



Ince Hall, Ince Hall Avenue Ince, Wigan, WN2 2HY

 10  4  5

- Detached residential property with outbuildings.
- Grounds of approx. 0.91 acres
- Potential Development Opportunity STP.

FOR SALE

O.I.R.O £850,000



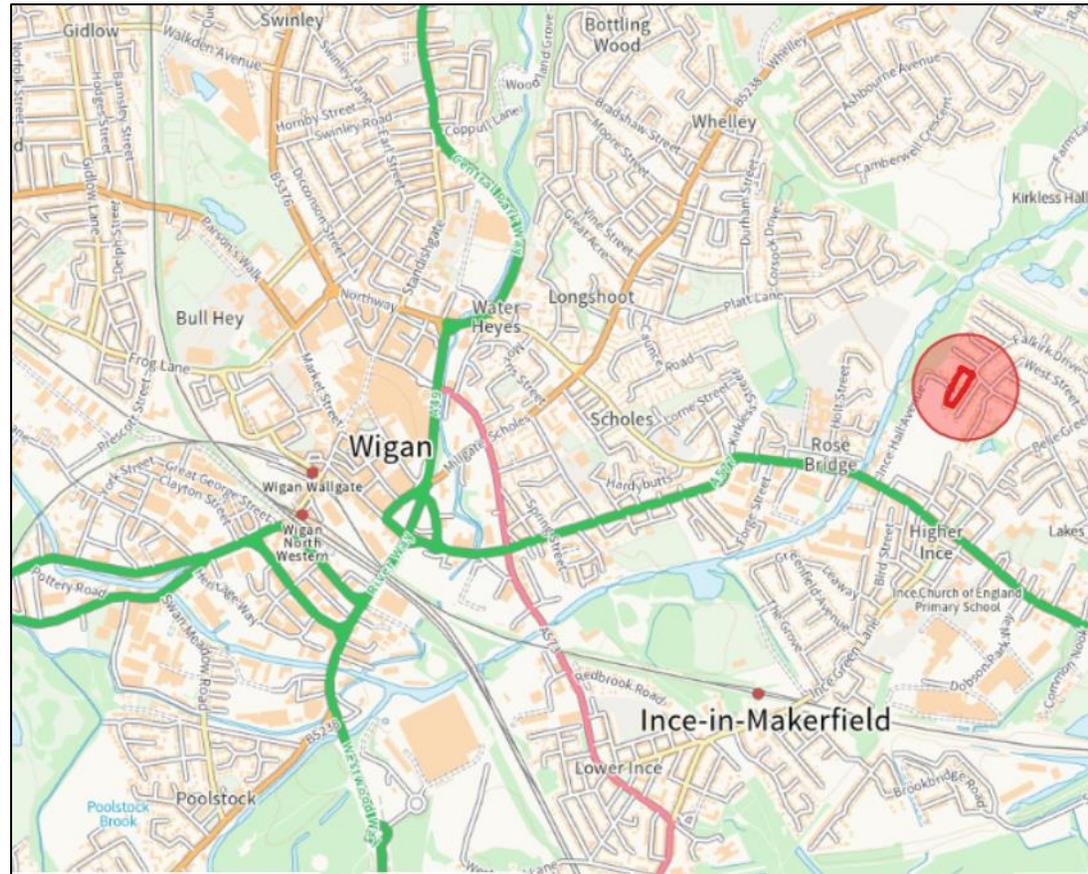
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- Detached residential property
- Close to amenities
- Potential re-development
- Plot of approx. 0.91 acres
- Accommodation within 4 residential units
- Outbuildings
- 10 bedrooms

Location

Ince Hall is located in Ince-in-Makerfield, Wigan. The access is via the adopted highway known as Ince Hall Avenue. There is easy access to the Leeds Liverpool Canal.

A location plan has been re-produced below showing its contextual position in relation to the town of Wigan is below.



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Description

Ince Hall is a unique historic property with history dating back to James I. The property comprised a tudor building historically however following a fire in 1854 it was re-built in brick which is what is present today. The current layout includes four residential units, including two cottages and two flats which over two storeys provide a total of 10 bedrooms and 4 bathrooms over approximately 398m² (4,284sqft).

The plot measures 0.91 acres which includes a generous front and rear lawn area, within the rear yard are stables and outbuildings.

This unique property offers a range of potential for restoration or re-development.



