



*Property, rooted in our heritage.
Established 1931*

GARSWOOD GATES FARM

HAYDOCK, MERSEYSIDE

WA11 9RP



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HAYDOCK ST.HELENS MERSEYSIDE WA11 9RP

Wigan - 7.3 miles

Liverpool - 15.5 miles

Manchester - 22.5 miles

A DETACHED PERIOD FARMHOUSE, A RANGE OF MODERN AND TRADITIONAL BUILDINGS AND LAND IN A STRATEGIC ACCESSIBLE LOCATION WITHIN CLOSE PROXIMITY TO THE A580 AND JUNCTION 23 OF THE M6.

Farmhouse with four bedrooms in requirement of modernisation

Traditional brick farm buildings with potential for development (STP)

Modern farm buildings

Productive arable land

Strategically located

Arable land currently subject to FBT expiring September 2026

112.15 Acres (45.38 Ha) in all

Available as a whole or in five lots



Garswood Gates Farm benefits from a residential property, agricultural buildings and agricultural land strategically located with excellent transport links to the A580 and the M6 Junction 23.

The property was historically part of the Old Garswood Hall Estate formerly owned by the Gerard Family. This is the first time the property has come to the market with the family of the late Mr Wiswall having purchased the property as sitting tenants in 1943.

The property is located in close proximity to the town of Haydock and is perfectly positioned between Liverpool and Manchester. The town blends the charm of a village community with the convenience of superb transport links. Just minutes from junction 23 of the M6 and with the A580 East Lancashire Road on its doorstep, this is a location built for accessibility.

Haydock is also home to the the famous Haydock Park Racecourse, a premier venue for both flat and jump racing





Farmhouse

The detached farmhouse dates to late 1800's and is constructed of red brick under pitched slate roof with accommodation over two storeys. The accommodation is in requirement of modernisation and comprises to the ground floor, a kitchen, living room, dining room, reception room and w/c, to the first floor are four bedrooms and a family bathroom.

To the front and side is a garden and to the rear is a flagged courtyard area which has direct access to the farm yard.

The farmhouse benefits from mains water, electricity and gas with drainage by way of a septic tank.

The EPC rating is D59.

Together with the farm yard and buildings, the farmhouse is included in Lot 1.







Farmbuildings

Grain Drying Shed; Timber frame with concrete floor, with tin corrugated elevations under pitched asbestos roof. The property has a grain silos in situ.

Traditional Buildings; Constructed of brick part two storey and part single storey under pitched tile roof, to the rear is a lean to which is under a mono-pitched corrugated tin roof. The internal is made up of separate storage rooms each with single glazed timber framed windows.

Wareings Buildings; Four buildings combined all constructed by Wareings, constructed of asbestos sheet cladding above concrete block, under pitched asbestos roof. Concrete flooring. Fully enclosed. Mixed sliding doors and hinged. One open fronted which has a metal gate in situ.

Traditional Building; A single storey building of brick construction under pitched slate roof. Access via a pair of timber hinged doors or a timber pedestrian door.

The Farmbuildings together with the yard and farmhouse is included within Lot 1.







Lot 2

The Land

The land is available in four lots and is all classified as Grade III. The land is all included within an arable rotation, for the 2025 harvest the land has been cropped with field beans and winter wheat. A cropping schedule is available upon request.

The land is subject to two separate Farm Business Tenancies, a notice has been served to allow for vacant possession in September 2026.

The land benefits from access from the adopted highways and is available as follows;

Lot 2; 90.32 acres (36.55 ha)

Lot 3; 6.1 acres (2.46 ha)

Lot 4; 4.32 acres (1.74 ha)

Lot 5; 9.64 acres (3.9 ha)



Lot 5



Lot 3

Method of Sale

For sale by Private Treaty as a whole or in five lots. If there are high levels of interest we may seek best and final offers.

Tenure

We are advised that the property is freehold, Lot 1 comprising the house, yard and buildings is mainly subject to vacant possession on completion with the exception of an area of land that is currently subject to an FBT and is due to expire in September 2026. Lot 2 - 5 are subject to two Farm Business Tenancies for which vacant possession will be available from September 2026.

Services

Mains electric, water and gas are available. Drainage is to a septic tank. We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc or services to the property so cannot confirm that they are in working order.

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.

Sporting, Mines and Mineral Rights

The sporting rights are included in the sale. We are aware that mines and minerals are reserved to a previous owner.

Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Overage

There will be an Overage Clause included within the contract of sale covering a period of 30 years, the Overage Clause being triggered on the grant of Planning Consent with the exception of agricultural and non-commercial equestrian uses. The Vendors will reserve a right to claim 30% of the increase in value as a result of the Planning Consent being approved.

Boundaries

In the scenario that Lot 1 is sold separately, the purchaser will be required to contribute approximately £800+VAT towards a GPS survey and erect a stock proof fence at their own cost within 14 days of the expiry of the FBT.

Nitrate Vulnerable Zone (NVZ)

The Farm is located within the NVZ as designated by DEFRA.

Local Authority

St Helens Borough Council, Town Hall, Customer Service Hub, Victoria Square, St. Helens, WA10 1HP.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove al fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents - Fazakerley Sharpe, 3 Wrightington Street, Wigan, WN1 2AZ. Tel: 01942 242636 Email: info@fazakerleysharpe.co.uk

Postcode: WA11 9RP.

What3words: ///decreased.settle.candy



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