



## Bryn Hall, Bryn Gates Lane, Bamfurlong, WN2 5JY



- Detached residential property, commercial yard with outbuildings.
- Grounds of approx. 1.83 acres
- Potential Development Opportunity STP.

**FOR SALE OFFERS  
OVER £1,000,000**





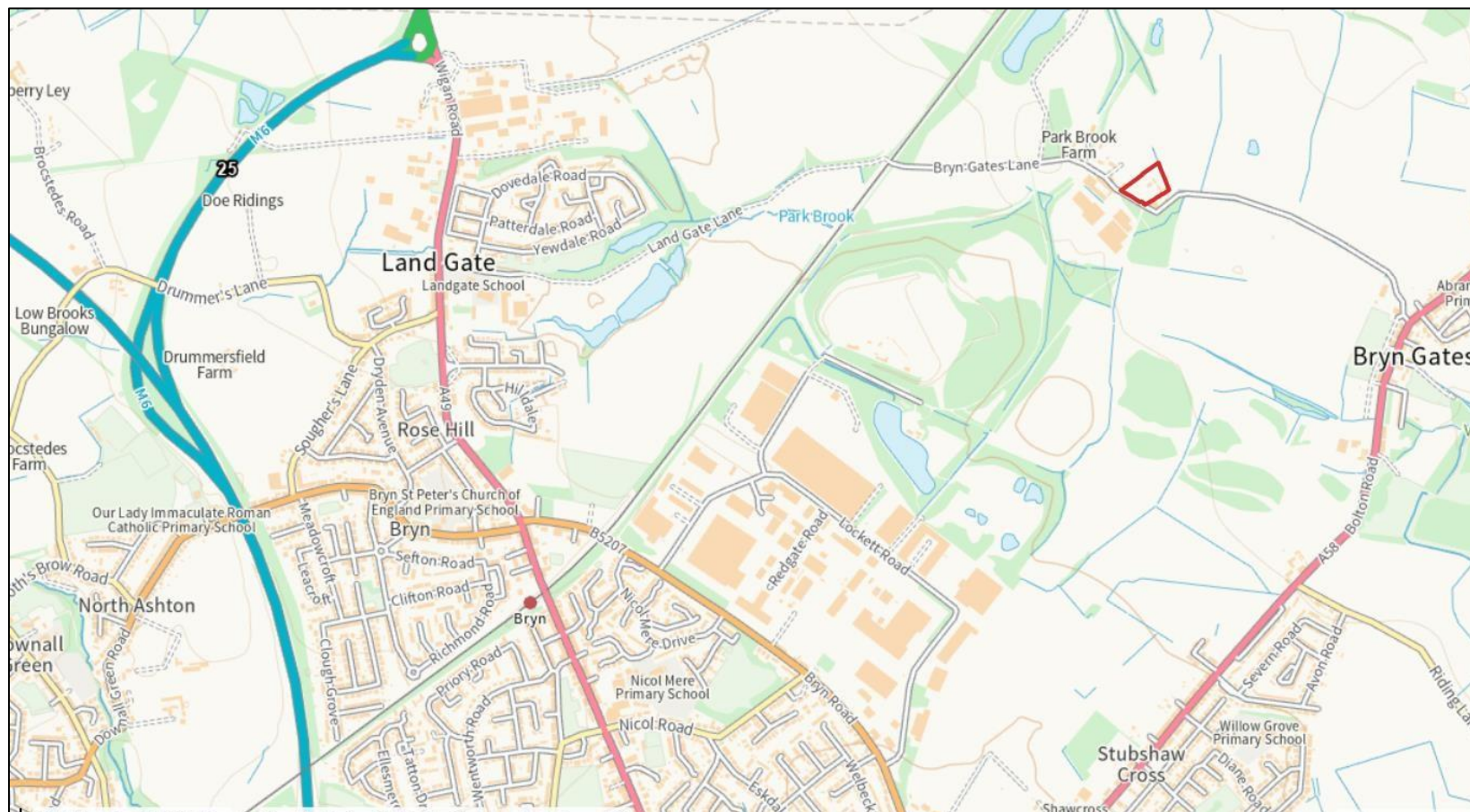
# Bryn Hall, Bryn Gates Lane, Bamfurlong, WN2 5JY

