



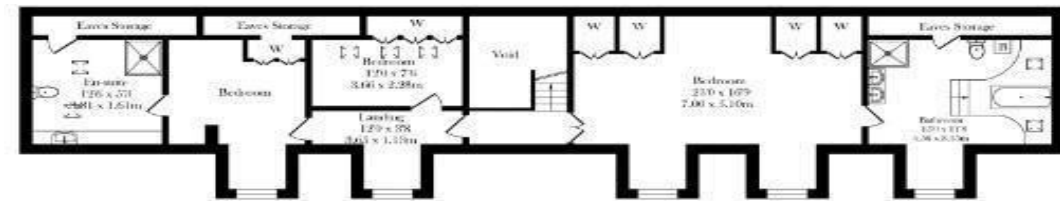
TRACY PHILLIPS

Estates

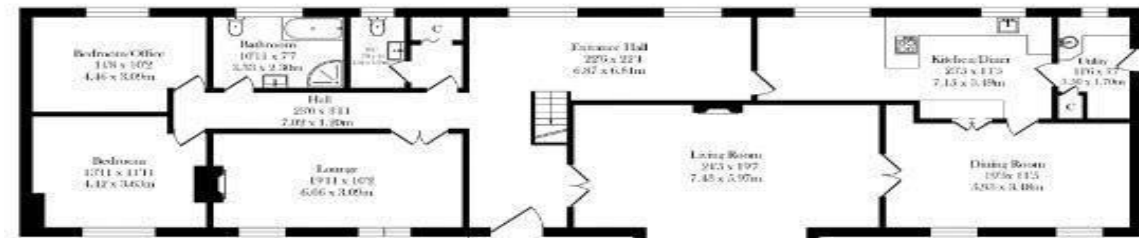


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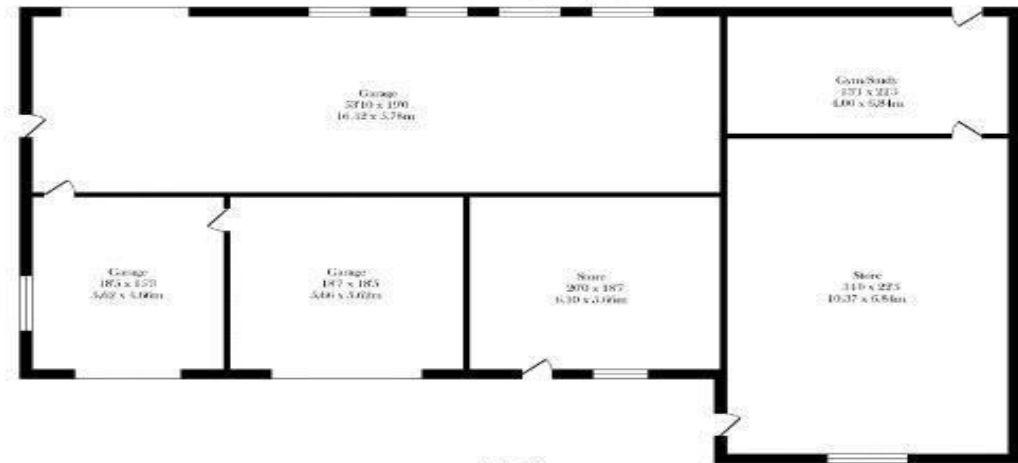
Estates



First Floor
Approx. Floor
Area 104.7 Sq.M
(1127 Sq.Ft.)



Ground Floor
Approx. Floor
Area 190.3 Sq.M
(2061 Sq.Ft.)



Outbuilding
Approx. Floor
Area 293.8 Sq.M
(3162 Sq.Ft.)

Total Approx. Floor Area 591.8 Sq.M. (6370 Sq.Ft.) (Excluding Faxes Storage)
Drawn and shown by Lark Mill as the illustrative purposes only. Not to scale. Whilst every effort will be made to ensure the accuracy of the floor plan, all dimensions are approximate and a professional survey should be undertaken before purchase.



The Old Battery House, Haigh

An exceptional plot of land containing a unique family home and substantial detached out-buildings with redevelopment potential: all within a stone's throw of the fantastic amenities at Haigh Hall Country Park Estate.

