



Ditton Fold Farm  
Lower Road | Halewood | L26 3UA |

## **WIGNALLS**

Chartered Surveyors, Planning  
Consultants & Land Agents

# Ditton Fold Farm Lower Road Halewood L26 3UA

Located to the north of the A562 on Lower Road, Ditton Fold Farm has exceptional transport links, located 5 miles from Liverpool John Lennon Airport and 9 miles from Liverpool City Centre.

An agricultural unit with development potential being sold as a whole or in 3 lots.

*Lot 1 - A pleasing 3 bedroom farmhouse and gardens, with over 1,400m<sup>2</sup> of versatile agricultural buildings and yard area  
Guide £1,100,000*

*Lot 2 - 39.19 acres of Grade 2 agricultural land, comprising both arable land and permanent grassland.  
Guide £475,000*

*Lot 3 - 27.77 acres of Grade 2 agricultural land with roadside access off Gerrards Lane.  
Guide £555,000*



## Ditton Fold Farm

*Wignalls Chartered Surveyors is pleased to present an excellent opportunity to acquire a traditional farm with development potential on the eastern fringe of Liverpool.*

*The Property comprises a range of agricultural buildings alongside a three bedroom detached farmhouse in the sought-after area of Halewood.*

*The holding has development potential within the agricultural buildings to residential development or other uses subject to the necessary consents being obtained.*

*The buildings on site total approximately 1464.06m<sup>2</sup> of useable portal framed structures, all benefiting from either concrete or hardstanding earth floors.*

*The farmhouse, farmyard and buildings are set in approximately 40.63 acres of land with an additional 27.77 acres of land available at Gerrards Lane, available as a whole or in 3 lots.*



## LOT 1

Lot 1 includes the three bedroom farmhouse, farmyard and buildings.

The farmhouse is brick under tiled roof benefiting from double glazed UPVC windows and doors throughout. The property itself offers extensive garden space which is lawned and landscaped to create a south-facing private outdoor space.

The most frequently used access to the property is located off the conservatory to the south east. The door opens into the conservatory which leads to a utility and a hallway serving the kitchen, pantry and spacious living room. The living room provides access through UPVC french doors onto a south-facing patio area and surrounding gardens.

The first floor provides three bedrooms together with a family bathroom featuring a WC, pedestal sink, a bath/shower and the hot water tank for the property.

The property has the benefit of connections to mains electricity and water. Foul is dealt with via a septic tank and heating is provided by LPG gas tank. A new boiler has been installed in 2024.

Furthermore there is circa 1464.06m<sup>2</sup> (15,070ft<sup>2</sup>) of versatile agricultural buildings which hold development potential subject to obtaining the necessary consents.



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## LOT 2

Lot 2 comprises circa 39.19 acres of agricultural land. Currently 21.85 acres is classified as arable land with arable crops suitable for a wide variety of crops, and 17.34 acres is described as permanent grassland.

The land is classified as Grade 2 as per the Agricultural Land Classification Maps for England and Wales.

We are informed by the vendor that the land has been drained historically. There is water available via the farm yard.

The land is cropped with potatoes for the 2024/25 growing season by way of a licence agreement.

It is anticipated the crop will be harvested prior to December, however a holdover may be requested until March 2025 to allow the Licensor sufficient time to harvest their crop.

If purchased separate from Lot 1, the purchaser will be expected to install and create a new access to the land, where upon granting of planning consent the provided access through the farmyard will be extinguished.

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## LOT 3

*27.77 acres of agricultural land which is suitable for growing a wide variety of crops. The land has good road side access off Gerrards Lane, 2 miles north west of Ditton Fold Farm.*

*We are informed by the vendor that the property benefits from land drains. There is a gas pipeline which runs across the land from south east to north west. The land also has a mains water pipe which runs parallel to Gerrards Lane.*

*The land is classified as Grade 2 as per the Agricultural Land Classification Maps for England and Wales.*

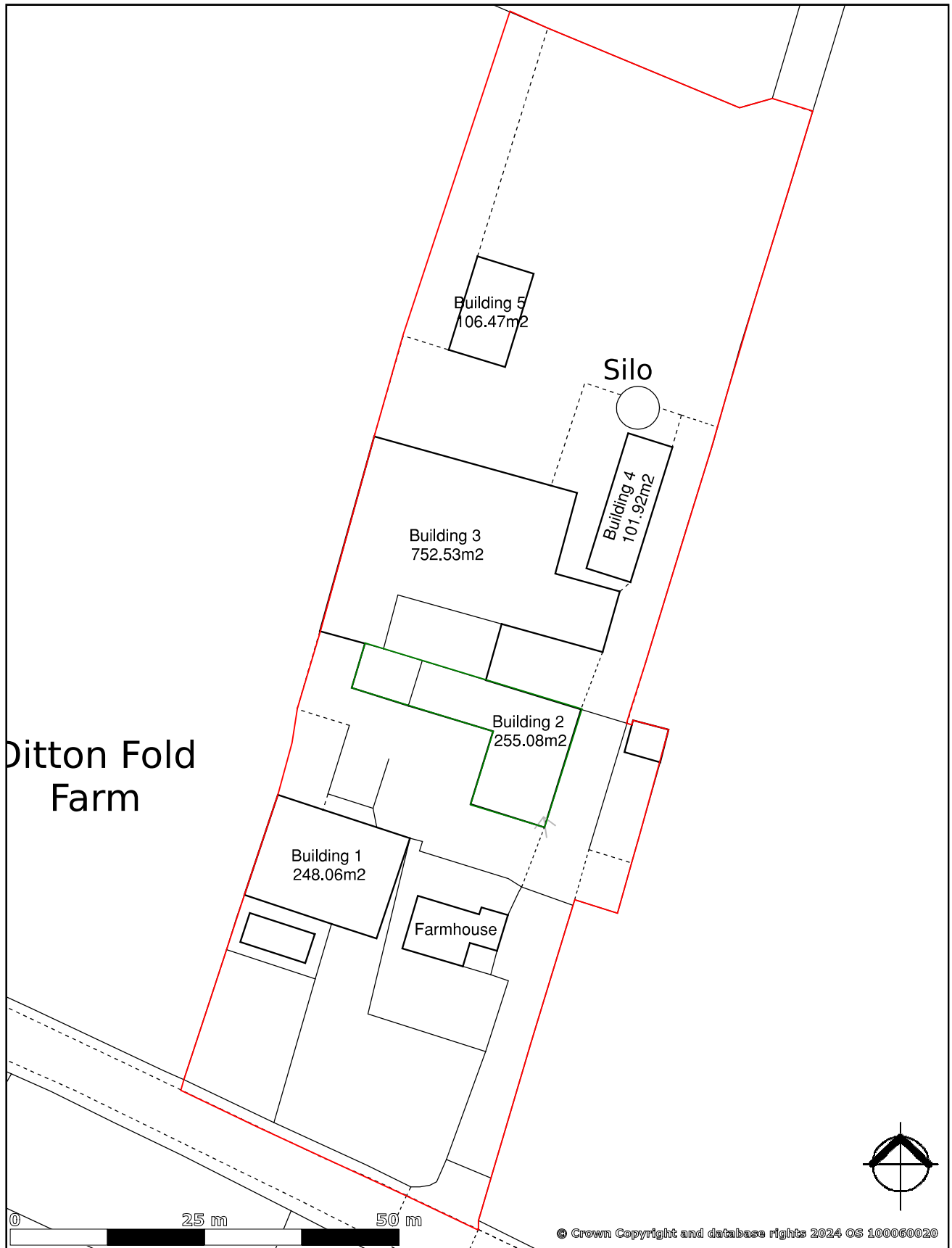
*The land at Gerrards Lane is considered medium term development land and the vendors have previously been approached by developers looking to explore option agreements on the land. The vendor offers no guarantee of such future interest and all interested parties must make their own investigation in to the development potential.*



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Plotted Scale - 1:500

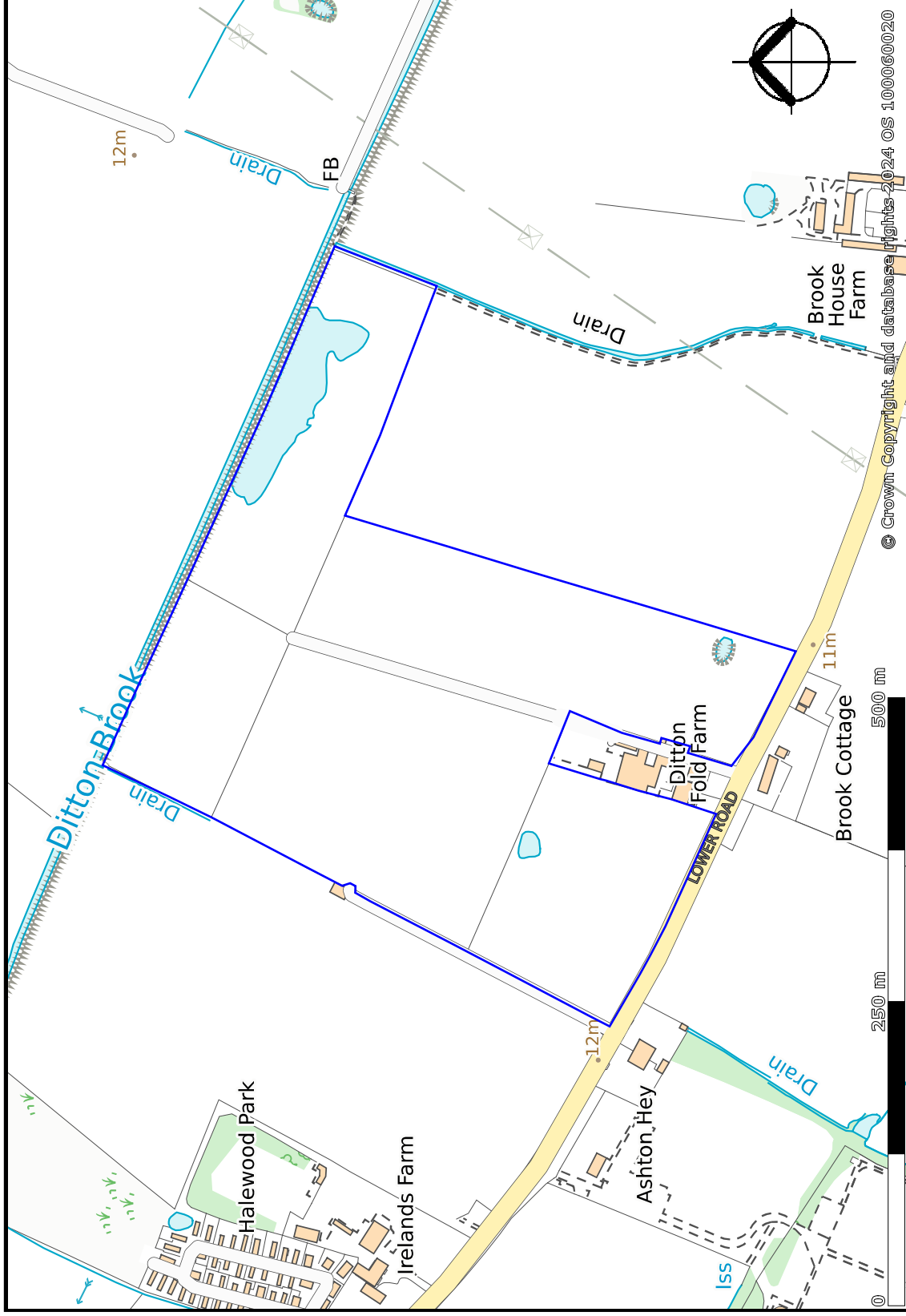
## Lot 1 - Ditton Fold Farm, Lower Road, Halewood

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Plotted Scale - 1:5,000

## Lot 2 - Ditton Fold Farm, Lower Road, Halewood

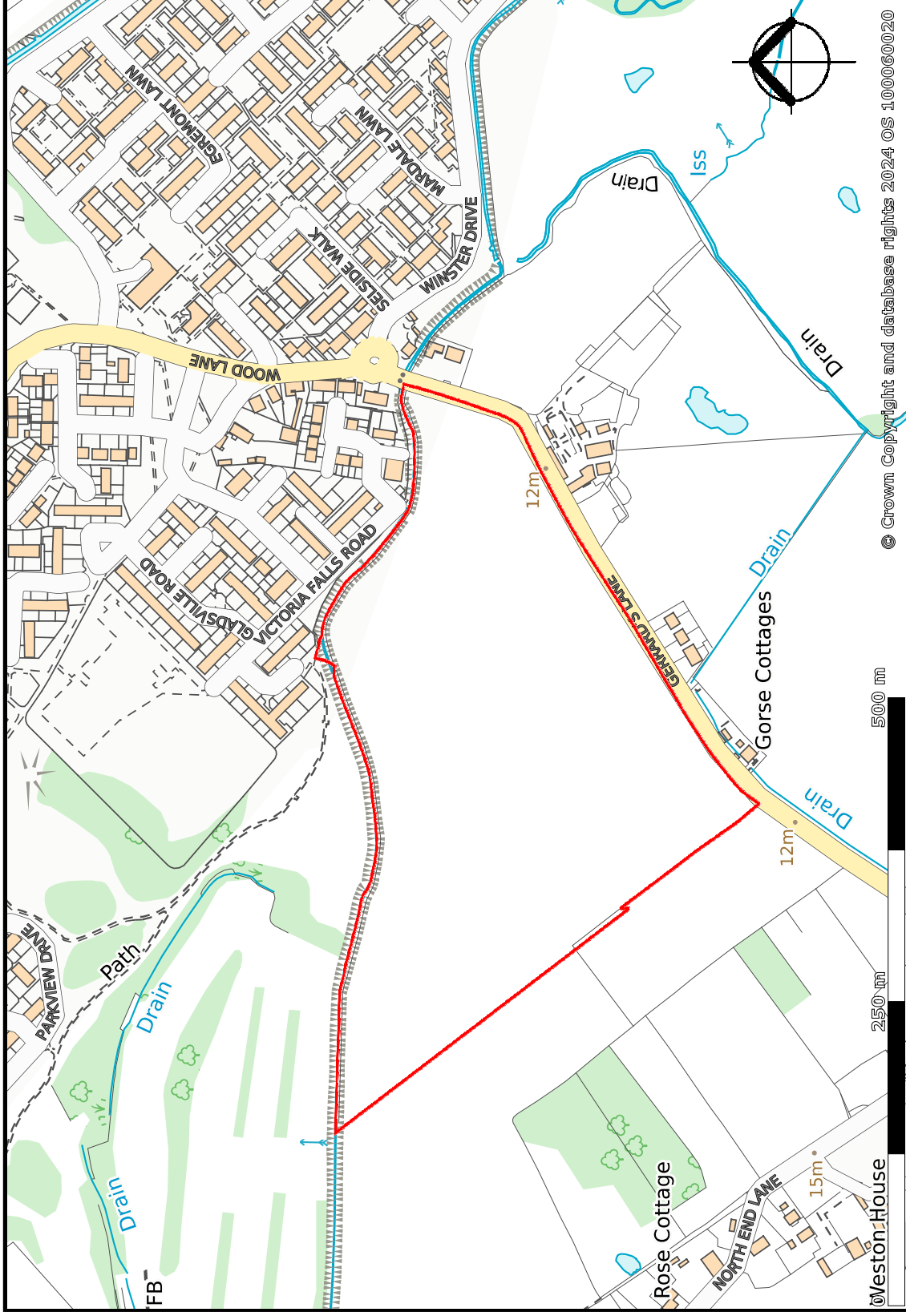
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## Lot 3 - Ditton Fold Farm, Lower Road, Halewood

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## General Remarks

Services: The property has the benefit of a septic tank, LPG gas and mains electricity and water. The property has also had a new boiler fitted in early 2024.

Please note: Wignalls Chartered Surveyors have not tested any of the services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

EPC to be provided upon request.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession available upon completion subject the licence agreement. The property is sold subject to all existing rights of way, easements and wayleaves.

**Local Authority:** Knowsley Metropolitan Borough Council

**Council Tax:** Band E

**Date of Photographs:** May 2024

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Wignall BSc Hons MRICS FAAV. Please call the office or email [info@wignalls.land](mailto:info@wignalls.land) to arrange a viewing.

**Money Laundering Regulations Compliance:** please bear in mind, that Wignalls Chartered Surveyors will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

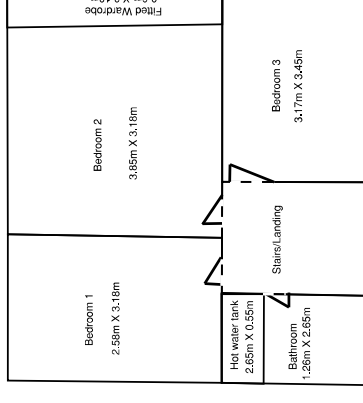
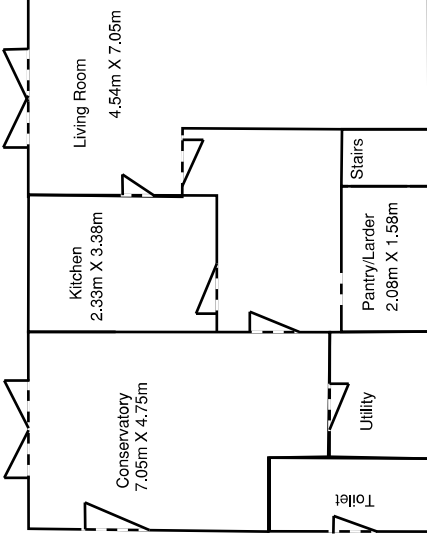
**Method of Sale:** Private Treaty    **SUBJECT TO CONTRACT**

Wignalls Chartered Surveyors for themselves and the vendors or lessors give notice that;

1. all descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions 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 the correctness of them.
2. any electrical or 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 Wignalls Chartered Surveyors 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 the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to contract.

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These floorplans have been drawn by Wignalls Chartered Surveyors and all measurements are given as rough figures and for identification purposes only