- Detached residential property
- Close to amenities
- Plot of approx. 1.83 acres
- 6 Bedrooms / 4 Bathrooms
- Outbuildings
- Potential re-development

## Location

Bryn Hall is located in Ashton-in-Makerfield, Wigan. The access is via the adopted highway known as Bryn Gates Lane. There is easy access to the town centre (Wigan) and Junction 25 of the M6.

A location plan has been re-produced below showing its contextual position in relation to Junction 25 of the M6 is below;





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## Description

Bryn Hall is a unique historic property with history dating back to 1564 with links to the Gerard Family and The Roman Catholic Priest Fr. Edmund Arrowsmith. The Hall sits in a total plot of 1.83 acres and comprises a detached residential property which has over 2,900sqft of accommodation including 6 bedrooms and 4 bathrooms together with a commercial yard area which includes two outbuildings and 20 x kennels. There are two entry points to the property which allows for independent access to the respective residential and commercial components.

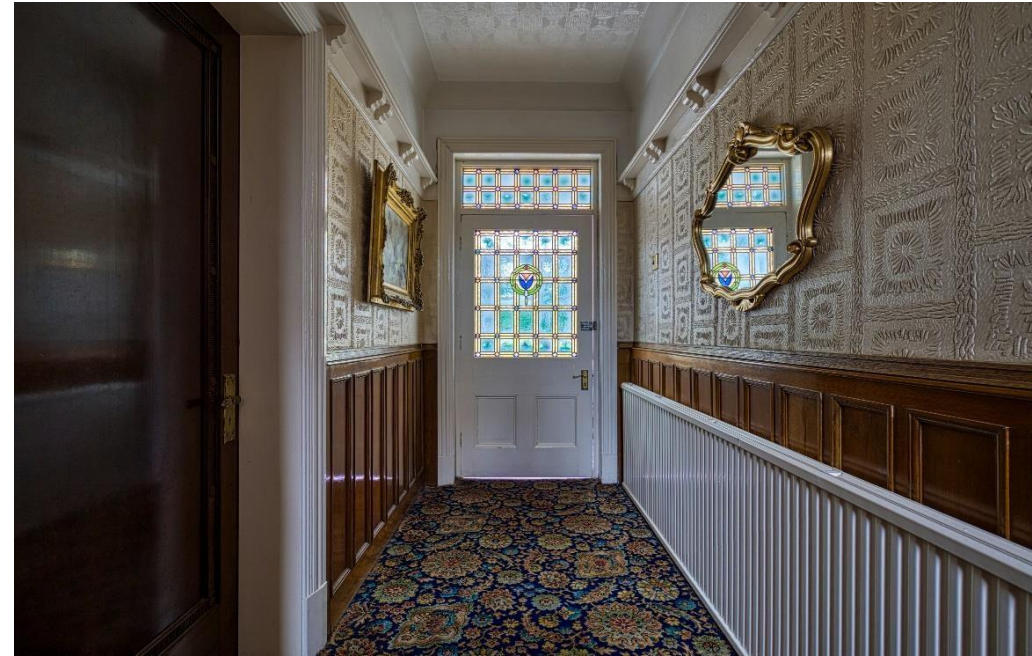
The buildings include a garage which has recently been let to a third party for storage purposes and measures approximately 1,054sqft and a steel framed building which has accommodation over three storeys and has a footprint of approximately 807sqft.

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





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## Planning

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 Wigan Council.

## Services

There are mains services to the property in the form of mains, electricity, private drainage and oil fired central heating. *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 F for which we understand the amount payable for 25/26 is £2,932.43.