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Offers Over £1.3m

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Location

The Old Battery House is located in Haigh village which is a rural location 2 miles northeast of Wigan town centre. The area has exceptional transport links. Manchester is 25 miles away and accessed via the nearby M61. Liverpool is also 25 miles away and accessed by the M58. The M6 itself is located just west of Wigan allowing ease of access both north and south. Wigan has two train stations, one of which is on the west coast mainline enabling travel times to London Euston of just 2 hours.

Haigh village is most famous as a destination for Haigh Hall Country Park which comprises 250 acres of mature parkland and has facilities including an 18 hole golf course and a commercial courtyard containing cafes, bakery, a brewery/taproom/pizzeria, a farm shop, a chocolatier and a florist. The Hall itself is currently being restored into a formal function destination. All of these facilities are adjacent to the Old Battery House via a 5 minute walk: <https://www.haighwoodlandpark.co.uk/>

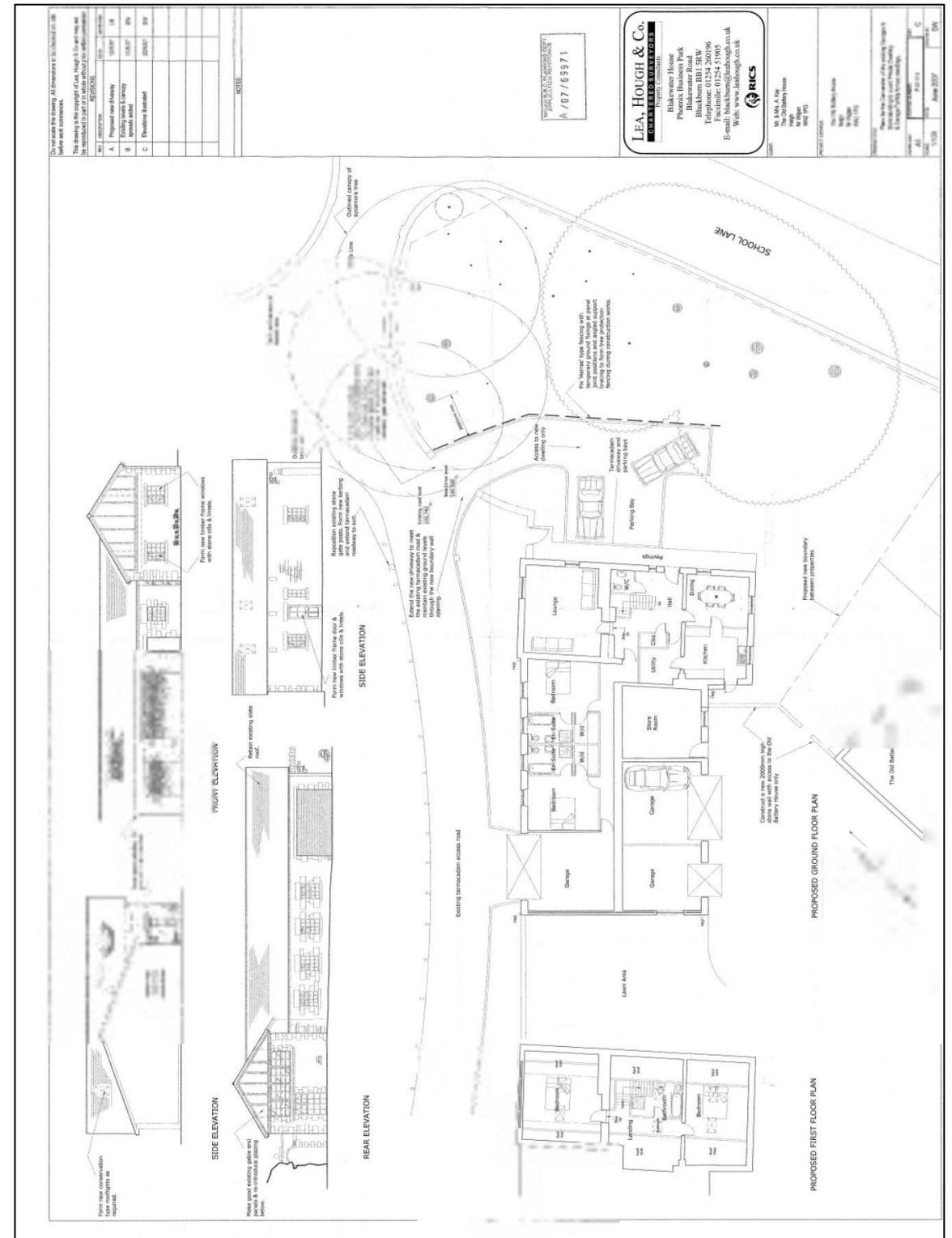
A 2024 article in the Telegraph newspaper listed Haigh amongst the UK's 'poshest' villages and noted that "Shrouded by trees, Haigh is a hidden gem just a few miles from the busy Wigan town centre. There's an imposing country mansion, Haigh Hall, built between 1827 and 1840, and the restored Haigh Windmill, originally used to pump water to Haigh Brewery. It is also home to Haigh Woodland Park, with miles of winding trails through woodland and manicured gardens."

