



Mossley Hall Farm

Byrom Lane, Lowton, Warrington, WA3 1BW



Mossley Hall Farm

Byrom Lane, Lowton, Warrington, WA3 1BW

Guide Price OIRO £700,000

An exciting opportunity to acquire a small holding on the outskirts of Lowton, close to Pennington Flash. The site briefly comprises a substantial farmhouse, dating back to 1882, several buildings and 40.52 acres of Grade 3 agricultural land. Requiring modernisation throughout, the property could provide a fantastic redevelopment opportunity subject to the relevant permissions. It is considered that the property will appeal to those with development, agricultural, lifestyle or equestrian interests, or potentially purchasers with a variety of such interests.

Location

Mossley Hall Farm is situated in the Lowton area of Warrington, near to Pennington Flash. The property is off Byrom Lane, close to the A579 and A580, providing good access to the M6/ M61 motorways, and good transport links to Warrington and Manchester.

The location of Mossley Hall Farm is shown on the plan at the rear of these particulars. If navigating to the property using satnav, interested parties should use WA3 1BW. If approaching the property from the A580 (East Lancashire Road) turn left onto Newton Road, then take the next left onto Sandy Lane. Proceed on Sandy Lane, past the Leigh & Lowton Sailing Club, then take the next right down a track, accessed through a single gate. If approaching from the West, turn off Slag Lane, opposite Byrom Hall, onto Byrom Lane, then take the first left.

Description

The site is approx. 40.52 acres in total. With a four bedroom detached farmhouse, several agricultural buildings housing loose boxes, former manege and 40.52 acres of agricultural land, all edged red on the plan at the rear of these particulars.

The property affords a superior position with views overlooking Pennington Flash Nature Reserve. Sitting in an already fantastic size plot, there is also the potential to purchase additional land which lies adjacent to the water's edge.

The Farmhouse briefly comprises the following accommodation; Kitchen, three reception rooms and downstairs shower room, four double bedrooms and family bathroom. To the outside there is a large yard area with gardens to the front, side and rear of the property.



Particulars of sale

Farmhouse

Ground Floor

Kitchen (4.60m x 4.22m)

With a range of wall and base units and inset sink and drainer and oven. With space for fridge freezer, plumbing for washing machine, radiator, one double glazed window and door leading to side porch.

Shower Room (2.70m x 1.80m)

A three-piece suite comprising wash hand basin, WC, and shower, with storage cupboard, window and radiator.

Lounge (4.6m x 4.3m)

A family sized lounge with one double glazed window and one single glazed window.

Main Living Room (5.7m x 4.6m)

Well-proportioned, double aspect living room, with radiator and two windows.

Dining Room (4.9m x 3.6m)

The dining room has storage shelves, radiator, one single glazed window and one double glazed window.

Hallway

Understairs storage cupboard

First Floor

Landing

Loft access hatch and access to all first-floor rooms

Bedroom 1 (5.7m x 4.6m max)

The bedroom has a range of fitted robes and overbed storage, with one single glazed window and

one double glazed window.

Bedroom 2 (4.6m x 4.2m)

The second bedroom has exposed floorboards, a double-glazed window and radiator.

Family Bathroom (2.7m x 1.8m)

The main bathroom has a three-piece suite comprising wash hand basin, WC, bath (shower over), storage cupboard and a single glazed window.

Bedroom 3 (4.6m x 4.2m)

The third bedroom has radiator and two double glazed windows.

Bedroom 4 (4.9m x 3.7m)

The fourth bedroom has radiator with one single glazed window and one double glazed window.

Gardens/Yard Area

To the front side and rear there are gardens mostly laid to lawn with well-established shrubs and trees, with chicken coop, shed, one small brick-built building and timber clad lean to, to main building. Former manege which is fenced and gated.

Buildings

Steel portal framed general purpose building, fully clad with mono pitch lean to (2748sqft).

Brick barn (Approx 706.7sqft) with tin roof and walls

Lean-to with stable (Approx 362.2sqft), with tin roof

Land

The land extends to 40.52 acres of grassland which can be accessed off Byrom Lane. The land is shown as being Grade 3 on the Agricultural Land Classification Map.

Services

The property has the benefit of a gas boiler served by LPG, mains electric, mains water and a septic tank.

No warranty given in respect of services.

Tenure

The property is offered freehold, with vacant possession on completion. Purchasers should make their own enquiries and assume that the plot will require all the relevant service connections.

Planning

The Wigan Local Plan (adopted September 2013) designates the subject property as: Green Belt (Policy GB1). It is considered the property may have potential for further redevelopment, subject to obtaining any necessary planning consents.

Rights of Way, Easements & Wayleaves

The property is sold with the benefit of, and subject to all existing rights of way, covenants, easements and wayleaves.

Overage

The property is offered for sale subject to an overage agreement. The purchasers shall be liable to pay the vendors a sum equivalent to 50% of any uplift in value occurring as a result of any change from the current use of the property; farmhouse, agricultural barns, manege/livery yard (non-commercial) and grazing. The overage will be triggered by a planning permission for any change of use and will remain in place for a period of 50 years from the date of completion.

Guide Price

Offers in the region of £700,000.

Method of Sale & Enquiries

The subject property is offered for sale by private treaty. All enquiries should be directed to Leah Halik on 01772 882277. leah.halik@pwcsurveyors.co.uk and Andrew Coney on 07974 017378. Andrew.coney@pwcsurveyors.co.uk

Viewings

Viewings are strictly by appointment through the sole selling agent.

