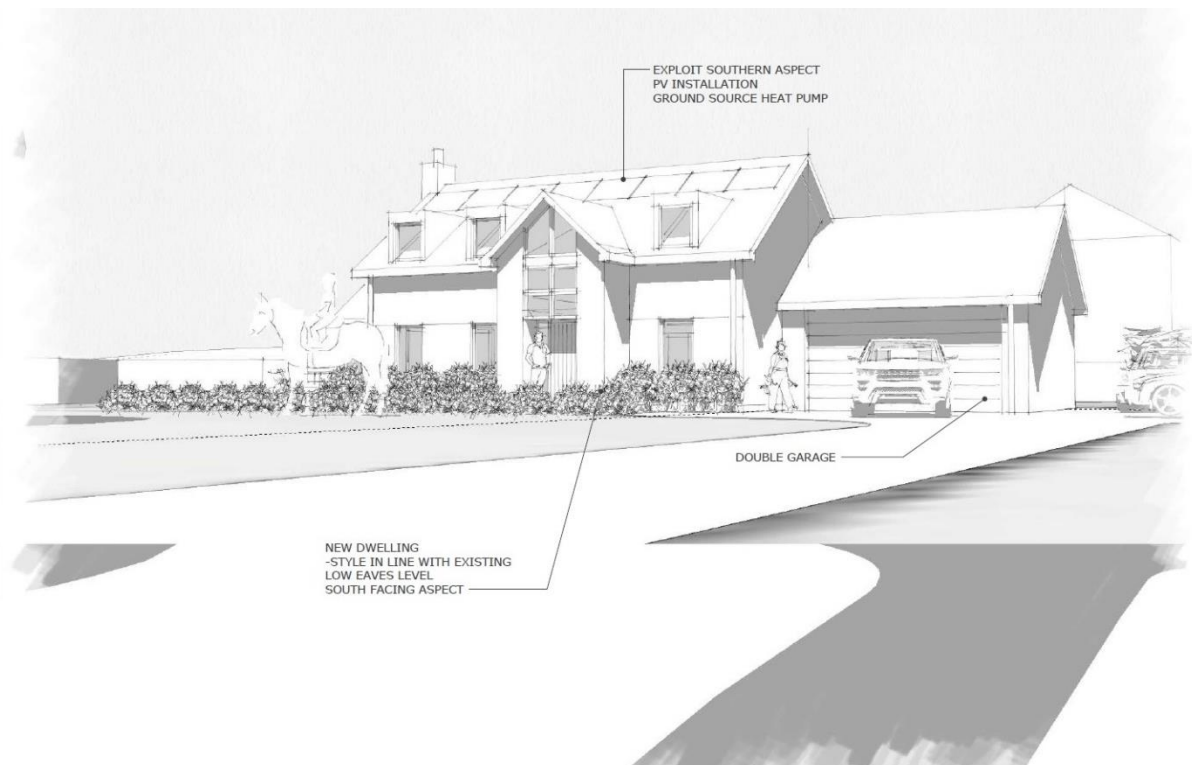


**Description:** Vause's Farm is a detached 3 bedroom two storey dwelling with conservatory, dining room, living room, kitchen/breakfast room, utility and WC to the ground floor, together with 3 bedrooms to the first floor and family bathroom.



Planning permission is granted for a modern detached replacement dwelling with double garage and scope for stable block. Planning reference PP-09909539 - copies are available on request or via Wigan Planning Portal.

Replacement dwelling as proposed.