Situation

The Old Battery House sits on an exceptional corner plot of land extending to approximately 1.5 acres which includes the buildings, formal lawn areas, rockeries and mature woodland. The entire plot is gated, fenced and walled to ensure maximum privacy and security.

The land is formally part of the Haigh Hall Estate and has only exchanged hands twice in the last several centuries; once when the whole Haigh Estate was gifted by the Earl of Balcarres to Wigan Borough Council in 1947 and then sold to the current owners in 1973.

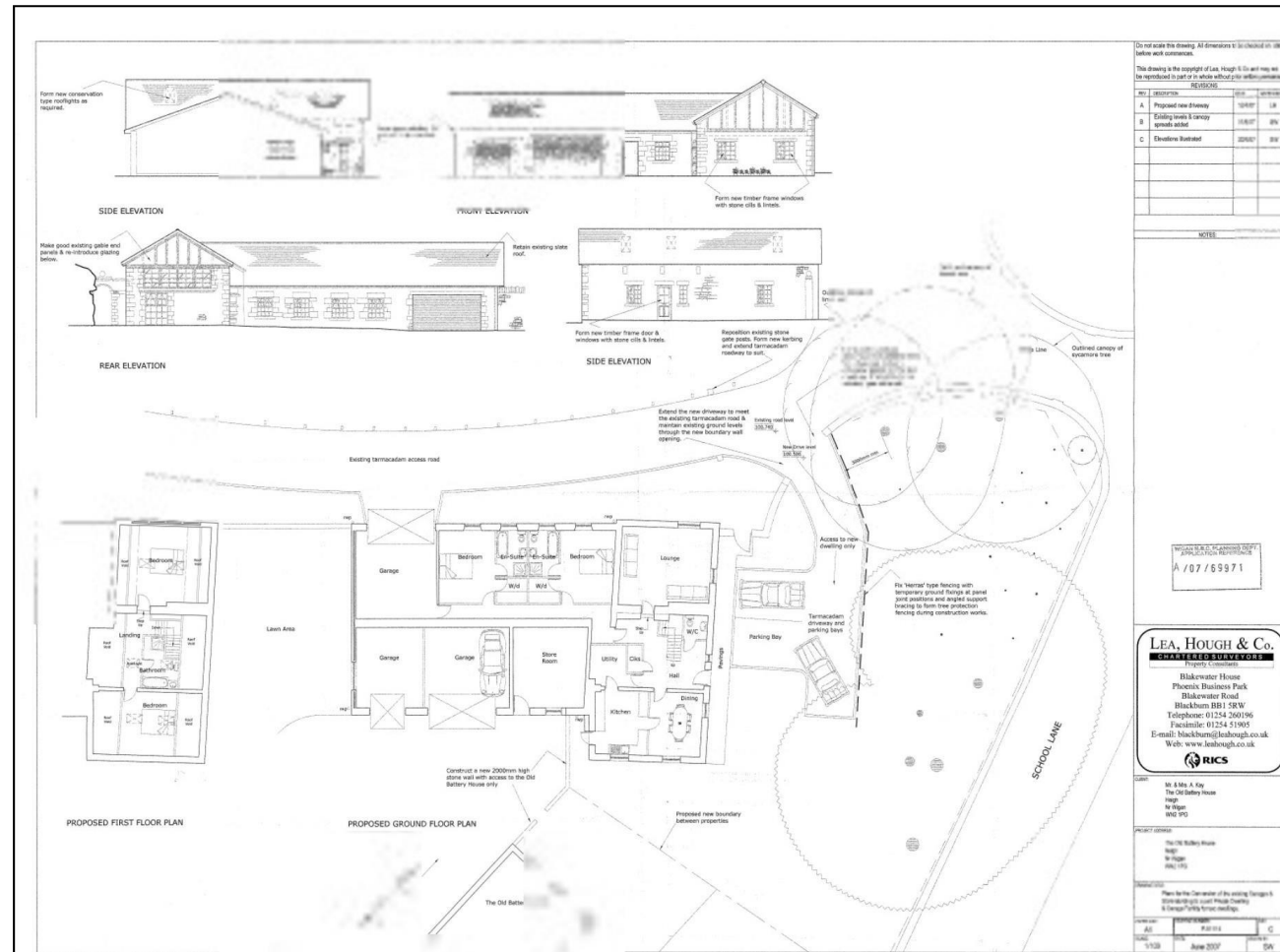
The house name is derived from the fact that it was built upon the former battery house constructed to supply electricity to the Estate in the late 19th century. Similarly, the outbuildings provided former Estate workshop accommodation.



