



*Property, rooted in our heritage.
Established 1931*

LAND AT PARK ROAD

ABRAM, WIGAN

WN2 5XP

LAND AT PARK ROAD, ABRAM, WIGAN, WN2 5XP



Aerial image for illustrative purposes only.



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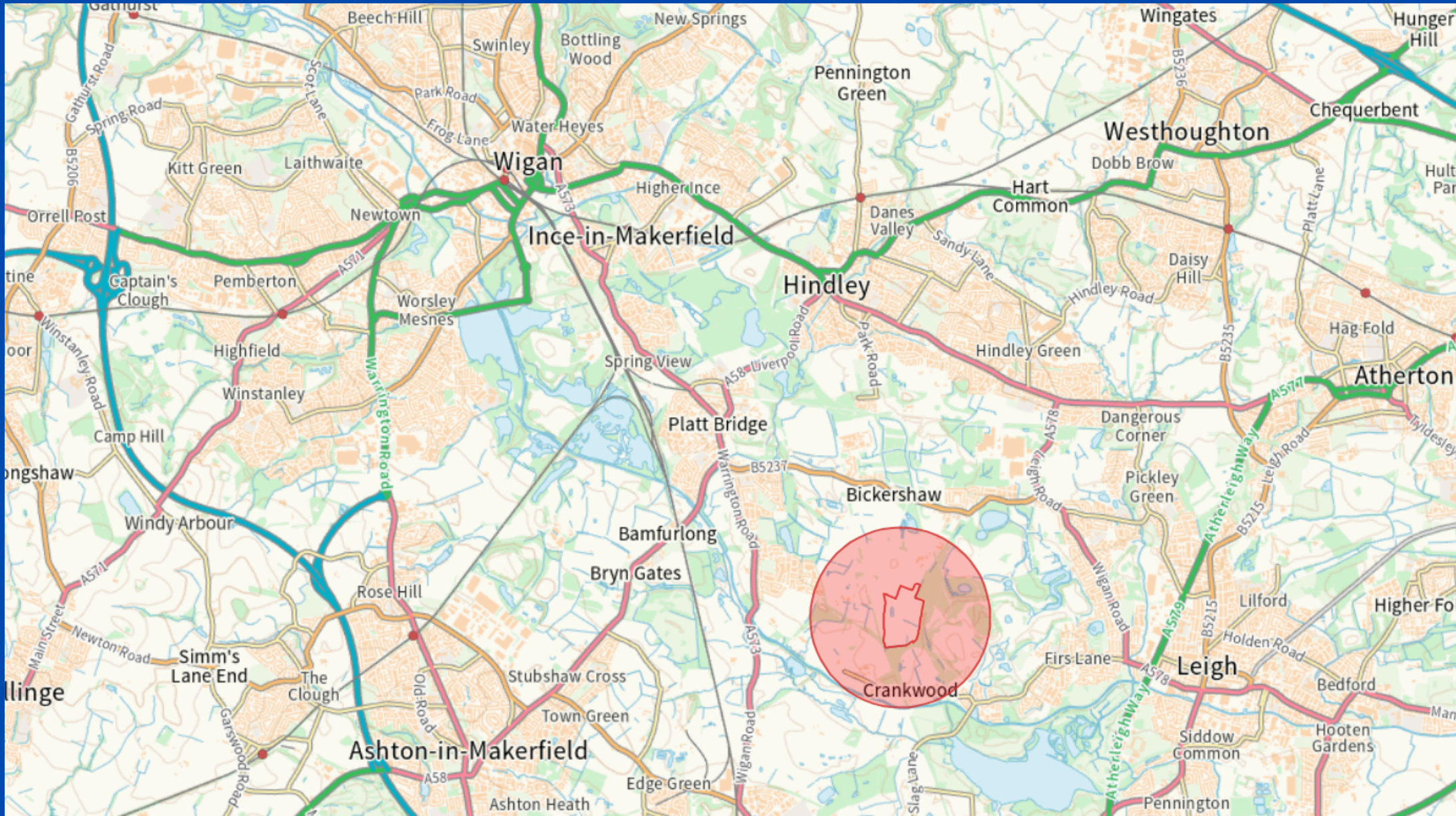
WIGAN TOWN CENTRE - 4.6 MILES
MANCHESTER - 25 MILES
LIVERPOOL - 28 MILES

- APPROXIMATELY 58.88 ACRES (23.83 HA) OF LAND IN TOTAL.
 - SEVERAL AGRICULTURAL BUILDINGS PROVIDING USEFUL STORAGE AND POTENTIAL LIVESTOCK ACCOMMODATION.
 - OF INTEREST TO AGRICULTURAL BUYERS, INVESTMENT PURCHASERS AND POTENTIAL BIODIVERSITY NET GAIN.
 - WELL-CONNECTED LOCATION WITH ACCESS TO NEARBY TOWNS AND MAJOR TRANSPORT ROUTES.
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FOR SALE- "Offers Over £500,000"

Location

The property is located in the village of Abram, Wigan, and is accessed from Warrington Road via Park Lane. Abram benefits from a range of local amenities, with further facilities available in the nearby town of Wigan, which is located approximately 4.6 miles (7.4 km) south-east of the property. The property is well positioned for access to surrounding areas, including Warrington and the wider motorway network.



For identification purposes only, not to scale

Description

The property comprises approximately 58.88 acres (23.83 ha) of agricultural land located off Park Lane, Abram, Wigan. The land is predominantly Grade 4 pasture and benefits from a pond and various agricultural buildings providing useful storage and potential livestock accommodation.

There may also be scope for the siting of a static caravan, subject to obtaining the relevant planning permissions. We believe that the current static caravan has been in situ for over 4 years. (Interested parties are required to make their own investigations of Wigan MBC).



Services

We understand that the property does not benefit from any mains services. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

Energy Performance Certificate (EPC)

N/A

Flood Risk Zone

The Property is deemed to be within a low risk Flood Zone from the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

None as far as we are aware.

Local Authority

Wigan Council, Town Hall, Library Street, Wigan, WN1 1YN. www.wigan.gov.uk

Planning

The property is located within the Green Belt area. There may be potential for the siting of a static caravan, subject to obtaining the necessary planning permissions and consents. Interested parties are required to make their own enquiries.

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. We are aware of a public right of way which runs through the property

Title & Tenure

The property is owned freehold and will be sold subject to vacant possession. The HM Land Registry title is GM739006

Overage

The property is sold subject to a development overage for 30 years at 30% of the uplift in value for any change of use with the exception of horticulture, agriculture and non-commercial equestrian uses. The overage is proposed to be triggered on the grant of planning permission.

Viewings and Enquiries:

Viewings are strictly by appointment with the sole selling agents. If you would like to arrange a viewing appointment please contact the office on 01942 242 636 or via email at info@fazakerleysharpe.co.uk

Method of Sale

The Property is available for sale by private treaty

T Fazakerley & Son (t/a Fazakerley Sharpe) for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability 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 the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not 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 T Fazakerley & Son 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 not 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 written or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract



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