



**An appealing and versatile Small Holding requiring a scheme of renovation but offering considerable potential for redevelopment as would suit a number of uses (subject to planning)**

**Detached Farmhouse, Outbuildings, Yard and Accommodation land**

**Extending to 10.576 Acres**

**FOR SALE AS A WHOLE OR IN TWO LOTS**

**BY INFORMAL TENDER**

**TENDERS TO BE SUBMITTED BY 12 NOON ON THURSDAY 22<sup>ND</sup> SEPTEMBER 2016**

## FOR SALE AS A WHOLE OR IN TWO LOTS

### **LOT 1 – 0.755 ACRES (0.306 HECTARES)**

Comprising Farmhouse, Outbuildings and Yard.

### **LOT 2 – 9.821 ACRES (3.974 HECTARES)**

Land extending to 9.821 acres with access via the homestead.

## INTRODUCTION

This versatile small holding comprising a detached farmhouse, outbuildings, yard and land extends to 10.576 acres. While requiring a full scheme of renovation and redevelopment it offers considerable potential to undertake a scheme to suit the successful purchasers requirements.

The outbuildings and yard have for many years been used for commercial purposes including repair, maintenance and servicing of vehicles and given the non agricultural use the site may be considered as a Brownfield site. Interested parties should satisfy themselves as to whether their proposed usage can be undertaken immediately or require planning approval.

Set in 10.576 acres the site has extensive frontage onto Warrington Road with wide vehicular access in a noted residential/commercial location and is offered for sale as a whole or in two lots as detailed below. (Location Bents Garden Centre).

## LOCATION

Glazebury comprises of a mixture of residential properties and commercial business premises. The local shops cater for most day to day necessities whilst nearby Culcheth village offers a wider range of shopping facilities and other amenities. The larger centres of Warrington and Leigh are accessible by both private car and public transport. There are primary schools in Glazebury village and secondary education is catered for at Culcheth. For those who wish to commute there is access to the motorway network via the A580 East Lancashire Road at Glazebury, this also provides a direct link between Liverpool and Manchester.



### **LOT 1 – 0.755 ACRES (0.306 HECTARES)**

Comprising Farmhouse, Outbuildings and Yard.

The farmhouse of brick, part rendered elevations with slate roof comprises:-

#### **ENCLOSED PORCH ENTRANCE**

With front entrance door.

#### **HALL**

Glazed door to inner hallway. Double panel radiator. Staircase to first floor.

#### **SITTING ROOM**

11' 9" x 13' 9" (3.58m x 4.19m) Double panel radiator. Tiled fireplace. Windows overlooking front. Box cupboard housing electricity meters.

#### **LIVING ROOM**

11' 10" x 13' 9" (3.61m x 4.19m) Double panel radiator. Tiled fireplace. Two wall light points. Windows overlooking front.

#### **WALK IN PANTRY**

8' 8" x 3' 3" (2.64m x 0.99m) Shelving.



### **KITCHEN/LIVING ROOM**

15' 7" x 12' 8" (4.75m x 3.86m) Stainless steel double drainer sink unit. Gas cooker point. Base unit with cupboards and drawers. Double panel radiator. Tiled fireplace. Windows to two elevations. Door to:-

### **REAR BOOT ROOM/UTILITY**

12' 8" x 9' 3" (3.86m x 2.82m) Quarry tiled floor. Window to rear. Metal framed double opening doors to outside. Gas Glow-Worm Space Saver wall mounted central heating boiler (not in service).

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM ONE**

15' 8" x 13' 10" (4.78m x 4.22m) Front and over Living Room. Windows overlooking the front. Double panel radiator.

#### **BEDROOM TWO**

13' 8" x 12' 4" (4.17m x 3.76m) Front and over Sitting Room. Double panel radiator. Windows overlooking front.

#### **BEDROOM THREE**

12' 8" x 11' 1" (3.86m x 3.38m) Rear and over kitchen. Double panel radiator. Views to rear.

#### **BATHROOM**

10' 10" x 8' 8" (3.3m x 2.64m) White suite comprising panelled bath. Pedestal wash hand basin. Low level W.C. Double panel radiator. Tiled walls. Airing cupboard.

#### **EXTERIOR**

Forming an integral part of the house but with external access to:-

#### **UTILITY**

8' 9" x 7' 3" (2.67m x 2.21m) Belfast sink unit. Quarry tiled floor. Shelving. Including:-

#### **OUTSIDE W.C.**

With low level W.C.

#### **GARDENS**

The front garden is enclosed by dwarf walling with lawns, gravelled area, borders and with pedestrian pathway leading to the front door. Situated to the side is a higher level brick wall with a large metal framed gate giving an overall opening of approx. 23' leading into the commercial yard with tarmac and earthen driveway, pathways leading to the rear and to the garage workshop.

#### **OUTBUILDINGS**

##### **TWO BAY GARAGE WORKSHOP**

37' 2" x 26' 2" (11.33m x 7.98m) Of brick steel and timber and asbestos construction. Principal section 37'2" x26'2". Complete with inspection pit. Three Phase connected from the house. Light connected. With large folding metal doors providing access.

This building has formerly been used for truck and vehicle repairs.

##### **THREE BAY DERELICT LEAN-TO**

36' 0" x 41' 8" (10.97m x 12.7m) Adjoining is the brick pillared and mono pitched part derelict lean-to. Part has concrete slab floor and part earthen and requires rebuilding.

#### **NOTE : THIS BUILDING IS DANGEROUS**

**ADDITIONAL DERELECT BARN**

Walls only – no roof

**YARD**

The yard is made up of part hardcore, part grass and recent use for vehicle and machinery storage.