The Outbuildings - Redevelopment Potential

It is rare to find substantial outbuildings with any modern property. They comprise a mix of space formally used as car garages, workshops, stores and study/gym extending to c 3,200 sq ft on one level. They are a valuable addition to the property and would well suit a purchaser who values this rare space as currently used or for those with an eye for redevelopment to other uses, subject to obtaining the necessary consents.

The current owners obtained two approved outline planning permissions, each over different parts of the buildings. A 2007 permission for a 4 bed residence over 2 floors and a 2018 permission for a 1 bed retirement conversion. Vehicle access rights exist onto the adjacent lane enabling flexibility of redevelopment design. Both permissions have expired but can be viewed on the Wigan Council planning portal (planning.wigan.gov.uk/online-applications)



Description & Accommodation

The main house was individually designed of stone and slate construction in 1974 to form a spacious family residence extending to approx. 3127 sq. ft over 2 floors.

The accommodation includes:

Ground Floor

Large entrance hall
Lounge
Snug
Kitchen diner
Formal dining room
Single w/c plus boiler/drying room
Family bathroom
Bedroom 1
Study/ Bedroom 2
Utility Room

First Floor

Main bedroom 3
Bedrooms 4 & 5
Large ensuite
Small ensuite
Eaves storage

The main house itself is full of charm and individuality, offering a flexible layout ideal for family living. A grand and welcoming entrance hallway with seating areas and an open staircase creates an immediate sense of space and drama, rising to a beautiful minstrel gallery that overlooks the ground floor. From here, the home opens into a range of impressive reception rooms. The principal lounge is a standout feature with a large bay window drawing in natural light and a commanding central fireplace providing a stunning focal point. Double doors lead through to a formal dining room, which in turn flows into a well-appointed kitchen fitted with a range of wall and base units, eye-level ovens and space for integrated appliances. The kitchen enjoys views over the surrounding woodland and offers access into a spacious utility room. Additional living areas include a further sitting room filled with character thanks to exposed beams and a feature stone fireplace. On the ground floor, there are two generously sized bedrooms—one currently used as a home office—and a stylish four-piece family bathroom with vibrant finishes.

Upstairs, the home continues to impress with three traditionally styled bedrooms, two of which benefit from their own en suite facilities. Eaves storage is available off most rooms which is partially floored and lit. The master suite is of particular note, offering a substantial bedroom space and a vast en suite bathroom.

Gardens

Approached via a sweeping tarmac driveway, this impressive home enjoys seclusion while remaining within easy reach of Manchester, Bolton, and Preston. The property is nestled on a gated plot extending to just over 1.5 acres, offering exceptional outdoor space, privacy and development potential.

The grounds surrounding The Old Battery House are nothing short of spectacular. Accessed through gates and bordered by mature woodland and original stone walling, the setting is peaceful, private and picturesque. The driveway winds through the trees before opening onto the beautifully maintained lawns and landscaped gardens that frame the house.





