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THE COMPLETE PROPERTY FIRM

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Willow Park Equestrian Centre,
Eccles Plantation, Warrington Road,
Bold Heath, Widnes WA8 3XL

£1,500,000

A purpose built equestrian centre with a four bedroomed architect designed house, messroom/store, 44 stables/16 tack rooms, Dutch barn, manège, lunge ring, fishing ponds and 50 acres of land comprising fenced paddocks and cross country jumps.

Willow Park Equestrian Centre

Situated a short distance from the A57 with easy access to the motorway network, yet in a secluded location with views from the house across the paddocks to the open countryside beyond, this purpose built equestrian centre was built to the sellers' own specification about twenty years ago following the grant of planning permission by St. Helens Council.

House



The house offers good family accommodation and was built to a high specification of brick and slate with stone window cills and hardwood joinery.

An attractive **Hall** leads from the front door to the ground floor accommodation with Amtico flooring almost throughout with underfloor heating.



The **Kitchen/Dining Room** with Lounge Area has granite topped wooden cupboard and drawer units with a Rangemaster Professional electric double oven/grill and ceramic hob. Glazed double doors lead from the Dining area to the paved **Patio**.



Utility Room adjoining.

Lounge



Main **Bathroom** with shower, basin, bath and w.c.



Bedroom with en suite **Bathroom** with shower, w.c. and basin. **Cloakroom** with w.c. and basin.

A half landing and landing leads to the First Floor with **Four Bedrooms**. The master bedroom has an en suite **Bathroom** with shower, basin and w.c. and walk in wardrobe.

Outside



Patio area with **Summer House**.



Messroom/Store/W.C./Garage Block



Built of brick and slate this purpose built accommodation complements the house and the equestrian business. There are separate Ladies and Gents w.c.s with electric heaters and hot water.

Stable Range



Predominantly in a courtyard group, of timber construction, there are **44 Stables** of which 36 are 12ft x 12 ft and 8 are 16ft x 12 ft. In addition there are 14 small **Tack Rooms** 12 ft x 8 ft and two large **Tack Rooms**. All the stables have automatic water supplies and electricity.

Dutch Barn Steel framed, fibre cement roofed 90 ft x 30 ft.

Manège



64 metres x 20 metres with silica sand/rubber surface on a stone and membrane base, drained at 5 metre intervals.

Horse Walker (available for purchase by negotiation).

Lunge Ring

20 metres x 20 metres.

Paddocks



with post and rail timber/fencing. Cross Country Jumps.

Fishing Ponds



2 ponds let out on a pay and fish basis.

Land

Classified as Grade 2 on DEFRA's Land Classification Map, the land is down to grass and extends, with the yard to about **50 acres**.

Caravan Storage Area

Planning Condition

The house is subject to an occupancy condition as part of the planning permission granted by St. Helens Council under reference P/2001/0656 on 19th December 2001:

“The occupation of the dwelling hereby permitted shall be limited to a person employed in connection with the use permitted as an equestrian centre, or a dependant of such a person residing with him or her.”

SERVICES

Metered mains water and three phase electricity supplied. Drainage from the house to a cesspit. Drainage from the yard and midden to a tank from which the effluent is pumped onto the land. Oil fired heating (under floor) with combi boiler.

CURRENT INCOME

Management account details for the stables enterprise are shown on the attached sheet.

Additional income is derived from the fishing ponds and caravan storage, the details of which will be available from the sellers during the course of viewing.

Such income will be apportioned between buyer and sellers as at the date of completion. (The Sellers apply V.A.T. to some items).

RESERVATION OF DEVELOPMENT VALUE

No such reservation will be made by the sellers.

VIEWING

By appointment with the Agents.

LOCAL AUTHORITY

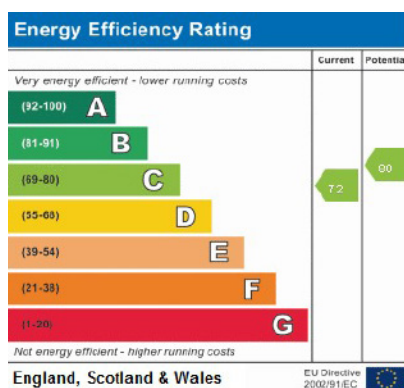
St. Helens Metropolitan Borough Council,
Town Hall, Corporation Street, St. Helens,
Merseyside WA10 1HP
Tel. 01744 456789

AGENT'S NOTICE

Frank Marshall & Co. for themselves and for the Sellers 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 Sellers do 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.

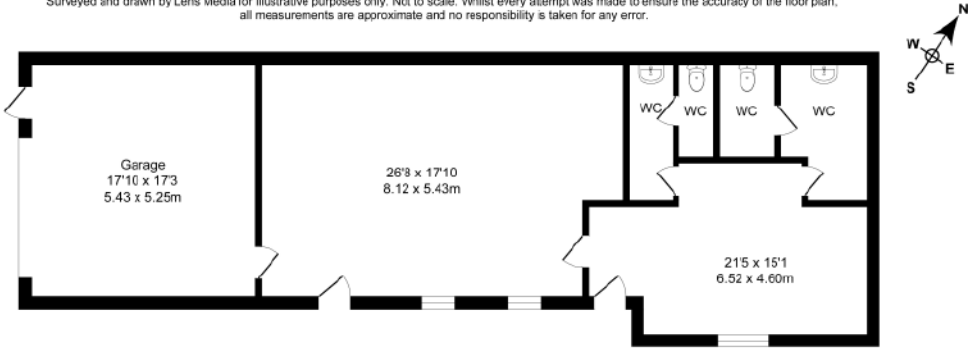
This brochure was prepared by the Agents in accordance with the seller's instructions in June 2023. All measurements are approximate.



FLOORPLANS

Warrington Road
Total Approx. Floor Area 1199 Sq.ft. (111.4 Sq.M.)

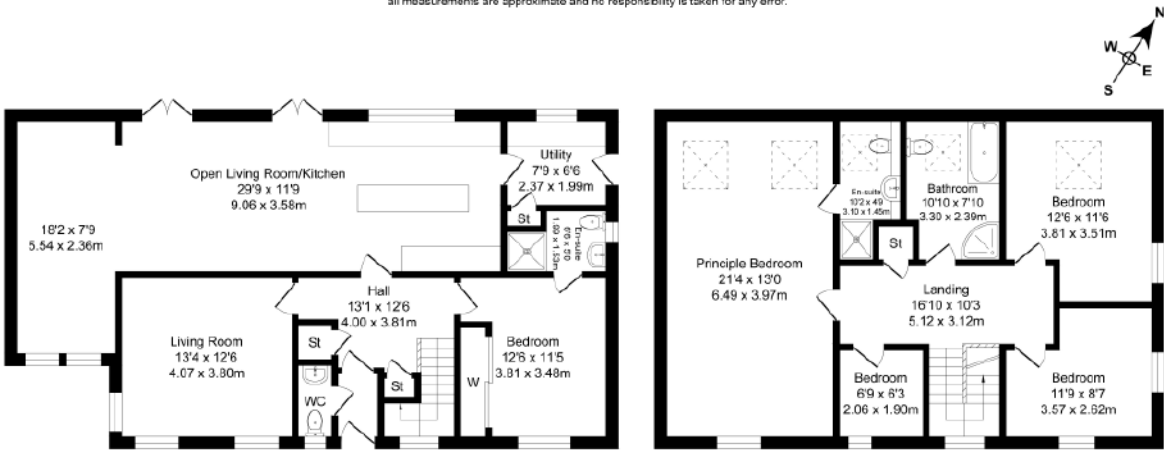
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Outbuilding
Approx. Floor
Area 1199 Sq.Ft
(111.4 Sq.M.)

Warrington Road
Total Approx. Floor Area 2026 Sq.ft. (188.2 Sq.M.)

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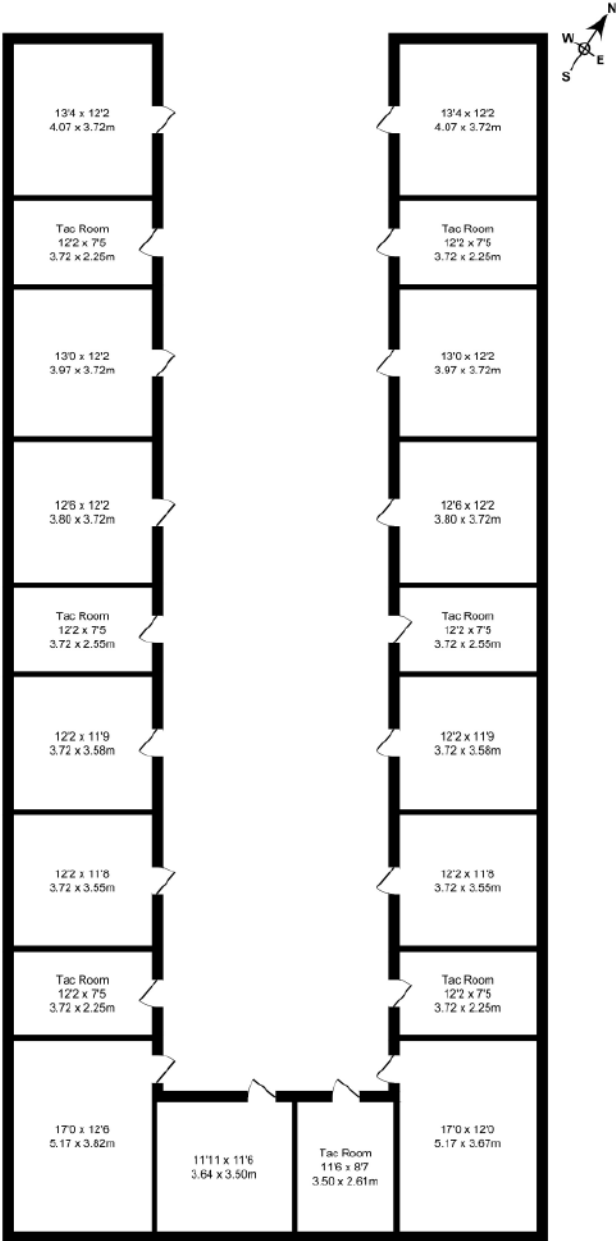


Ground Floor
Approx. Floor
Area 1088 Sq.Ft
(101.1 Sq.M.)

First Floor
Approx. Floor
Area 938 Sq.Ft
(87.1 Sq.M.)

Warrington Road
Total Approx. Floor Area 2822 Sq.ft. (262.2 Sq.M.)

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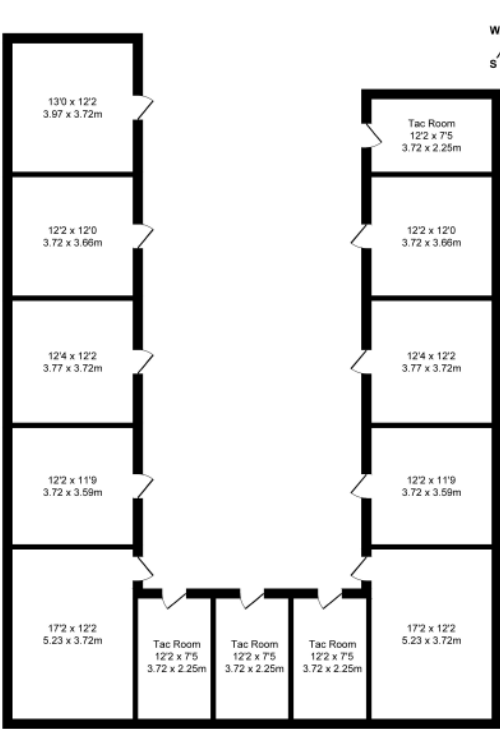


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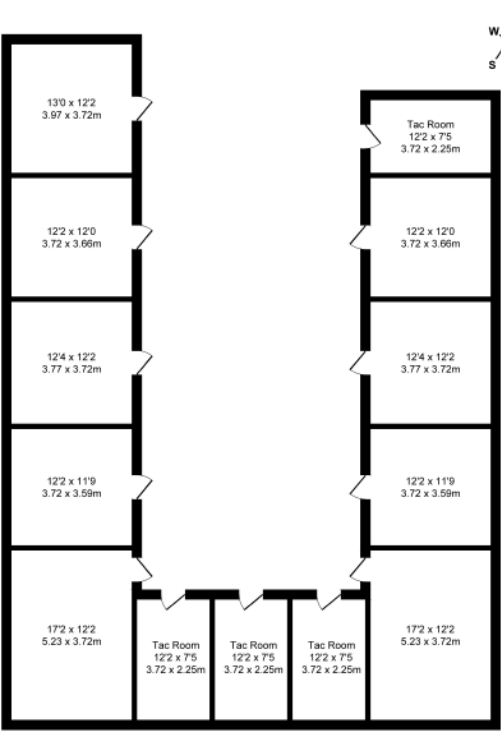
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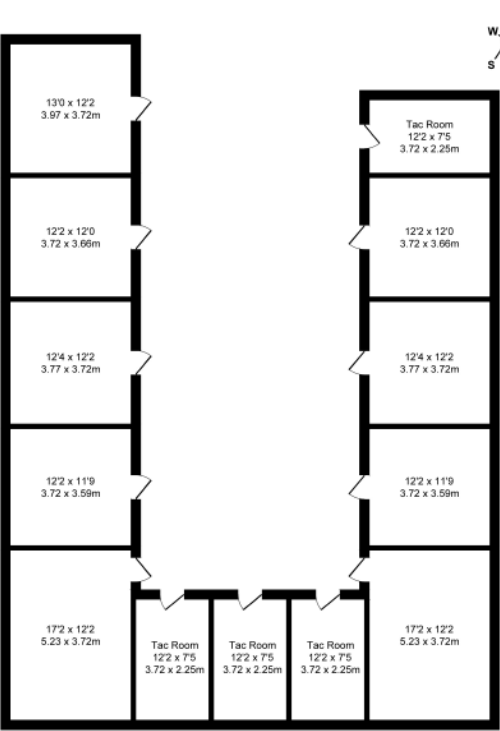
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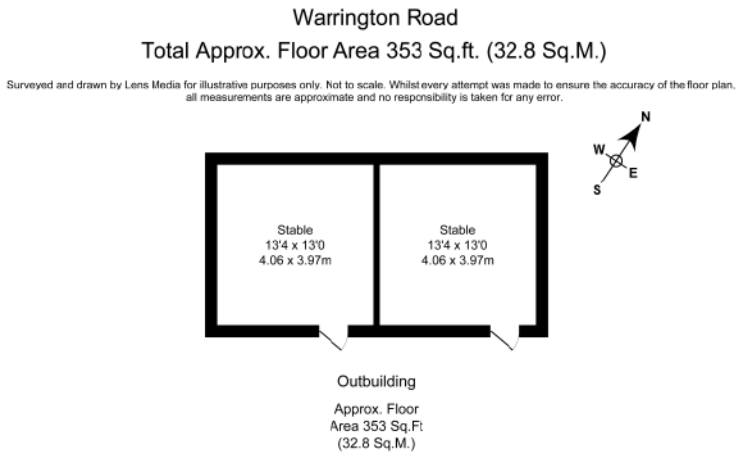
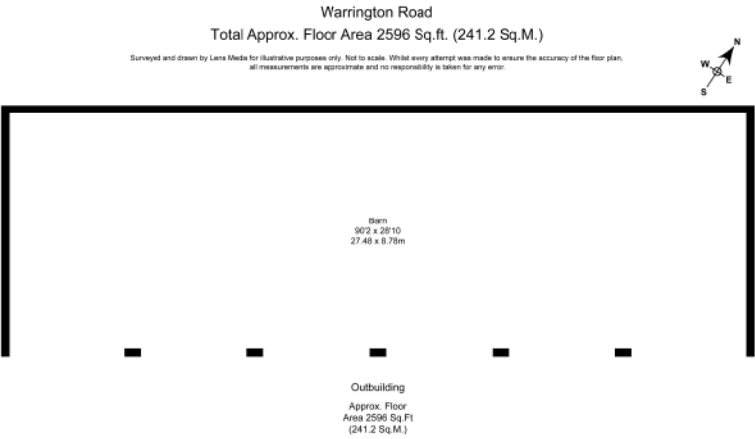
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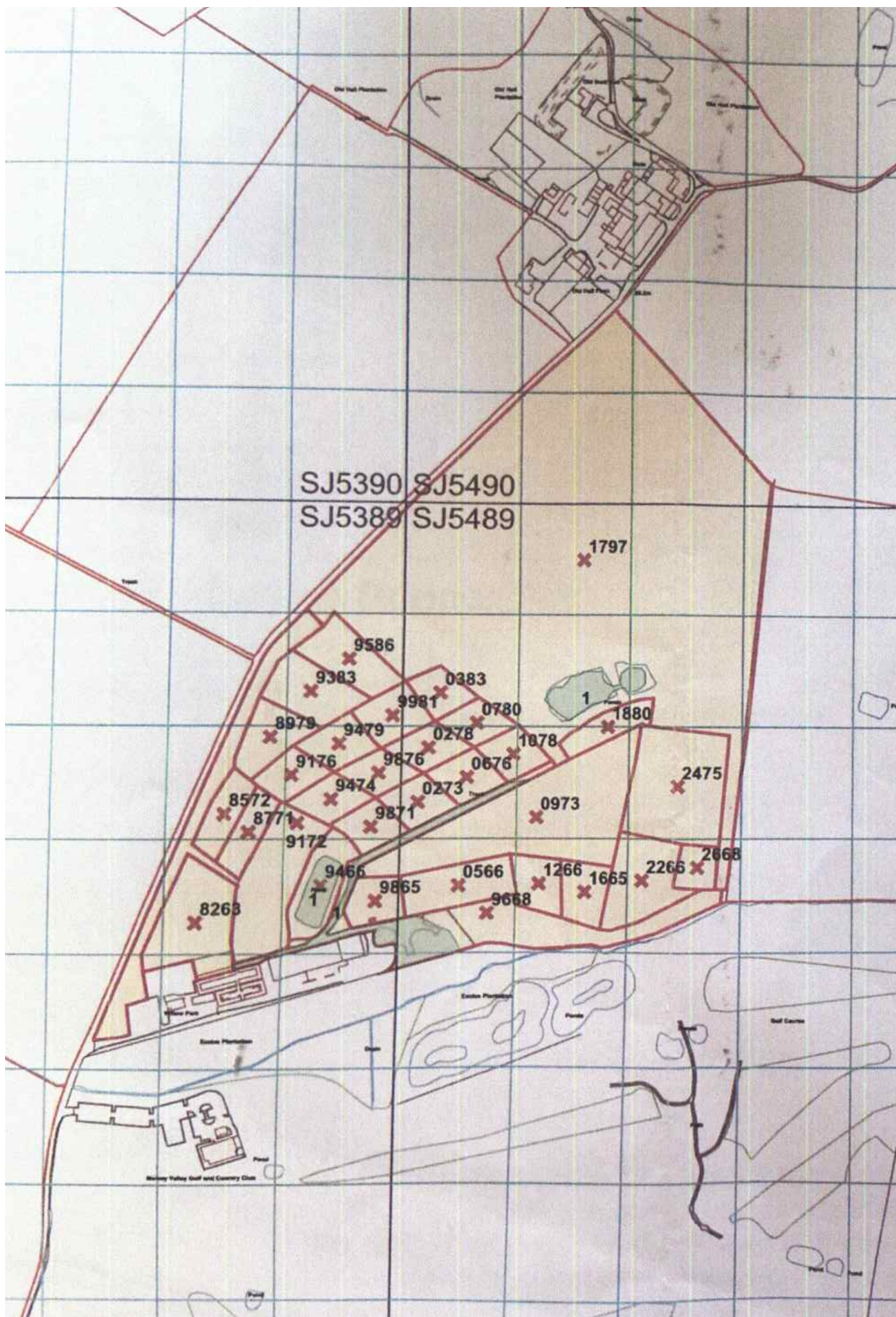
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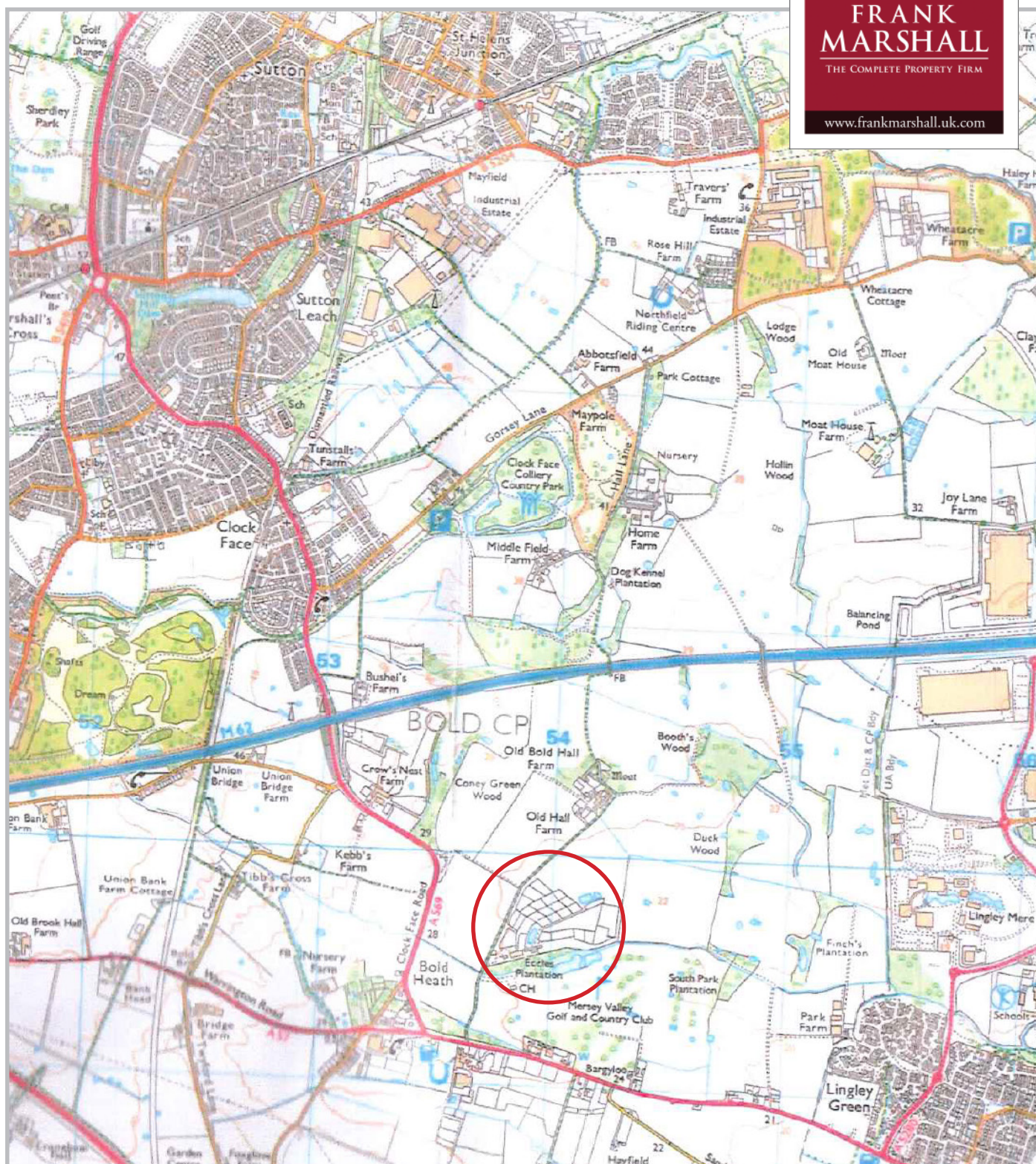




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PLEASE NOTE

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.

