



*Property, rooted in our heritage.
Established 1931*

CHEETHAM HOUSE FARM

PARK LANE, ABRAM

WN2 5XP





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WN2 5XP

Manchester - 24 miles
Liverpool - 25 miles

RESIDENTIAL DEVELOPMENT OPPORTUNITY (STP)
EXISTING RESIDENTIAL PROPERTY
EQUESTRIAN FACILITIES & STABLES. AGRICULTURAL BUILDINGS
TOTAL AREA OF APPROXIMATELY 1.77 HA / 4.37 ACRES



Close proximity to the town of Wigan

Residential development opportunity (STP)

0.87ha (2.15 acres) of agricultural land

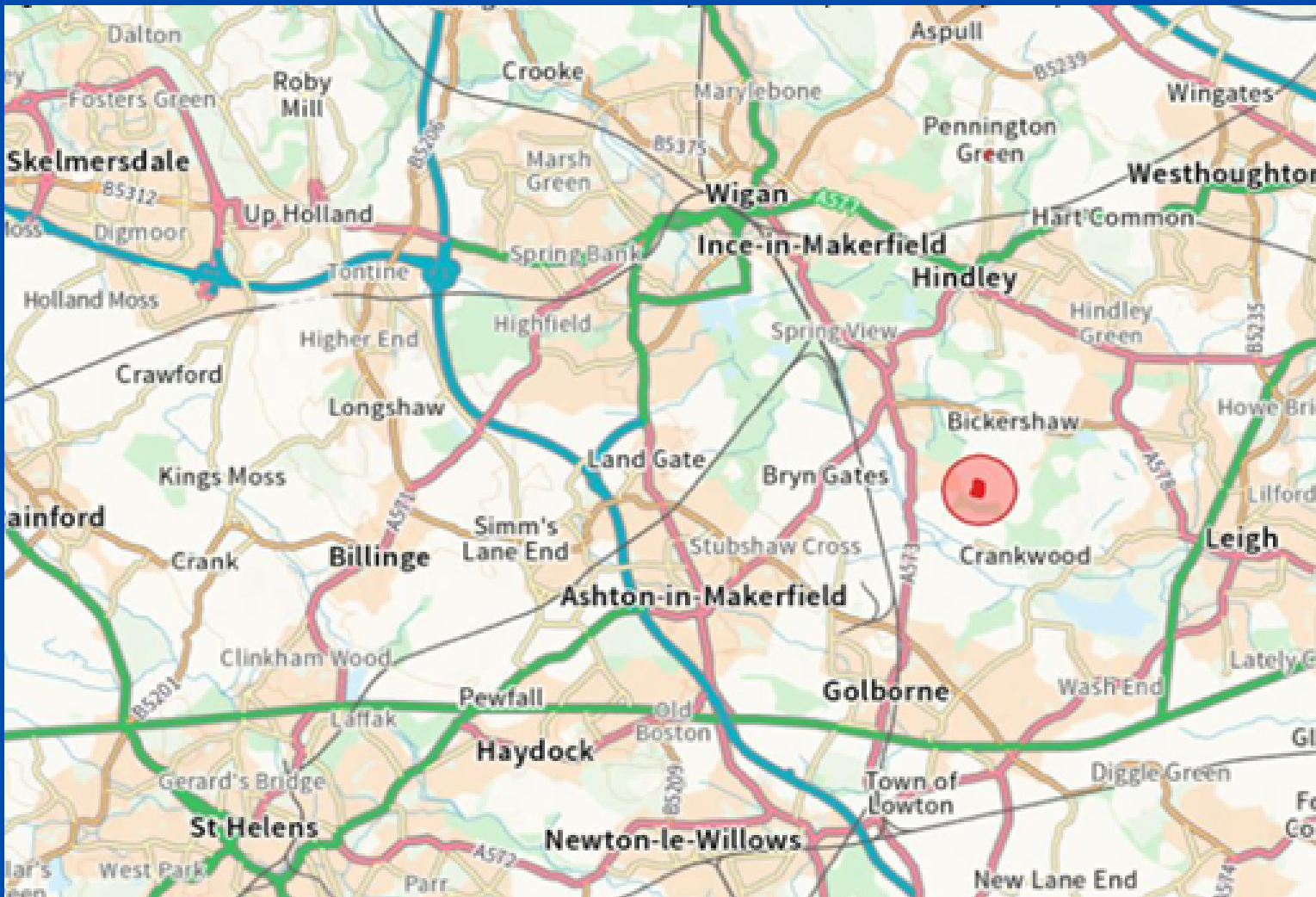
Existing residential three storey, four bedroom property on site

