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Naylor's Farm

Bickershaw Lane

Bickershaw

Wigan

WN2 5TU

**Offers in the Region of
£655,000**

**An attractive farmhouse for improvement with a
Barn with potential for residential conversion,
17 Stables, Manège, additional barns and about
13 Acres of Grazing Land**

FARMHOUSE



Built in approximately 1736 and with scope for improvement to create an individual and comfortable family home, incorporating beams and original features, the accommodation comprises three reception rooms, kitchen, porch and bathroom on the ground floor and three bedrooms and a bathroom on the first floor. There is an attractive front garden and extensive parking areas to the side and rear.

BARN with potential for conversion



Wigan Council granted planning permission for conversion of the barn under reference A/08/71121 on 6th June 2008. This permission has now expired. A copy of the planning permission and the plans which received consent are available on our website and the OnTheMarket website and an extract of the approved plan is reproduced with these particulars.

BUILDINGS, STABLES AND MANÈGE

There are a total of 17 Stables and a Dutch Barn with easy access to a Manège and fenced Paddocks and an extensive Yard. At present most of the stables are let but vacant possession of them all will be available on completion if required.



LAND

Extends to about 13 acres.



SERVICES

Mains water, gas, drainage and electricity are connected to the farmhouse. Electricity and water are connected to some buildings.

RESERVATION OF DEVELOPMENT VALUE

Due to its planning designation the land between Grange Road and the access road to the farmhouse and yard offers potential for residential development. This area is included in the sale subject to a clawback of 25% of its value for development if planning permission is granted in the next 20 years.

FENCING/BOUNDARIES

The boundaries as shown on the plan with these particulars which are currently unfenced will be fenced by the Sellers within one month of completion of the sale.

COUNCIL TAX

Farmhouse - Band D

RATEABLE VALUE

The Stables - £1463

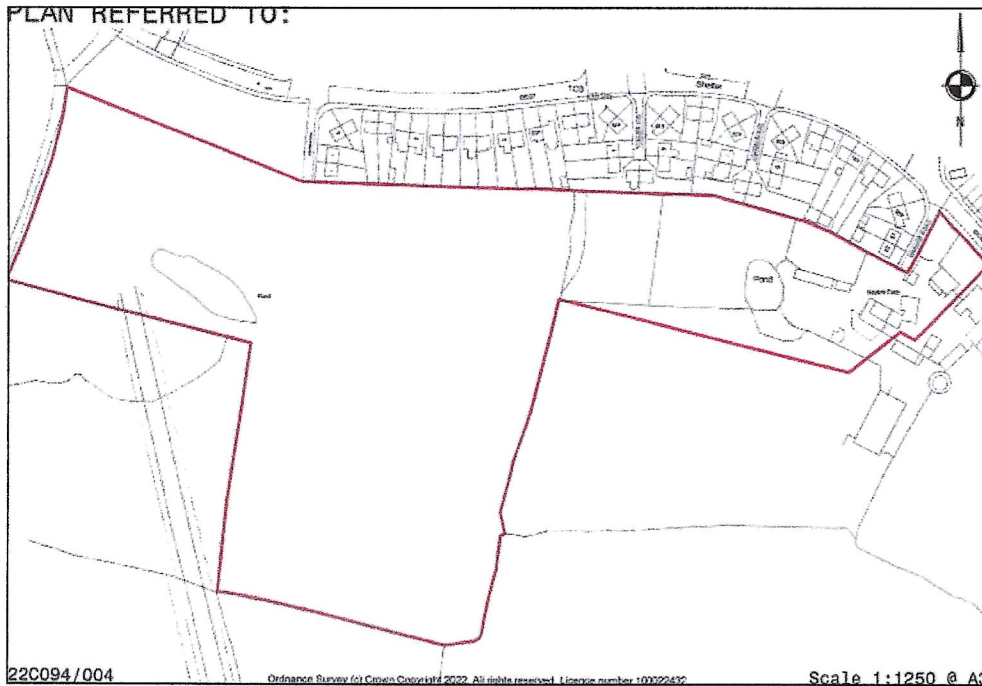
VIEWING

By appointment with the agents.

Agents' Notice

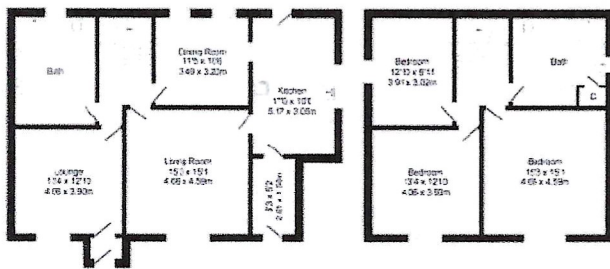
Frank Marshall & Co. for themselves and for the seller of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The seller does not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.

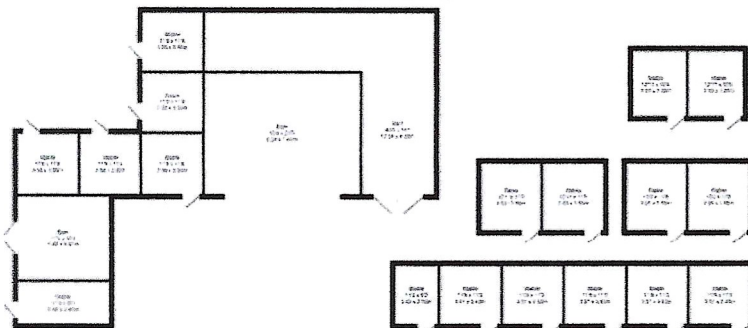


Naylor's Farm
Total Approx. Floor Area 1785 Sq.ft. (165.8 Sq.M)

Estimated and shown by Lines Marked for Information purposes only. Buyer should obtain surveyor's report/measurements for precise the accuracy of the floor plan of measurements are approximate and no responsibility is taken for any error



Naylor's Farm
Total Approx. Floor Area 4452 Sq.ft. (412.8 Sq.M)



Proposed Ground Floor Plan (1:100)

Proposed First Floor Plan (1:100)

MATERIALS
NEW RENDERED AND PAINTED FINISH TO ALL EXTERNAL WALLS
ROOFS SLATED TO MATCH EXISTING
WINDOWS IN UPVC - SLIDING SASH STYLE AND WOOD EFFECT FINISH.
TIMBER DOORS IN TRADITIONAL COTTAGE STYLES.

Proposed Elevations (1:200)
South Elevation, North Elevation, East Elevation



PLEASE NOTE
Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.



EPC

