

**For Sale by Informal Tender**  
**Tender Date: 12 noon 16/05/2025**

**Fairhaven Farm, Moss Road, Cadishead, Manchester**  
**M44 5JU**



**P Wilson & Company**  
*Chartered Surveyors*



**Fairhaven Farm lies in an enviable position surrounded by open countryside and currently comprises a detached 3 bedroomed bungalow, sitting in approx. 25.34 acres (9.71 hectares) or thereabouts of agricultural land. It is considered that the property will appeal to those with development, agricultural, lifestyle or equestrian interests. The property benefits from prior approval to extend, should a purchaser require a larger home, or a self-build opportunity with planning permission also granted for a replacement dwelling. The property is strategically located 2 miles north of Cadishead, 3 miles north west of Irlam, 13 miles west of Manchester, and 10 miles east of Warrington.**



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### Description

A desirable property, with significant potential. Fairhaven Farm comprises a three bedroom bungalow with potential for redevelopment/replacement (with full planning permission for the replacement of the dwellinghouse – see below), and land in all extending to some 9.71 hectares (25.34 acres) or thereabouts. An alternative to the replacement of the dwellinghouse, there is also prior approval for an extension of the existing structure and a detached garage. The boundaries of the subject property are shown edged red on the site plan at the rear of these particulars.

### Accommodation

The bungalow comprises:

Entrance Hall.

Living/Dining Room (7.0m x 4.0m to widest point into L). With multi-fuel burner fireplace, wooden flooring, window to the front and patio doors leading to conservatory.

Conservatory (3m x 6.3m) Double glazed with tile floor.

Kitchen (2.09m x 4.01m) Fitted kitchen with a range of high and low level units, inset sink and drainer, electric hob, cooker hood, space for electric oven, plumbing for a washing machine and dishwasher, tiled floor, window to rear, and door to patio area.

Rear Hallway with storage, door to side of property.

Shower Room (2.06m x 2.0m) Three-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, with fully tiled walls.

Master Bedroom (3.06m x 3.0m) with two fitted wardrobes, parquet flooring and window to rear.

Bedroom 2 (3.6m x 3.0m), window to rear.

Bedroom 3 (4.3m into bay x 3.0m), window to front.

Family Bathroom (2.56m x 1.7m) Three-piece suite comprising low level WC, pedestal wash hand basin, panel bath with shower over, tiled floor and walls and window to the side.

### Outside

The property benefits from a good size plot, which is currently provides a large area of hardstanding with parking for several vehicles.

### Land

Circa 25.34 acres (9.71 hectares lying to the west of the property, providing unspoilt views. The land comprises 14.65 acres of grassland, 9.95 acres of woodland and approx. 0.74 acres incorporating hardstanding.

### Planning

Full planning permission (Application No. [PA/2024/1624](#)) was granted by Salford City Council for the construction of a replacement dwelling and associated works on the 30th January 2025.

Prior to this Application for a lawful development certificate. (Application No. [PA/2024/0924](#)) was granted for proposed demolition of the existing conservatory and erection of single storey side and rear extension, detached garage building and first floor extension. A copy of both documents is attached with these particulars.

### Tenure

The property is offered freehold with vacant possession. The boundaries of the property to be sold are shown edged red on the plan at the rear of these particulars.

### Services

The property benefits from mains water and electricity. Drainage is to a shared septic tank. The property has oil fired central heating.

### Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to, all existing rights of way, easements and wayleaves and the like.

### Method of Sale

The property is offered for sale by Informal Tender. Prospective purchasers are to complete and submit the enclosed tender form to the agents by 12 noon on 16<sup>th</sup> May 2025. In order to keep the tender confidential, the envelope should be sealed and clearly marked "Fairhaven Farm Tender". All tender envelopes will remain unopened until the tender closes. The vendors reserve the right to change the method of sale at any time, at their sole discretion, and accept any offers prior to the tender date if they deem it appropriate. The vendors also reserve the right not to accept the highest or any offer received.