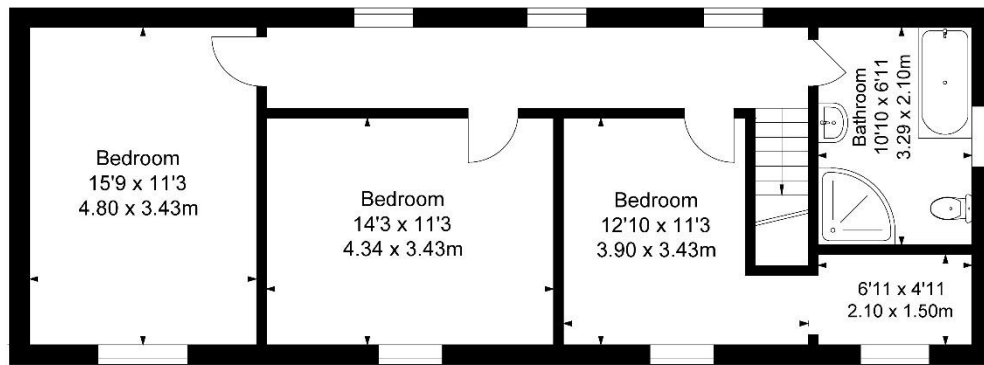
Subject to the confirmation with the Deeds, we calculate the total site area extends to approximately 11.8 acres and includes lawned areas, together with paddock and compound area off Wigan Road.



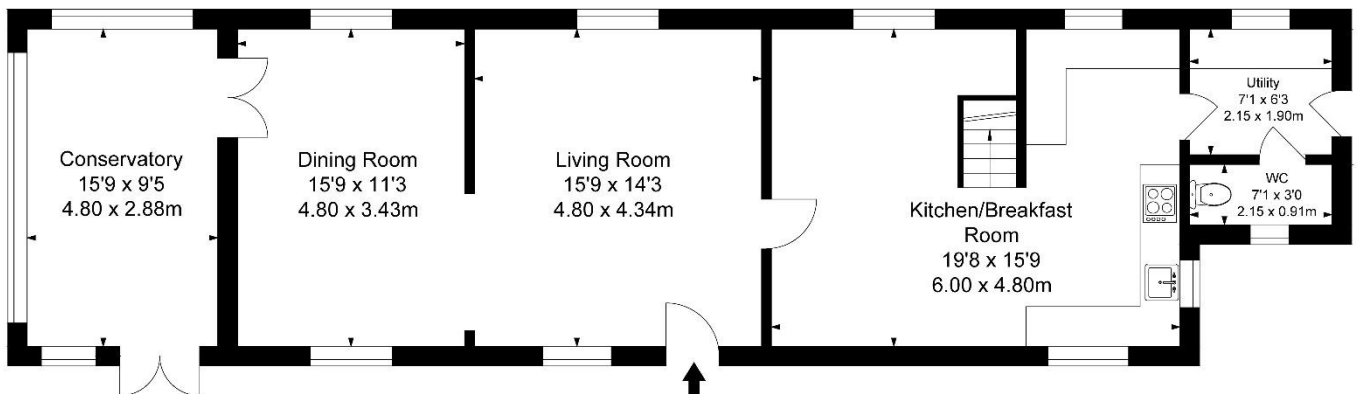
**Accommodation:** Floor plan provided for indicative purposes only - not to scale. Subject to confirmation with the Deeds, we calculate a total site area of 11.8 acres.

## Wigan Road, Standish Lower Ground

Approximate Gross Internal Area :-  
Ground Floor :- 90.43 sq m / 973 sq ft  
First Floor :- 68.36 sq m / 736 sq ft  
Total :- 158.79 sq m / 1709 sq ft



**First Floor**



**Ground Floor**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

**Tenure:** Freehold.

**Guide Price:** £750,000

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**Planning:** Outline planning permission has been granted (subject to conditions) for a 4 bed detached with double garage and scope for a stable block as a replacement dwelling. Reference A/21/91780/OUT issued 13 September 2021.

