



2 Bell Cottages, Hall Lane, Aspull, Wigan, WN2 2SH



FOR SALE BY PRIVATE TREATY

OFFERS OVER £250,000



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- Two reception rooms
- Two bedrooms
- Dressing Room / Potential 3rd Bedroom
- Victorian Staircase
- Mature, well-maintained lawns
- Grounds over 0.5 acres
- Cellar
- Garage and off-road parking
- Outbuildings

2 Bell Cottages represents a fantastic opportunity to purchase a property full of history and character in a rural setting with the opportunity for the next owners to undertake a sympathetic refurbishment to make a family home.

The property which we understand dates to the 19th Century, previously formed part of the Leigh-Pemberton Estate, the Leigh-Pemberton family having historic links to Hindley Hall dating back to 1721. Hindley Hall Golf Club is located adjacent to the property.

The property is accessed via a private driveway and benefits from off road parking. The grounds are spacious and over 0.5 acres in size with the garden areas well maintained, including mature broadleaf trees and a number of outbuildings.

The property we believe would also appeal to small holders, market gardeners and arboriculturists.



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Entrance Hallway –

Leading to the central dining room

Lounge - 4.62 x 4.18m (15' 2 x 13' 9)

With carpeted flooring, feature chimney breast with fire place and log burner, feature internal sash lead window providing natural light to the entrance hallway.

Dining Room - 5.39 x 3.23m (17' 8 x 10' 7)

With carpeted flooring and character mullion window.

Hallway - 4.62 x 2.73m (15' 2 x 8' 11)

Featuring a Victorian staircase, which incorporates ornately designed wrought iron balustrades.



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Kitchen;

with vinyl flooring, base and wall units incorporating a composite work surface and single stainless steel basin with the walls themselves fully tiled.

Bathroom;

with bath, w/c, vanity basin and part tiled walls.

Utility room;

with vinyl flooring, single glazed providing access to the external area with outbuildings and rear garden



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Bedroom 1 - 4.77 x 4.08m (15' 8 x 13' 5)

With carpeted flooring overlooking the lawns.

Bedroom 2 - 2.99 x 2.97m (9' 10 x 9' 9)

With built in wardrobes which incorporate a recently installed central heating boiler.

Dressing Room - 2.99 x 2.16m (9' 10 x 7' 1)

Spacious dressing room leading to the second bedroom. This space has previously been used as a bedroom.

Cellar

Externally there is access available to the cellar.



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Outbuildings

Located in the rear courtyard accessed from the utility room

Garage -

Single Garage

Garden / Lawns -

Well maintained, mature lawns situated to the front of the property benefiting from a separate access onto the adopted highway known as Hall Lane.



