



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 £550,000



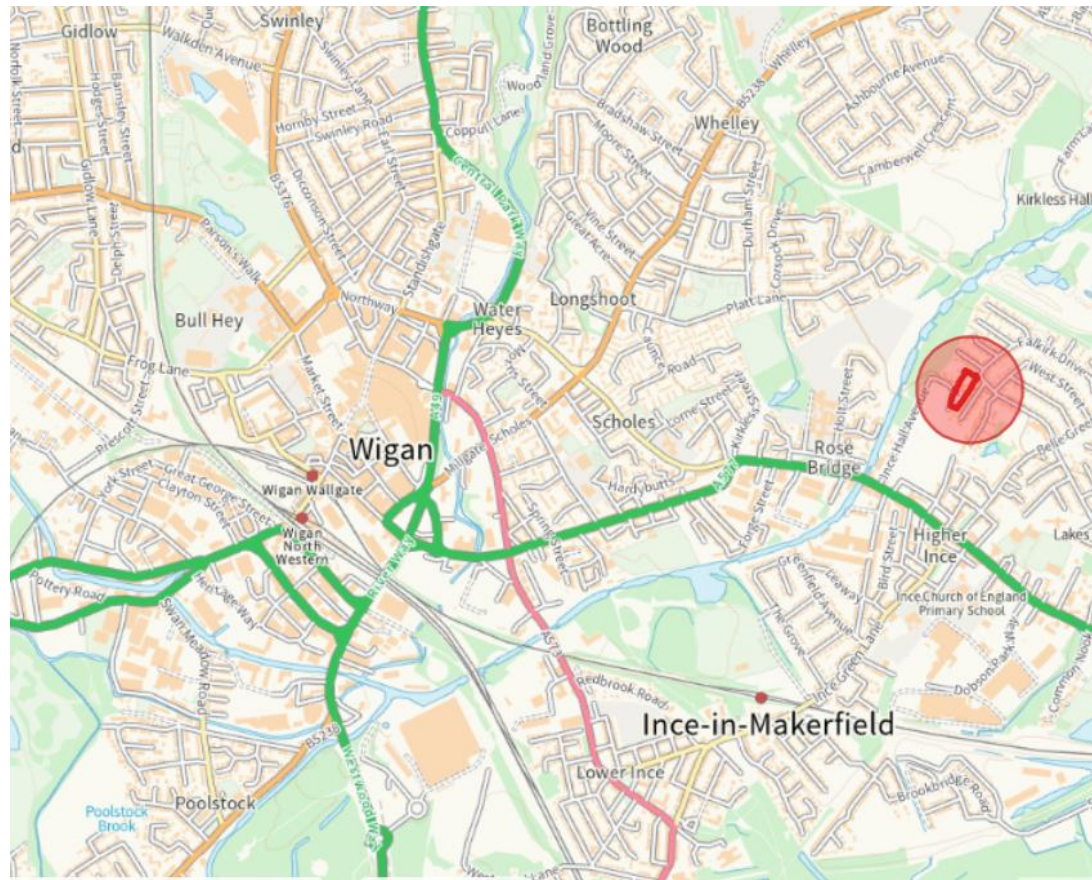
Ince Hall, Ince Hall Avenue Ince, Wigan, WN2 2HY

- 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 provides a total of 10 bedrooms and 4 bathrooms over approximately 398m² (4284sqft).

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 prior to the fire in 1854.



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Bankfield House, Black Moss Lane, Scarisbrick, Ormskirk, L40 9RN



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Planning

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We understand that the Property in its entirety is within the Green Belt, 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 West Lancashire District Council.

Services

There are mains services to the property in the form of mains, electricity, drainage and gas. *Please note, T Fazakerley & Son 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 Band for the Property is Band E for which we understand the amount payable for 23/24 is £2,630.37.

Local Authority

West Lancashire District Council, 52 Derby Street, Ormskirk, L39 2DF. www.westlancs.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. Part of the land is unregistered.