# H.M. LAND REG

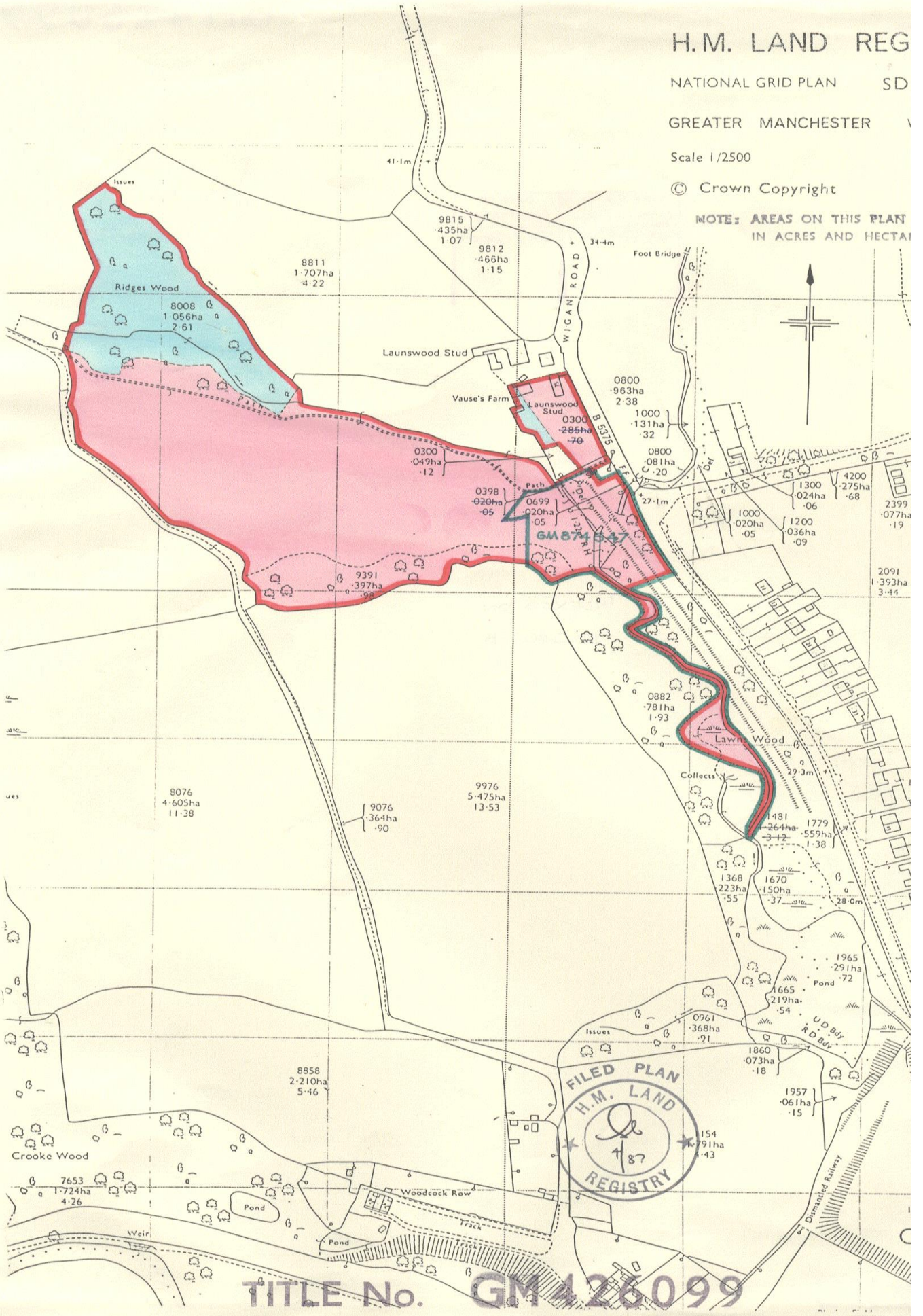
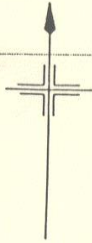
NATIONAL GRID PLAN SD

GREATER MANCHESTER

Scale 1/2500

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NOTE: AREAS ON THIS PLAN  
IN ACRES AND HECTA



