



Spring Farm

Garnetts Lane | Tarbock Green | Prescott | L35 1QN

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents

Spring Farm Garnetts Lane Tarbock Green Prescott L35 1QN

Located to the north of the A562 on Garnetts Lane, Spring Farm has exceptional transport links, located 7 miles from Liverpool John Lennon Airport and 10 miles from Liverpool City Centre.

An equestrian unit with development potential being sold as a whole or in 4 Lots.

*Lot 1 - A 4 bedroomed house building plot
Guide price: £295,000*

*Lot 2 - Traditional barns and yard area
Guide price: £350,000*

*Lot 3 - 30.92 acres of land
Guide price: £400,000*

*Lot 4 - 13.42 acres of land
Guide price: £200,000*



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Wignalls Chartered Surveyors are pleased to present an excellent opportunity to acquire a former farm which is currently used for equestrian purposes which benefits from development potential on the eastern fringe of Liverpool (subject to obtaining the necessary consents).

The Property comprises a dilapidated four bedroomed house, a range of barns and buildings which are being utilised for equestrian purposes and around 44 acres of land.

The holding has development potential within the traditional barns for three well placed larger dwellings and a further building plot for a four bedroomed house to go with the 9 acres found in Lot 1.

The buildings on site total approximately 1,032.78m² with the redundant house totalling around 165m² GEA.

The house and buildings are set in approximately 48.38 acres of land available as a whole or in 4 lots.



LOT 1

Lot 1 includes a dilapidated four bedroom dwelling sitting in a third of an acre with its own private access.

The detached property has great character with huge potential for a complete rebuild to create a generously sized country home.

Included in the lot is a good sized garden which is largely overgrown but has the scope to be landscaped to the owner's preferences.

The lot is conveniently located 10 miles from Liverpool city centre, accessed off Garnetts Lane.



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LOT 2

Lot 2 comprises a range of traditional brick built buildings, timber stables and portal framed building along with yard area and exercise enclosure.

The barns are currently used for equestrian uses however they do have development potential subject to the necessary planning consents being obtained.

Lot 2 has loads of potential in its redevelopment value or in continuing to be run in accordance with the current equestrian and livery uses.



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LOT 3

Lot 3 comprises of circa 30.92 acres pasture land which stretches to the A5300.

The land is currently used for the grazing of horses in association with the livery at the site. The land is classified as grade 2/3 as per the agricultural land classification maps and therefore may be suitable to growing a range of crops if it were to return to agricultural use.

Included in Lot 3 is a ménage which is roughly 65m x 35m in size. The ménage is used currently by the vendor and provides a good all year round exercise area for the horses on site.



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LOT 4

Lot 4 comprises of circa 13.43 acres of Grade 2/3 agricultural land accessed off Garnetts Lane.

The land is relatively flat and has a pond along the southern boundary line.

The land is currently used for grazing horses but like Lot 3, the soil is high quality and therefore would be able to support a variety of crops.