Viewings and Enquiries:

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



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Bankfield House, Black Moss Lane, Scarisbrick, Ormskirk

Approximate Gross Internal Area
Main House = 1546 Sq Ft/144 Sq M

Garage = 231 Sq Ft/21 Sq M

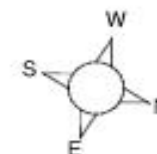
Outbuilding = 552 Sq Ft/51 Sq M

Commercial Green House = 2774 Sq Ft/258 Sq M

Barn = 1411 Sq Ft/131 Sq M

Boiler House = 117 Sq Ft/11 Sq M

External W.C. = 60 Sq Ft/6 Sq M



Ground Floor

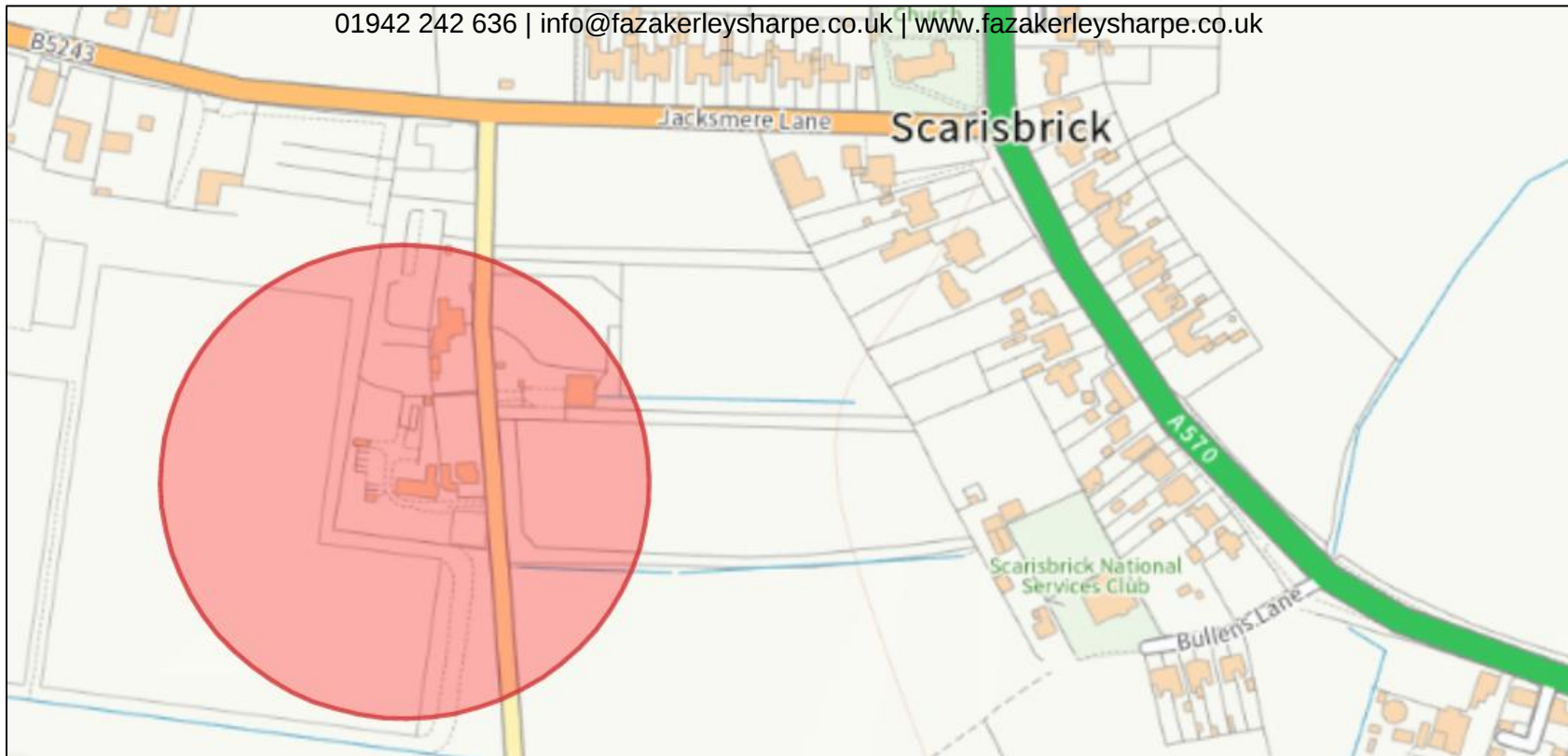


First Floor





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Location Plan. For Identification Purposes Only, Not to Scale.

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.