Agricultural buildings with over 18,248sqft of floor area

Services to site

LOCATION

The Property is located approximately 5.5km (3.4 miles) south east of the town of Wigan and approximately 4.4km (2.8 miles) east of the town of Ashton in-Makerfield. The towns of Wigan and Ashton-in-Makerfield have a range of amenities, the town of Wigan has the greater range of amenities with a general hospital, together with two train stations. In terms of motorway networks, Junction 23 (Haydock) of the M6 is located approximately 5.1km (4.4 miles) south west of the Property. The Property itself is located directly off Park Lane which we understand is part adopted and part private.



For identification purposes only. Not to scale.



Cheetham House Farmhouse

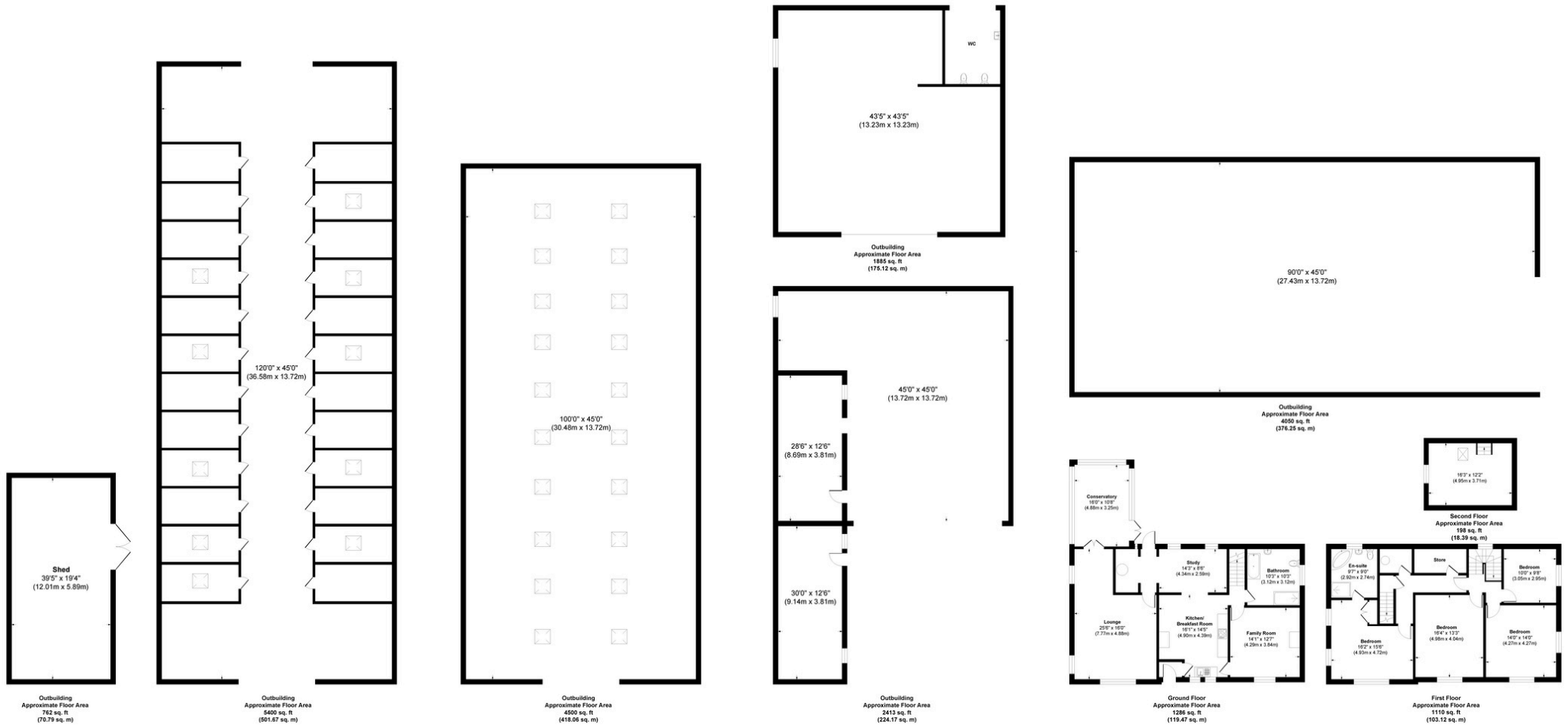
The property is of red brick construction which has been subject to a recent extension (1999) with the original part dating to the 18th Century, the roof is pitched tiled, the accommodation comprises a total Gross Internal Area of 240m².