TITLE No. GM 126099

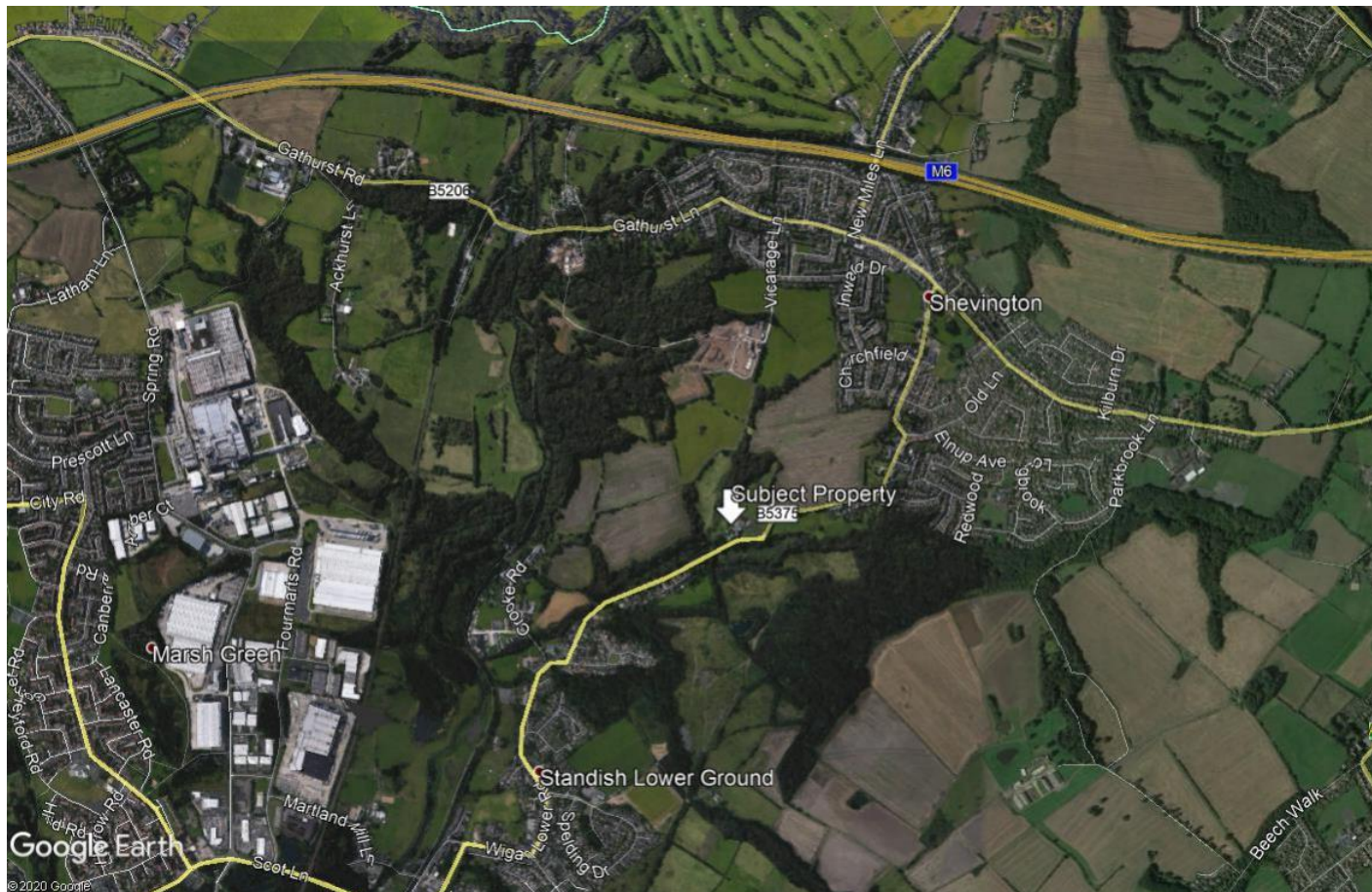
**VAT:** We understand VAT will not apply to the purchase price.

**Legal:** Each party will be responsible for their own legal costs incurred in this transaction.

**EPC:** A copy of the EPC is available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Details Prepared 02 December 2024**



Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.