### Viewings

Viewings are strictly by appointment to be arranged through P Wilson & Company.

### Health & Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health & safety procedures. The vendors for themselves and P Wilson & Company LLP as their agents accept no liability for any health & safety issues arising out of viewing the property.

### Guide Price

The property is offered for sale by Informal Tender and prospective purchasers should make their own decision as to the amount of their bid. However, offers are anticipated in excess of £595,000.

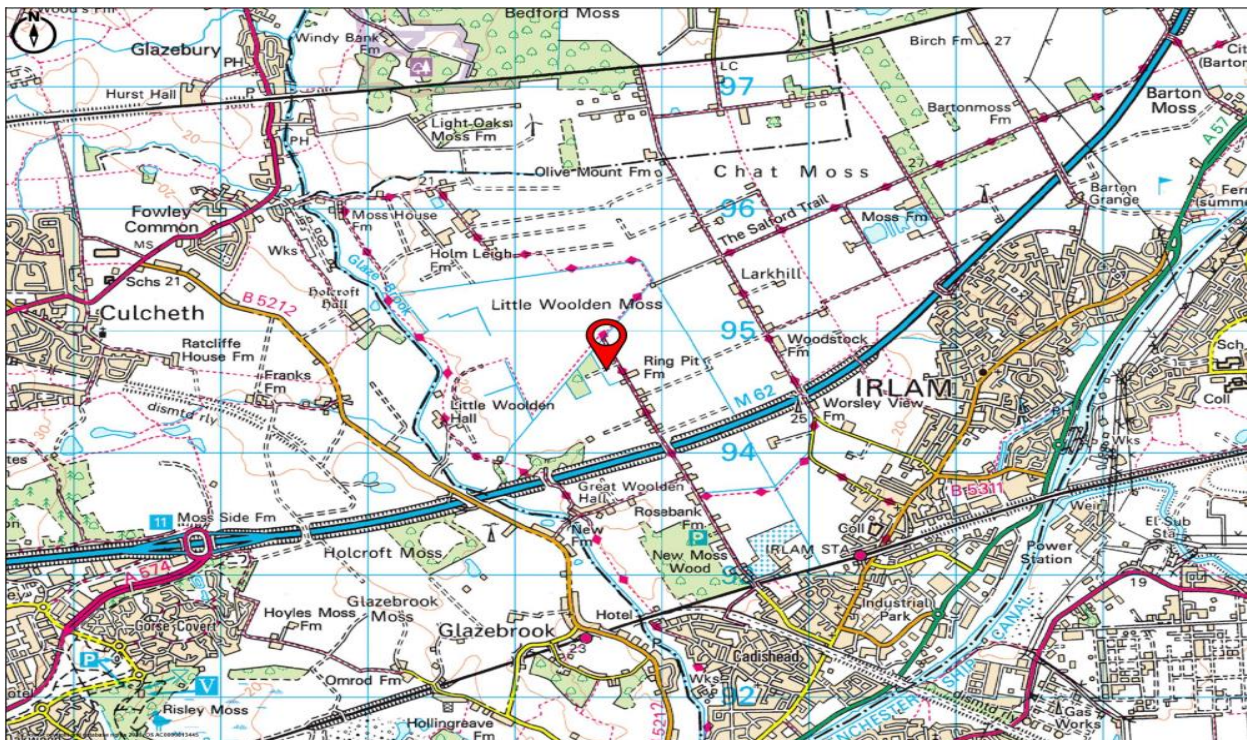
### Enquiries

All enquiries should be directed to Leah Halik or Edward Gammell. Email: [leah.halik@pwcsurveyors.co.uk](mailto:leah.halik@pwcsurveyors.co.uk), [edward.gammell@pwcsurveyors.co.uk](mailto:edward.gammell@pwcsurveyors.co.uk).









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#### Plans

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