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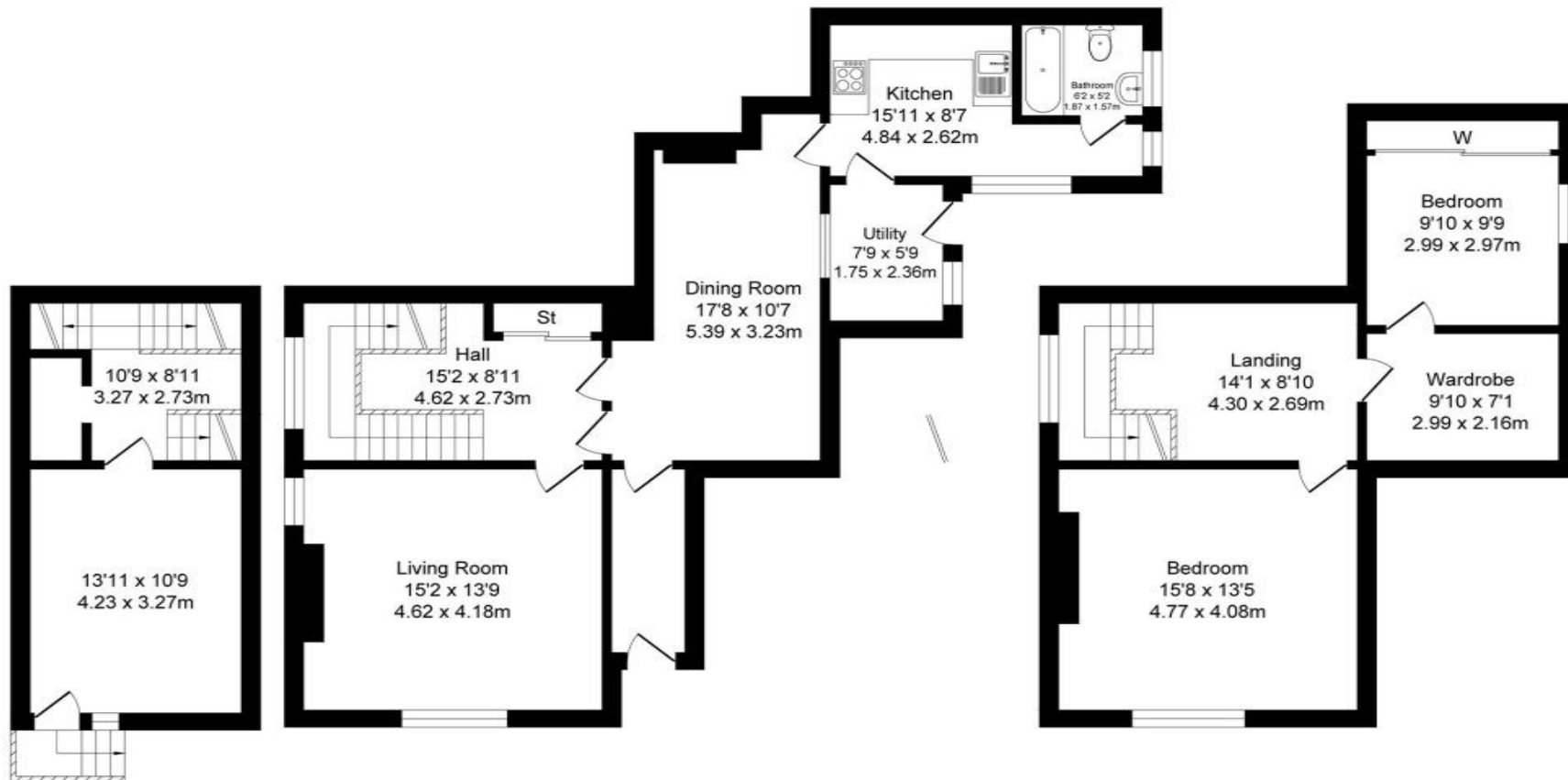


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Hall Lane

Total Approx. Floor Area 1559 Sq.ft. (144.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cellar
Approx. Floor Area 250 Sq.Ft (23.2 Sq.M.)

Ground Floor
Approx. Floor Area 765 Sq.Ft (71.1 Sq.M.)

First Floor
Approx. Floor Area 544 Sq.Ft (50.5 Sq.M.)



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Local Authority

Wigan Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 1YN.

Council Tax Band

Band C for which the amount payable for 2023/24 is £1,627.37

Energy Performance Certificate

The EPC rating for the property is D63.

Services

Mains gas, mains water, mains electricity and drainage by way of a shared septic tank.

Please note T Fazakerley & Son have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Tenure

The property is owned freehold. Part of the property is subject to a flying freehold.

Overage

There will be an Overage Clause included within the contract of sale covering a period of 25 years, the Overage Clause being triggered on the grant of Planning Consent for residential purposes. The Vendors will reserve a right to claim 30% of the increase in value as a result of the Planning Consent being approved.

Rights of Access, Easements & Wayleaves

There is a pedestrian right of way to the front of the property in favour of 3 Bell Cottages. The Property benefits from a right of way on foot to the garage and benefits from a vehicular right of way off Hall Lane to the garage. It should be noted that the land is sold subject to any other such rights of way and easements that may affect the land.

Boundaries

The boundaries on the property are not demarcated, we are aware of a shed which lies part on neighbouring 3rd party land for which the successful purchaser shall be required to reposition on land which forms part of the Property together with being wholly responsible for any associated gps boundary surveyor costs to determine the accurate boundaries of the property.



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Viewings

Viewings are strictly by appointment only with the sole selling agents, contact on 01942 242 636 or by email to info@fazakerleysharpe.co.uk.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Sale Method

The Property is for sale by Private Treaty.

Septic Tank

We are aware that the septic tank may not currently comply with regulations and may require to be replaced.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.