The accommodation over two floors comprises;

- Ground floor; living room, bathroom, kitchen/diner, study, lounge, utility, conservatory.
- First floor; four bedrooms, store and bathroom.







Approx. Gross Internal Area 21604 sq. ft / 2007.04 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Egg Storage Building

30.85m x 14m and 4m to the eaves. Fully enclosed building with full height roller Shutter door, steel framed adjoined to neighbouring steel framed building which is used for horse stabling. Concrete floor with pitched cement fibre roof incorporating roof lights.

The building is currently used for storage of chicken eggs which are purchased off farm and then supplied to farm shops throughout the northwest. The building was granted approval under A/16/82999/AG under prior notification for the erection of a barn for the storage of hay and straw.



Stables

36.12 x 13.65m and 3.78m to the eaves. Fully enclosed with open Full height doorways on both gables. Steel framed with concrete Flooring and concrete block purpose built stabling. The building together with sand paddock were granted approval under A/13/78514.





Cattle Building

13.7m x 36.12m and 4.17m to the eaves. Steel framed with concrete floor.



Open fronted agricultural building & Workshop

13.8m x 13.78m and 4.5m to the eaves. Steel framed with concrete floor. Open fronted. Brick workshop, single storey under mono-pitched tin corrugated roof with concrete floor measuring approx. 24m x 5.31m.

General Purpose Workshop

Steel framed constructed of concrete block with asbestos cladding. With concrete floor and access by roller shutter, the gross external Area measures approximately 220m².



Sand Paddock

With an area of approximately 880m²

Land

The land is laid to pasture and is used for the grazing of horses ancillary to the stables. There is stock proof fencing with the land measuring approximately 0.87 ha (2.15 acres). The land is classified as Grade 3 (where Grade 1 is the highest quality and Grade 5 is the lowest quality agricultural land). There is a pond area which measures approximately 0.05 ha (0.13 acres).



The Land

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Services

The Property we understand benefits from mains water and electricity. Heating by way of lpg with drainage by way of septic tank.. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

Energy Performance Certificate (EPC)

Cheetham House Farm; F31.

Flood Risk Zone

The Property in its entirety is outside of the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

None as far as we are aware.

Council Tax and Business Rates

The following council tax rates apply to the components at Cheetham House Farm;

- Cheetham House Farm; Band D with an amount payable for 2025/26 of £2,280.

The following business rates apply to the components at Cheetham House Farm;

- Equestrian Centre; rateable value of £7,500.

Local Authority

Wigan Council, Life Centre, Library Street, Wigan. Web: www.wigan.gov.uk

Overage

There is an overage which applies in favour of the previous owner for any more than one additional dwelling. until 2029 The vendor intends to mirror this overage for a period from 2029 - 2045. The overage payable is 50% of the enhanced value. A copy of the overage wording is available upon request.

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.

Planning

The Property is currently in the Green Belt, there are policies which allow for the conversion and re-development of buildings for which interested parties are required to make their own enquiries. We are aware that the Property benefits from planning permission for a Grain Store measuring 15.15m x 15.25m. The proposed location is north of the sand paddock.

Nitrate Vulnerable Zones

The property in its entirety is designated as being within a surface water Nitrate Vulnerable Zone (NVZ). Basic Payment Entitlements The property comprising the pastureland is registered by the owners for the Basic Payment Scheme, which comprises an agricultural subsidy. For the avoidance of doubt, any Basic Payment Entitlements are excluded from the sale.

Title & Tenure

The property is owned freehold and vacant possession will be granted upon completion.

Viewings and Enquiries:

Viewings are strictly by appointment with the sole selling agents. For the attention of Jack Sharpe MRICS FAAV. Please call 07787 576 258 or email jack@tfazakerleyandson.co.uk to arrange a viewing.

Method of Sale

Expressions of interest are invited for residential development over the whole or part either by option agreement, conditional contract or promotion agreement.



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