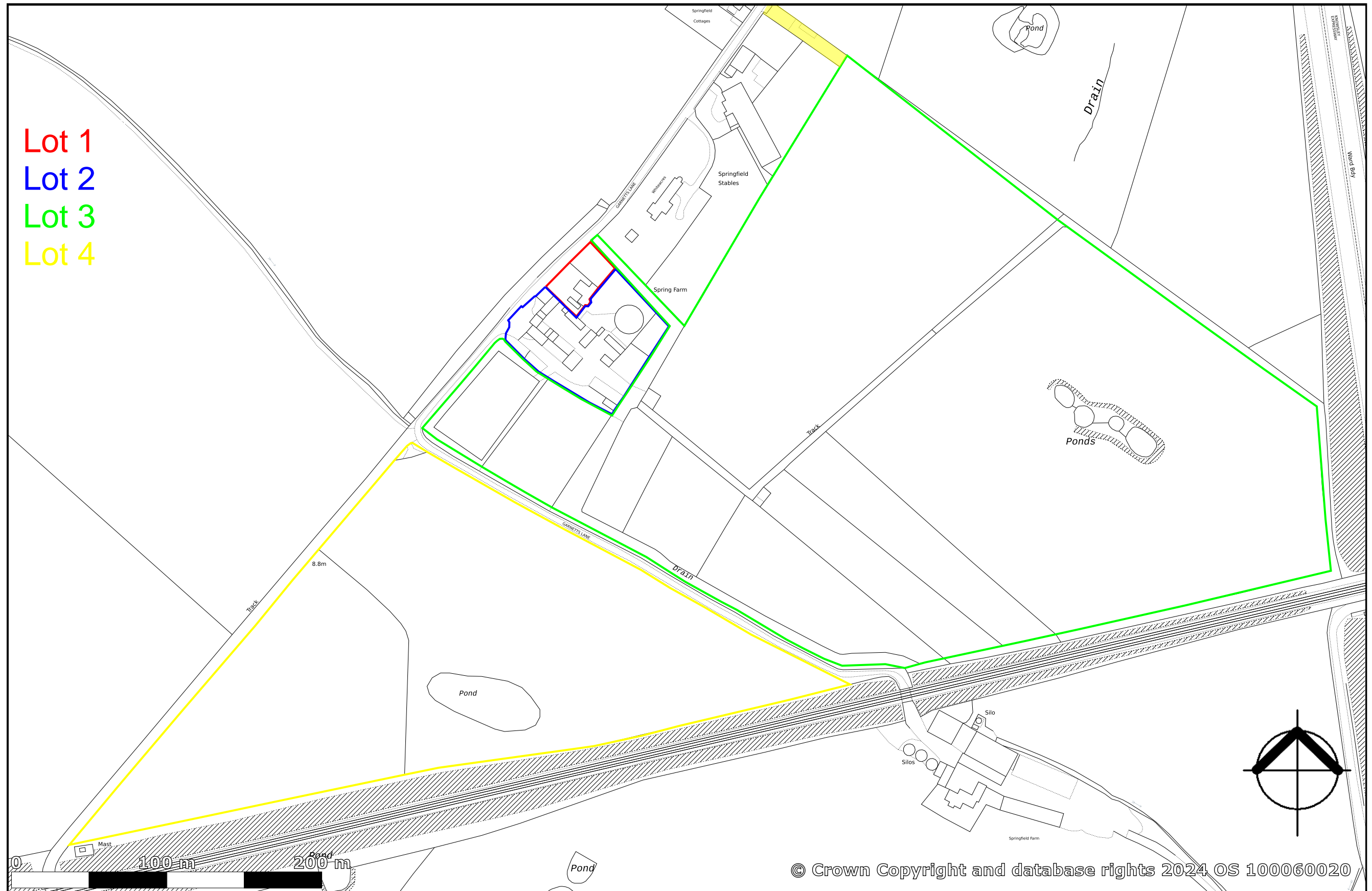


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Lot 1
Lot 2
Lot 3
Lot 4



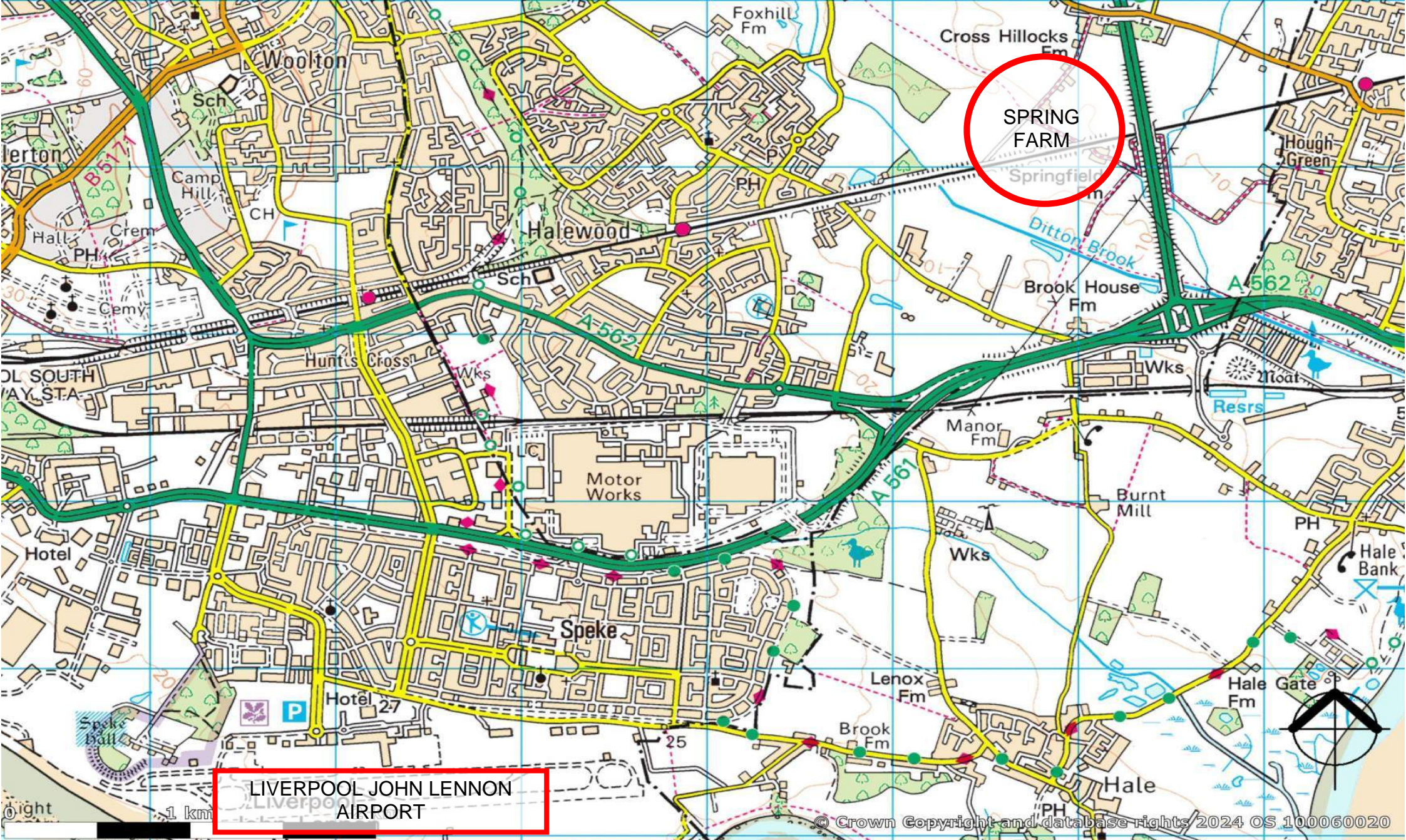
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Plotted Scale - 1:2,500

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SPRING FARM

LIVERPOOL JOHN LENNON AIRPORT

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General Remarks

Services: Water and electric. Septic tank. No gas to the property.

Please note: Wignalls Chartered Surveyors have not tested any of the services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Given the condition of the property with no working heating system, there is no EPC available.

Lots 3 & 4 are subject to an overage clause being 30% of the uplift in value for a period of 25 years from the date of completion for any uses other than agricultural/equestrian.

Title & Tenure: The property is offered for sale Freehold with vacant possession available upon completion subject the licence agreement. The property is sold subject to all existing rights of way, easements and wayleaves.

Local Authority: Knowsley Metropolitan Borough Council

Council Tax: NA

Date of Photographs: July 2024

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Wignall BSc Hons MRICS FAAV. Please call the office or email info@wignalls.land to arrange a viewing.

Money Laundering Regulations Compliance: please bear in mind, that Wignalls Chartered Surveyors 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 2 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: Private Treaty SUBJECT TO CONTRACT

Wignalls Chartered Surveyors for themselves and the vendors or lessors give notice that:

1. all descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions 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 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 Wignalls Chartered Surveyors 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 nor 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 Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to contract.

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