## Local Authority

Wigan Council, Life Centre, Library St, Wigan WN1 1YN. [www.wigan.gov.uk](http://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@tfazakerleyandson.co.uk](mailto:info@tfazakerleyandson.co.uk) to arrange a viewing.

## Money Laundering Regulations Compliance

Please bear in mind that T Fazakerley & Son 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.

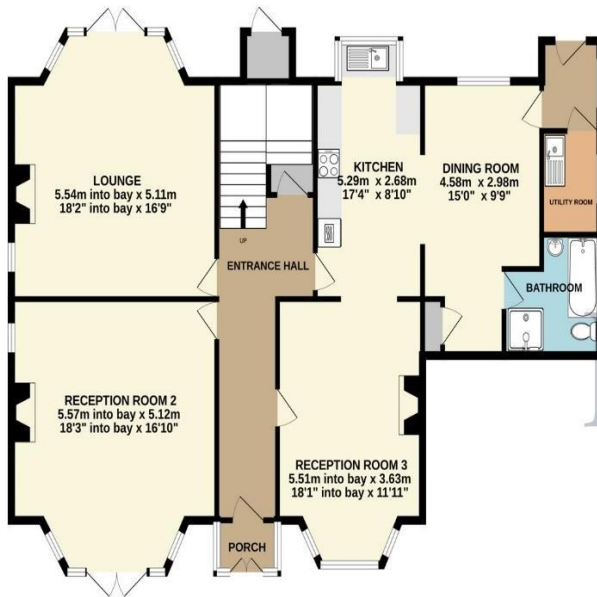
## Method of Sale

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

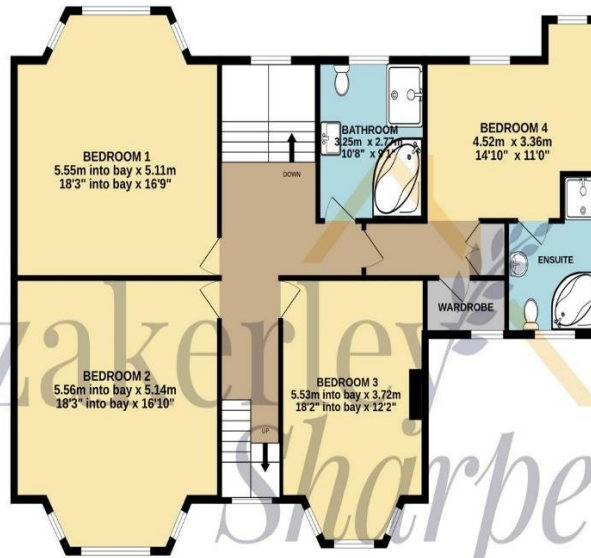


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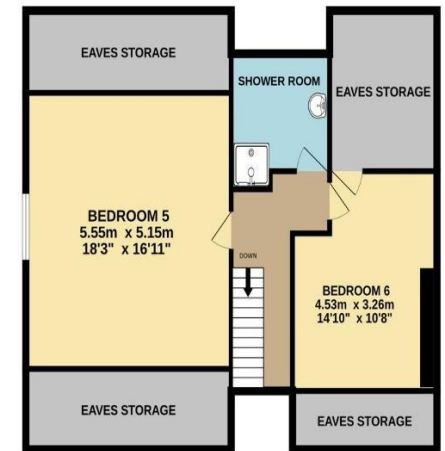
GROUND FLOOR  
111.7 sq.m. (1202 sq.ft.) approx.



1ST FLOOR  
109.8 sq.m. (1182 sq.ft.) approx.



2ND FLOOR  
54.6 sq.m. (588 sq.ft.) approx.



BRYN HALL, BRYN GATES LANE, BAMFURLONG, WIGAN WN2 5JY

TOTAL FLOOR AREA : 276.1 sq.m. (2972 sq.ft.) approx.

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

Fazakerley Sharpe 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 to the correctness of them.
2. Any electrical or any other appliances at the property have not been tested nor 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 in 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		