Health & Safety

Prospective purchasers are reminded that view the property at their own risk and that neither the vendor nor P Wilson & Company offer any warranty in respect of the safety of the land, and prospective purchasers should take all reasonable precautions when viewing the property.

Plans

All the plans included in these particulars, and attached thereto, have been reduced from their original size. Therefore, none are to scale and are for identification purposes only.

Please Note:

Misrepresentation Act 1967

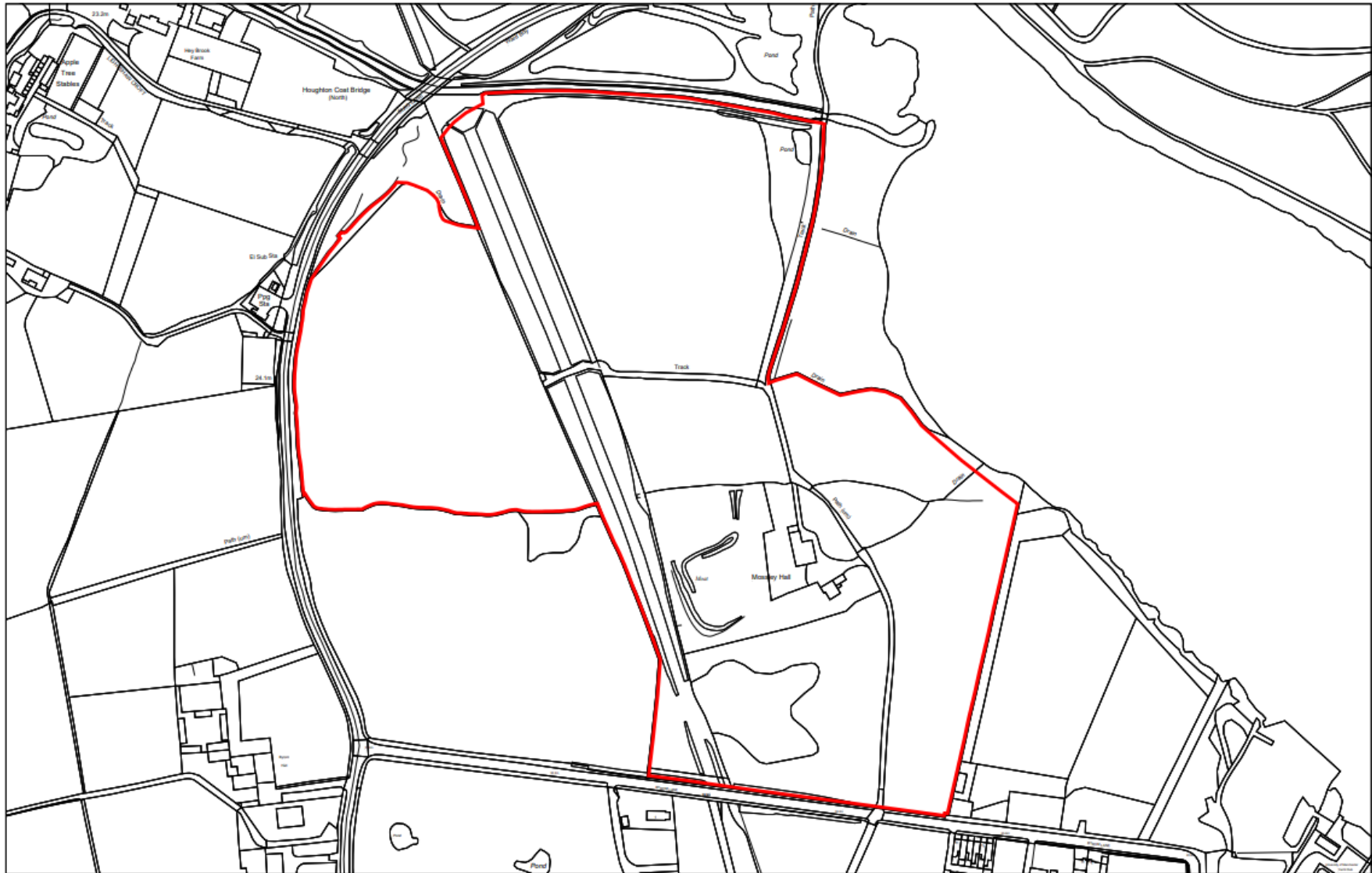
Consumer Protection from Unfair Trading Regulations 2008

Business protection from Misleading Advertising Regulations 2008

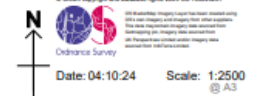
Please Note: P Wilson & Company LLP, their clients and any joint agents give notice that;

- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- [b] Any electrical or other appliances of the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- [c] No person in the employment of P Wilson & Company LLP or any joint agents has any authority to make or give any representations or warranty whatsoever in relation to this property.
- [d] These particulars are produced in good faith and set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute an offer of contract nor any part thereof.





Mossley Hall Farm, Lowton 40.52 acres



The plans are not to scale and are provided for information purposes only OS Licence No: 100020449



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



P Wilson & Company
Chartered Surveyors

www.pwcsurveyors.co.uk 01772 88 22 77
Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire PR1 3NA