



## Maria B Evans Estate Agents Limited

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**The Osiers, Eccles Lane, Bispham Green, L40 3SD**

**Offers in the region of £2,000,000**



- Designed by award winning architects, Shaw & Jagger
- Unique, once-in-a-lifetime opportunity
- Set in approximately four acres of private, designed parkland
- Full planning permission under paragraph 84
- Gated tree lined boulevard leading to 9,000 sq ft. villa
- 1,200 sq ft. garage complex

## **Rooted in history. Designed for the future...**

Nestled in the heart of the West Lancashire countryside within the charming hamlet of Bispham Green, The Osiers offers a truly unique and once-in-a-lifetime opportunity to create your own architectural landmark. Set in approximately four acres of private, designed parkland, this remarkable site benefits from full planning permission granted under Paragraph 84 of the National Planning Policy Framework, offering a rare gateway to building a home of outstanding architectural merit in protected greenbelt land.

## **When vision began to take shape...**

Designed by award-winning Shaw & Jagger Architects, whose work has been featured on Grand Designs, within The Times and leading architectural publications, The Osiers seamlessly blends world-class architecture with nature-inspired living in what is set to become a defining property of the area.

It is from the landscape and its historic links to the basket weaving industry that the building's architectural form takes its inspiration. From the late 18<sup>th</sup> century until the early 20th century, Bispham Green and the surrounding areas were characterised by fields of willow trees, known as Osiers. The collaboration between Shaw & Jagger and engineers Webb Yates seeks to pay homage to the landscape of yesteryear, with the cross-laminated timber frame being dominated by tree-like columns, inspired by the sculptural form of the willow tree. Not only are these columns a continuation of the landscape but, by removing the need for structural walls, they afford almost limitless possibilities in terms of the layout of the internal accommodation. Together with subtle alternations to the building's façade, this flexibility will allow the purchaser to create an entirely bespoke home which caters to their own requirements.



## **Upon arrival...**

Accessed from Eccles Lane, a gated, tree-lined boulevard first passes a 1,200 sq ft garage complex before arriving at the main residence. The contemporary villa offers almost 9,000 sq ft of internal living accommodation, in addition to more than 2,000 sq ft of terraces at first floor level, providing spectacular vistas across the surrounding landscape.



## **Redefined living...**

Irrespective of the final internal layout, the focal point of the ground floor will undoubtedly be the magnificent double-height great hall with its stained-glass atrium roof. With a formal dining space, wine room and plentiful seating, this room offers an entertaining space like no other which is sure to be the envy of all who visit. Either side of the great hall, the villa's design envisages a 'Living Wing' and a 'Leisure Wing'.



The Leisure Wing of the villa comprises a large games room which opens out onto the lakeside terrace, with far-reaching views across the countryside. Also within this wing are an office, gym, sauna, jacuzzi, bathroom and changing room plus ground floor

bedroom suite opening out onto a woodland terrace. A large semi-circular art gallery forms an entrance into the wing from the great hall.

At first floor level, is the master bedroom suite comprise of a large bath and shower room with a separate dressing room. The suite also accesses a vast private terrace with 270° panoramas; the perfect place to enjoy a coffee in the early morning or share an intimate nightcap before retiring. Accessed via the galleried landing, the additional three large bedroom suites include en suite bathrooms and dressing rooms. Each of these bedrooms opens out onto a private roof terrace, offering residents and guests alike a tranquil space to take in the spectacular scenery.



The Living Wing comprises an outstanding kitchen/dining room which opens out onto the south-facing terrace for alfresco entertaining. The kitchen comprises a lengthy island unit linking two structural columns, creating a truly magnificent space. The kitchen links to a family room which also accesses the south terrace. A splendid drawing room opens out onto both the south terrace and the lake terrace. This space, like the kitchen, features two of the dramatic, tree-like structural columns which create a wonderful, warm formality to the space. The Living Wing is completed on the ground floor by one of the finest wine rooms ever conceived. This wonderful semi-circular space is defined by another of the great tree columns which support the atrium above. The wine room allows guests to enjoy your collection and, if lucky, sample a vintage in the formal dining hall.



Externally, there is garaging for three or more cars, garden stores and provision for a biomass boiler using the willow plantation to heat and power the house. Also designed by Shaw & Jagger, the landscaping is an important feature of the overall design. Its purpose, not only to create a wonderful environment but to harvest the yield and produce a heating and power source for the house and reduce its reliance on non-renewable fuel sources.

The lake-side walks around the grounds provide reflections of the building set within the planted landscape whilst low level osier planting and reed beds provide year-round colour. Full glazing to the drawing room, the family room and kitchen provide visual links to the formal garden space, entrance boulevard and wraparound terraces. These terraces form a perimeter to the building, affording views across the countryside and garden and providing an attractive area for alfresco dining and enjoying the breathtaking surroundings. The designed landscape is truly remarkable in that it achieves a biodiversity net gain (BNG) of 106%.



This outstanding residence calls for a discerning purchaser seeking a unique opportunity to experience the most amazing lifestyle in a privileged environment and

at the forefront of a new concept of a sustainable regime; passive, powered and heated by the land.

### **The local area:**

Bispham Green is a picturesque hamlet known for its rural setting, historic buildings, and traditional English charm offering a peaceful escape while still being relatively close to other towns and amenities. It has a small, vibrant community with a strong local identity easily found in the delightful village public house, the farm shop and the renowned artisan markets of Cedar Farm, all just a short walk away. The surrounding areas have myriad independent shops, an array of supermarkets and are dotted with excellent eateries, including several Michelin star restaurants.

### **Directions:**

From Junction 27 of the M6 motorway, head west and take the first exit onto the A5209 towards Parbold going over Parbold Hill. At the bottom of the hill turn right onto Lancaster Lane (B5246) and follow the road for approximately one and a half miles. Continue on the B5246 as it turns left into Robin Lane. Continue for one mile then turn right into Eccles Lane. The site is on your left-hand side.

**What3Words:**                    **/// oasis.mows.blend**

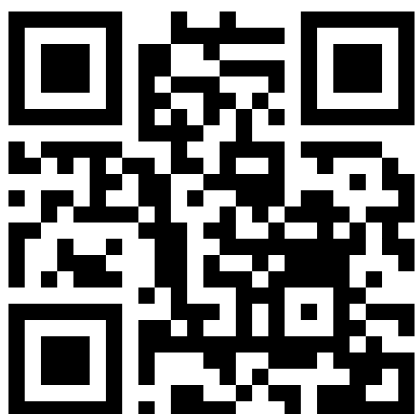
### **Rail Transport Links:**

Within easy of reach of rail networks from Liverpool to Preston, Southport to Manchester via Wigan. Inter-city main lines to Birmingham and London Euston can be reached from Liverpool, Preston, Wigan and Manchester.

### **Distances:**

|                  |          |
|------------------|----------|
| Manchester       | 34 miles |
| Liverpool        | 20 miles |
| Preston          | 15 miles |
| M6 (Junction 27) | 5 miles  |

**QR Code:**



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is West Lancashire Borough Council**

**Unserviced plot**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095  
W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk) [rentals@mariabevans.co.uk](mailto:rentals@mariabevans.co.uk)  
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA