

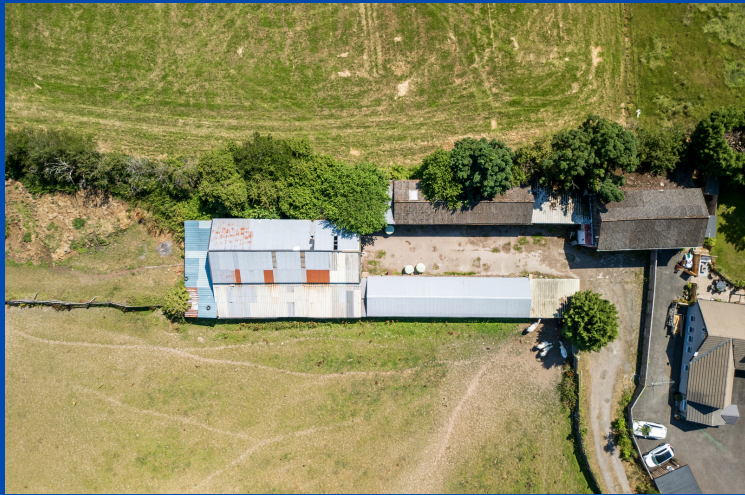


LAND AND STABLES
DOWNALL GREEN ROAD
ASHTON-IN-MAKERFIELD
WN4 0NA

FOR SALE - OFFERS OVER £500,000



Aerial image for illustrative purposes only.



LAND AND STABLES, DOWNALL GREEN ROAD, ASHTON-IN-MAKERFIELD, WIGAN, WN4 0NA

Wigan Town Centre - 4.4 miles

Manchester - 24 miles

Liverpool - 17 miles



Stables and Barns with adjoining land.

Stables & Barns measuring approx 770m² (8,288sqft)

Total site area approximately 3 acres.



Previously benefitting from Outline Planning
Permission for residential development

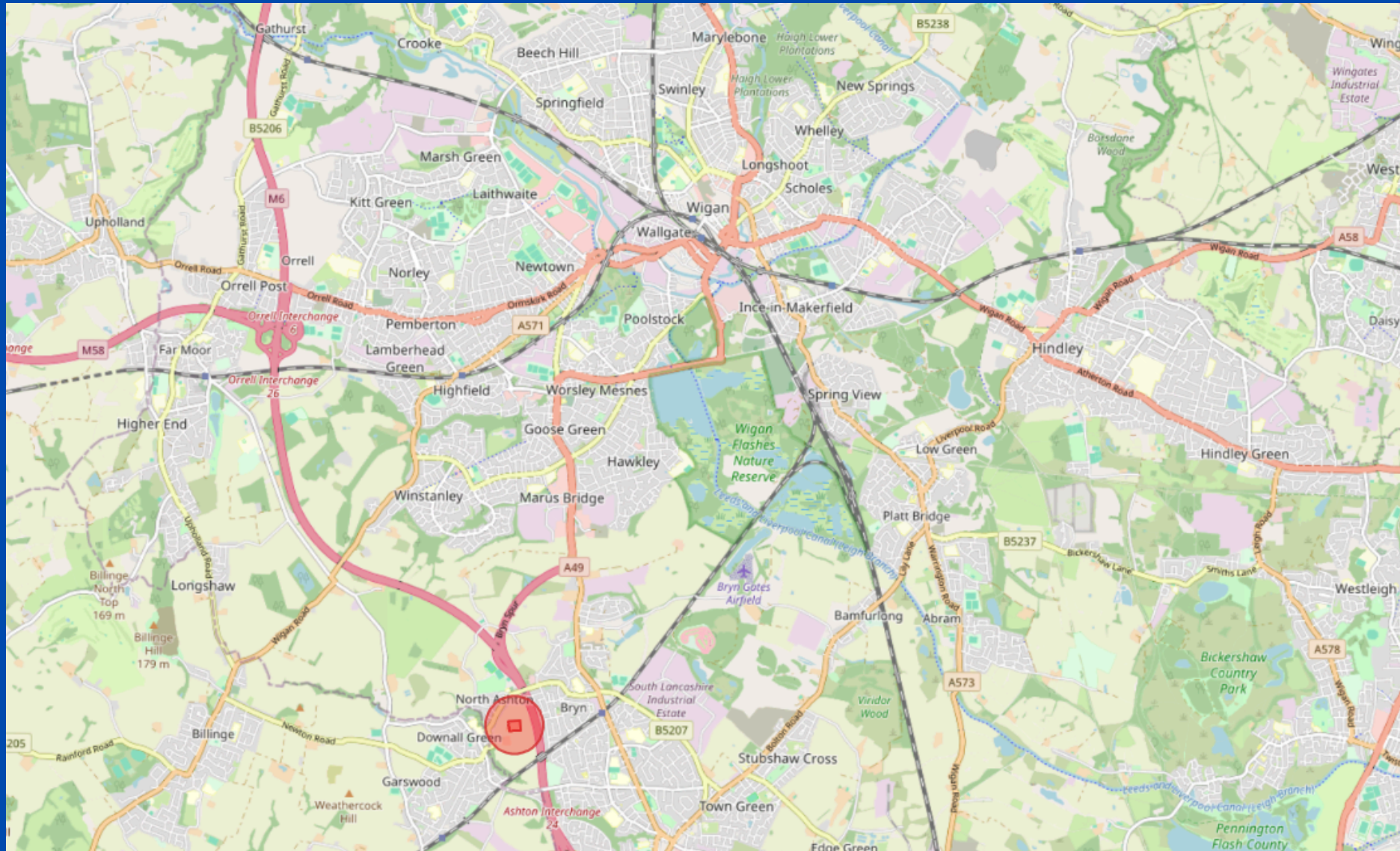
Freehold with vacant possession

FOR SALE - OFFERS OVER £500,000

LOCATION

The property is located in the village of Ashton-In-Makerfield, Wigan, which benefits from a range of local amenities together with excellent transport connectivity. The M6 motorway lies approximately 2.2 miles from the property, providing strong regional and national links to the wider motorway network.

A broader range of amenities, including retail, leisure and transport services, can be found in the nearby town of Wigan, located approximately 7.08 km (4.4 miles) south-west of the property.



For identification purposes only. Not to scale.



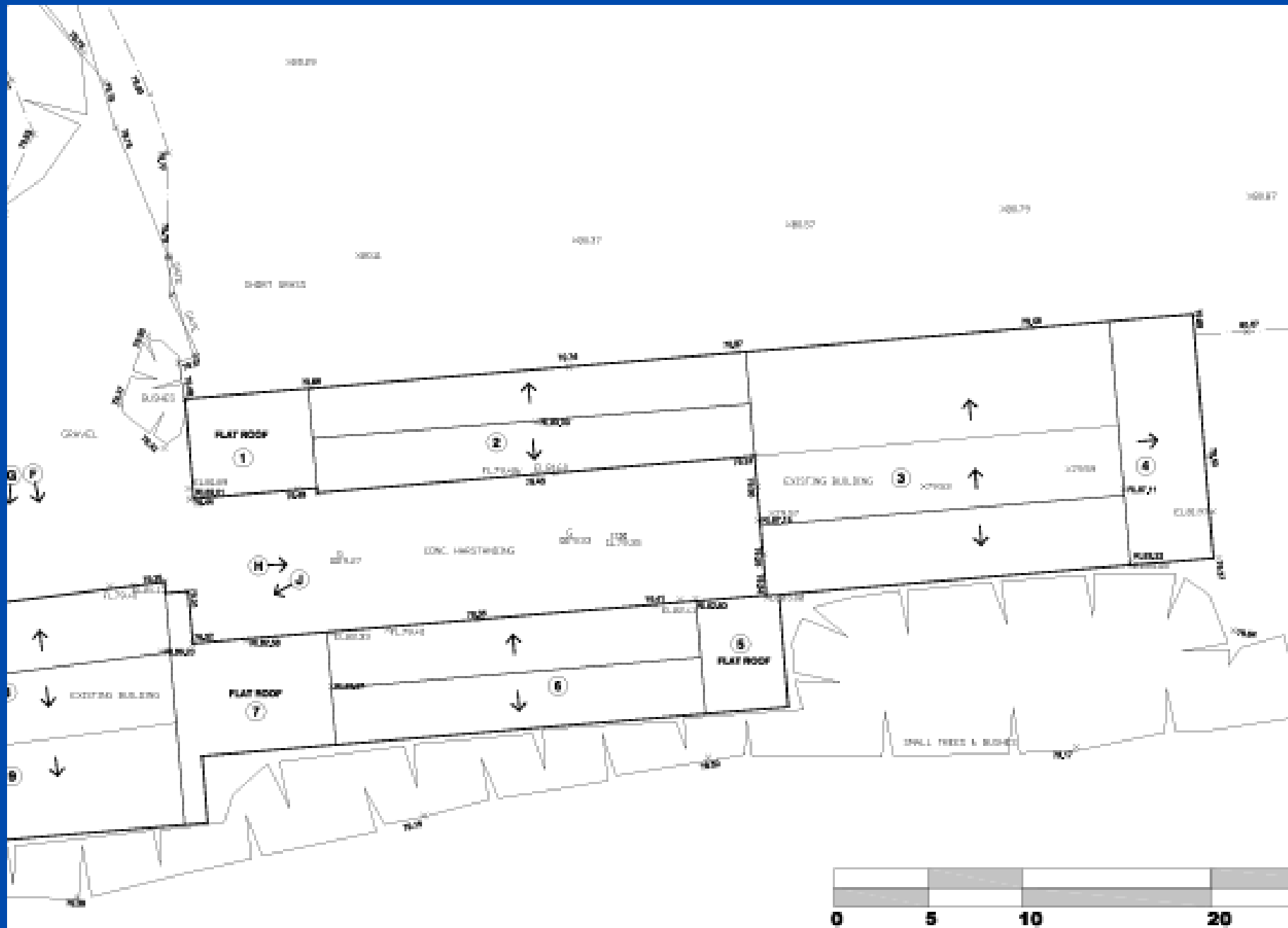
The property comprises a well-presented rural holding extending to approximately 3 acres, including a range of stables, agricultural barns and a fenced paddock. The property is accessed via a driveway which separates to provide private access, with the combination of buildings and grazing land providing excellent facilities for equestrian or agricultural use.

The property offers a versatile rural asset with scope for private equestrian occupation, livestock keeping or other countryside uses, subject to the necessary planning consents.





Site Plans



For identification purposes only. Not to scale.

Services

The Property we understand benefits from mains water, gas and drainage. Electricity supply runs to the bottom of the drive and would therefore need to be split. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

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 Metropolitan Borough Council, Town Hall, Library Street, Wigan, WN1 9SD www.wigan.gov.uk

Planning

The property has previously benefitted from outline planning in conjunction with immediately neighbouring land for a proposed scheme of four dwellings, one of which was to be positioned in the location of the stables which form part of the Property.

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, cables, pylons and other easements, restrictions or obligations, whether or not the same are described in these particulars or the contract of sale.

Title & Tenure

The property is owned freehold and will be sold subject to vacant possession. The HM Land Registry title is GM429401

Overage

The property is sold subject to a maximum of three separate dwellings with anything above this subject to a 33% uplift payable over a 30 year period. The trigger date being the granting of planning permission.

Fencing

The buyer will be responsible for a contribution to a GPS boundary surveyor of £700+VAT and erecting and thereafter maintaining a stock proof fence on the boundary of the property.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

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

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 to the correctness of them.
2. Any electrical or any other appliances at the property have not been tested nor 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 nor 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 to 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.



*Property, rooted in our heritage.
Established 1931*

The Old Bridge Club
38 Bridgeman Terrace
Wigan
WN1 1TT

info@fazakerleysharpe.co.uk
www.fazakerleysharpe.co.uk