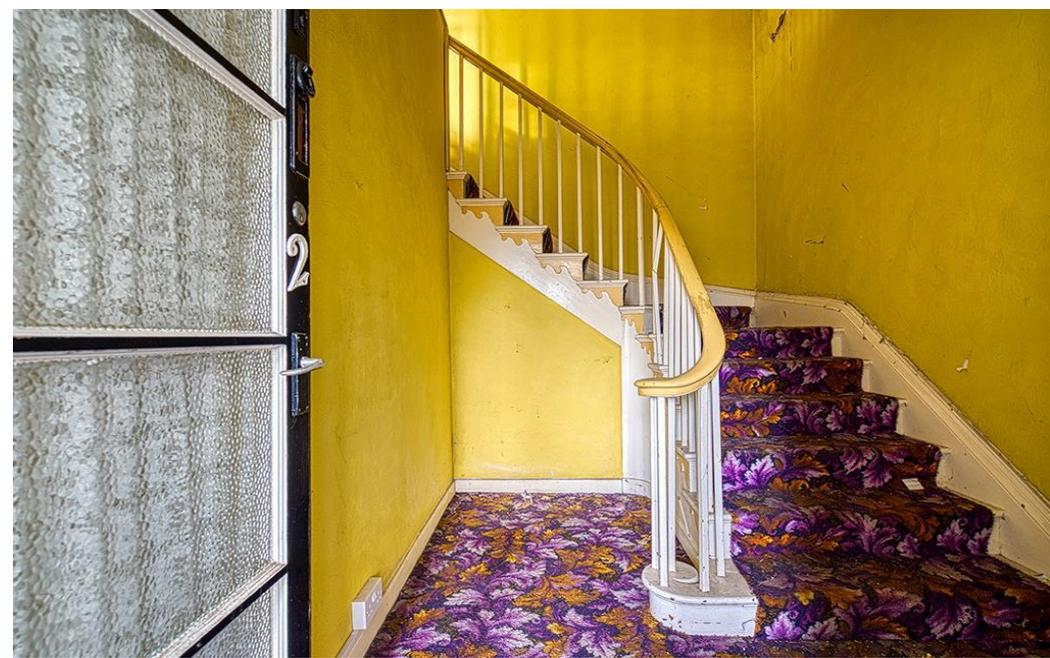
The Hall prior to the fire in 1854.



The Hall as it stands today



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Planning

The owners submitted a pre-app to Wigan Council in 2022 for a potential development of 14 dwellings which received a favourable response the document is available upon request. We believe there may be potential for re-development or conversion on the Property, subject to obtaining the necessary permissions and consents for which interested parties to make their own enquiries of Wigan Council.

Services

There are mains services to the property in the form of mains, electricity, drainage and gas. *Please note, Fazakerley Sharpe have not tested any of the above services and purchasers should satisfy themselves as to the presence and the working condition prior to exchange of Contracts.*

Council Tax

The Council Tax Bands for the Property is as follows;

- Ivy Cottage = Band A (2024/24; £1,281.75)
- Ince Hall Cottage = Band A (2024/24; £1,281.75)
- Flat 1 & 2 = Band B (2024/24; £1,495.37)

Energy Performance Certificates

- Ivy Cottage = E
- Ince Hall Cottage = E
- Flat 1 & 2 = D

Local Authority

Wigan Council, Life Centre, Library St, Wigan WN1 1YN. T: 01942 404364. W: www.wigan.gov.uk

Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title & Tenure

The property is owned freehold and vacant possession will be granted upon completion.

Viewings and Enquiries:

Viewings are **strictly** by prior appointment only with the sole selling agents. Please call 01942 242 636 or email info@fazakerleysharpe.co.uk to



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Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail 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.

Asbestos

We are aware that some of the building materials on the Property may contain asbestos, interested parties are advised to make their own enquiries.

Method of Sale

The property is offered for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

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.



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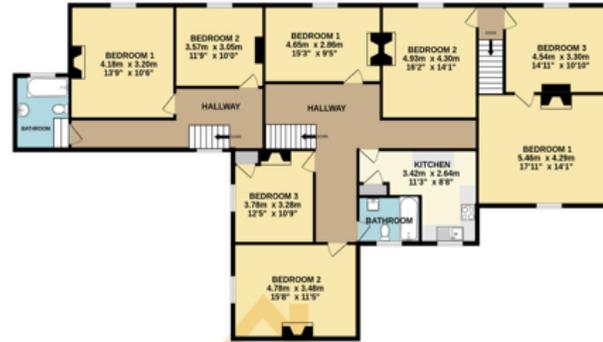


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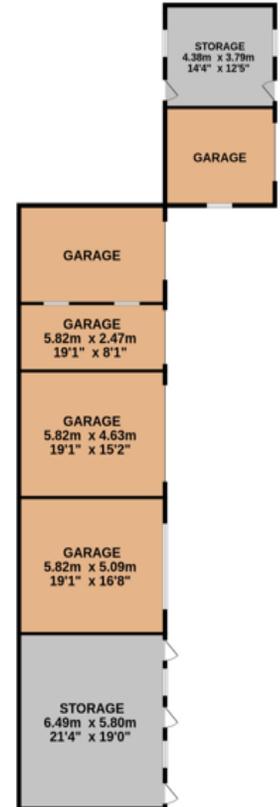
GROUND FLOOR



1ST FLOOR



GARAGE/STORAGE BLOCK



Fazakerley
Sharpe

INCE HALL, INCE HALL LANE, INCE-IN-MAKERFIELD, WIGAN WN2 2HY

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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