

FOR SALE

97, Rectory Road, Ashton-In-Makerfield, WN4 0QD



**REGAN &
HALLWORTH**
The Professional Estate & Letting Agents



97, Rectory Road, Ashton-In-Makerfield, WN4 0QD

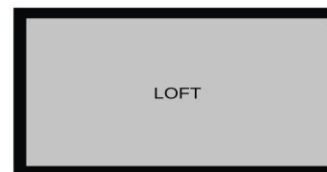
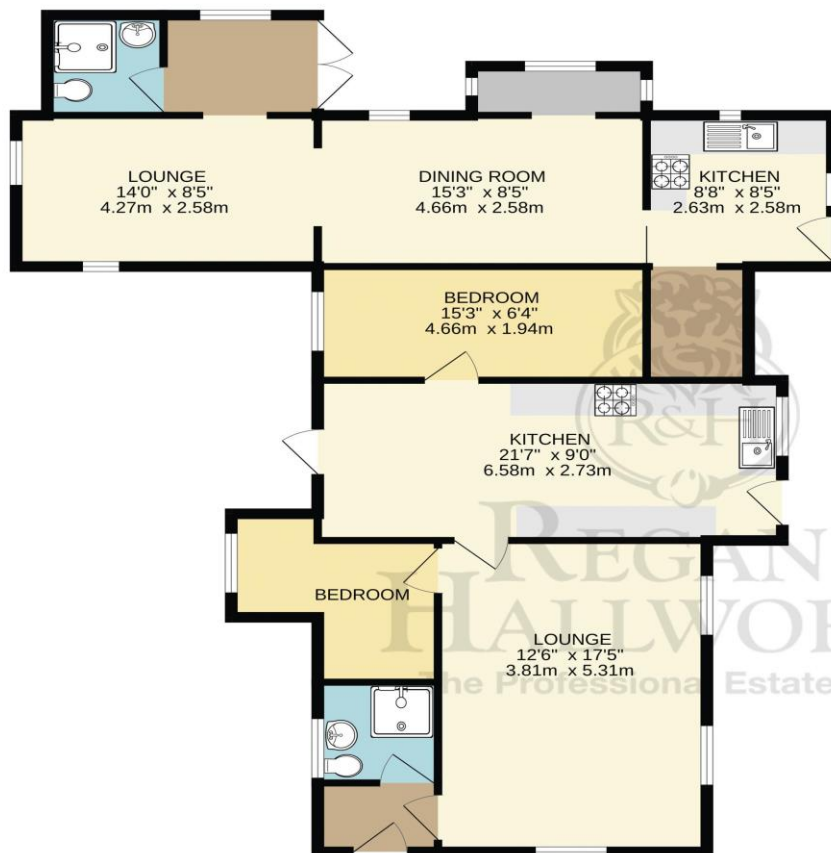
Rare opportunity to acquire a detached property and former Garden Centre.



- Prominent plot of land
- Former garden centre
- Fantastic development potential
- Bungalow has all services
- Detached bungalow
- Close to 0.5 acres
- Freehold & No chain
- Property measures 1203 SQ.FT.

We are thrilled to present an extraordinary opportunity to acquire a detached property situated on a substantial and prominent plot, formerly known as Rectory Nurseries Garden Centre, in the heart of Ashton-in-Makerfield. This location offers convenient access to local amenities, schools, as well as rail and motorway networks. Previously the home and garden centre of outsider art artist Kevin Duffy, this property embodies 40 years of his passionate vision, showcased on television and celebrated by Raw Vision, the world's leading outsider art magazine. Spanning close to 0.5 acres, the site features a detached bungalow (currently divided into two separate dwellings) alongside adjacent land, various outbuildings, and a large car park that was once the garden centre. Each dwelling includes its own lounge, kitchen, bedroom, and bathroom, but the bungalow can be renovated back into a single, detached residence totaling just over 1,200 square feet. It has its own private driveway and roadside access. With ample land and a large tarmac car park with roadside frontage, there is significant potential for development. Options include developing some of the land while retaining the bungalow, or removing the bungalow to utilize the entire plot for new construction. Additionally, reopening the garden centre while living in or renting out the bungalow is another viable possibility. Importantly, our vendors are not imposing any restrictions on the land or requesting overage for any potential future development value that may arise upon the granting of planning permission for residential and/or commercial development.





TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) 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.

Made with Metropix ©2025



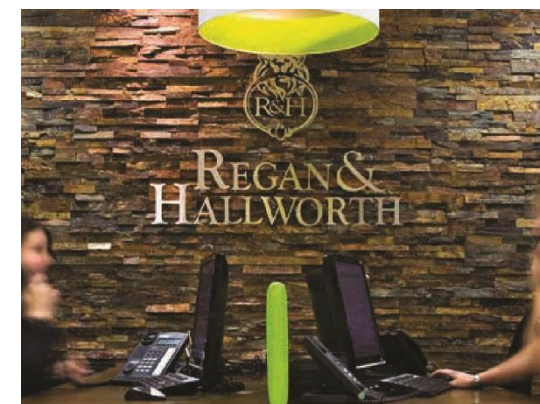
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com