**LOT 2 – 9.821 ACRES (3.974 HECTARES)****THE LAND**

The land extends to 9.821 acres (3.974 hectares) with access via the homestead comprising accommodation land presently part grass, part self seeded and requiring cultivation to bring it back into capable use. Considered to be capable of multi purpose use from grass to arable cultivation or possible equestrian use.

**GENERAL REMARKS**

The agents have been favoured with instructions to offer Manor House Farm, Glazebury for sale by Informal Tender.

**SERVICES**

Mains water, electricity, three phase. Mains drainage. Gas to the house.

**EASEMENTS, WAYLEAVES AND PUBLIC RIGHTS OF WAY**

The property is sold subject to all existing electricity and other easements and rights of way, whether specified or otherwise.

If sold separately the land will have a right of way via the homestead as marked cross hatched on plan.

**LOCAL AUTHORITIES**

Warrington Borough Council - Tel : 01925 443322

Manweb/Scottish Power - Tel : 0845 7 292 292

Defra, Crewe - Tel : 01270 754000

United Utilities - 0845 746 2200

**TOWN AND COUNTRY PLANNING ACT**

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

**O.S. SHEET AREAS**

The sale plan is based upon the modern Ordnance Survey Sheets with the sanction of the Controller of H.M.S.O. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan.

**RESERVATION OF FUTURE DEVELOPMENT RIGHTS**

In respect of Lot 2 any permission available or obtainable by the purchaser or his successors in title for any development requiring planning permission then the vendors retain 40% of any increased value over the existing value at that date. This provision will apply for a period of 25 years from the date of completion and will be set out more particularly in the sale contract to which all purchasers are referred.

**VIEWING**

Open Viewings on Thursday and Sunday between 2 – 4pm commencing 18 August 2016 commencing 18 August or by appointment with the Agents' Tarporley Office

**TENURE**

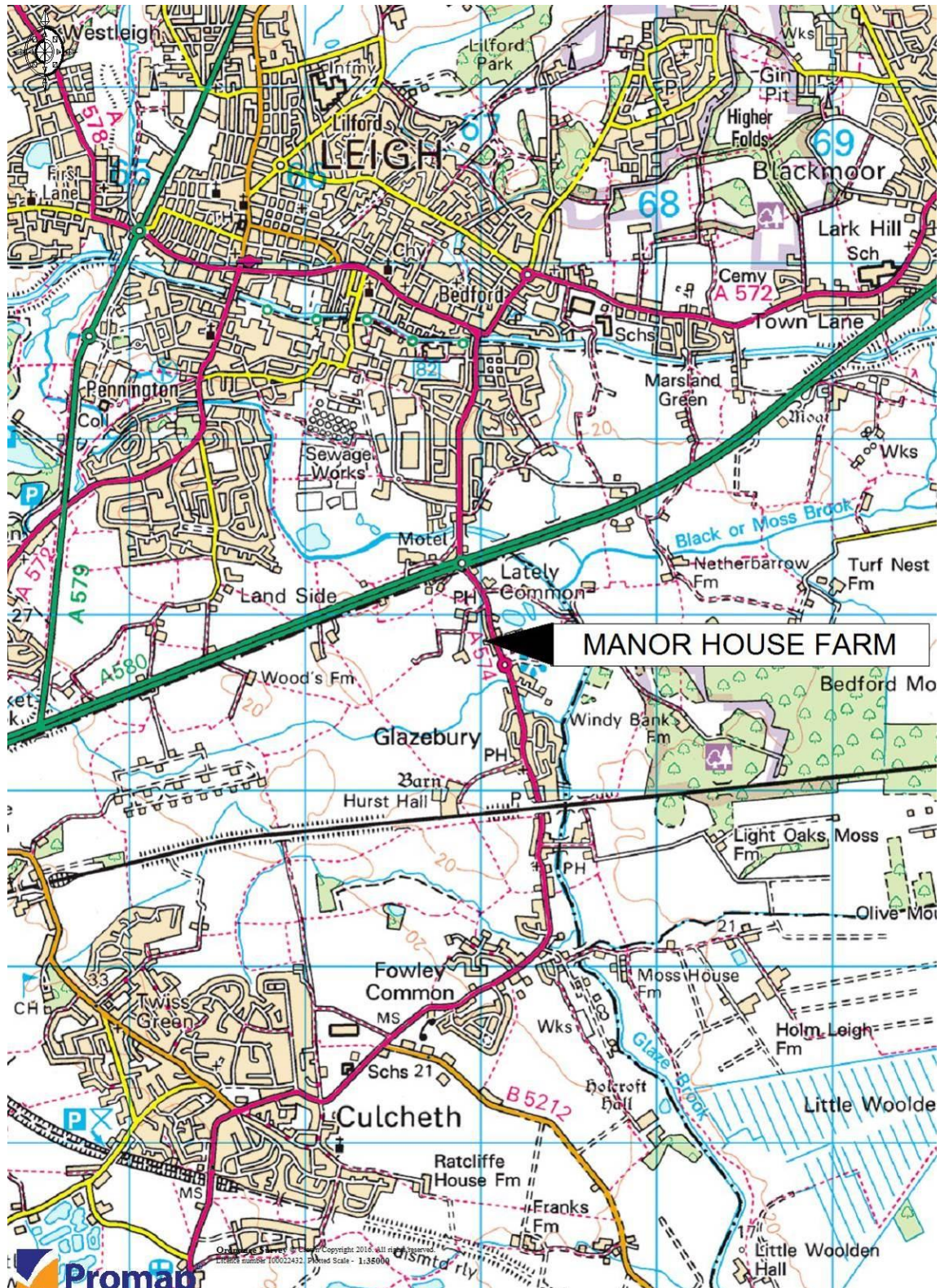
We understand the tenure to be freehold.

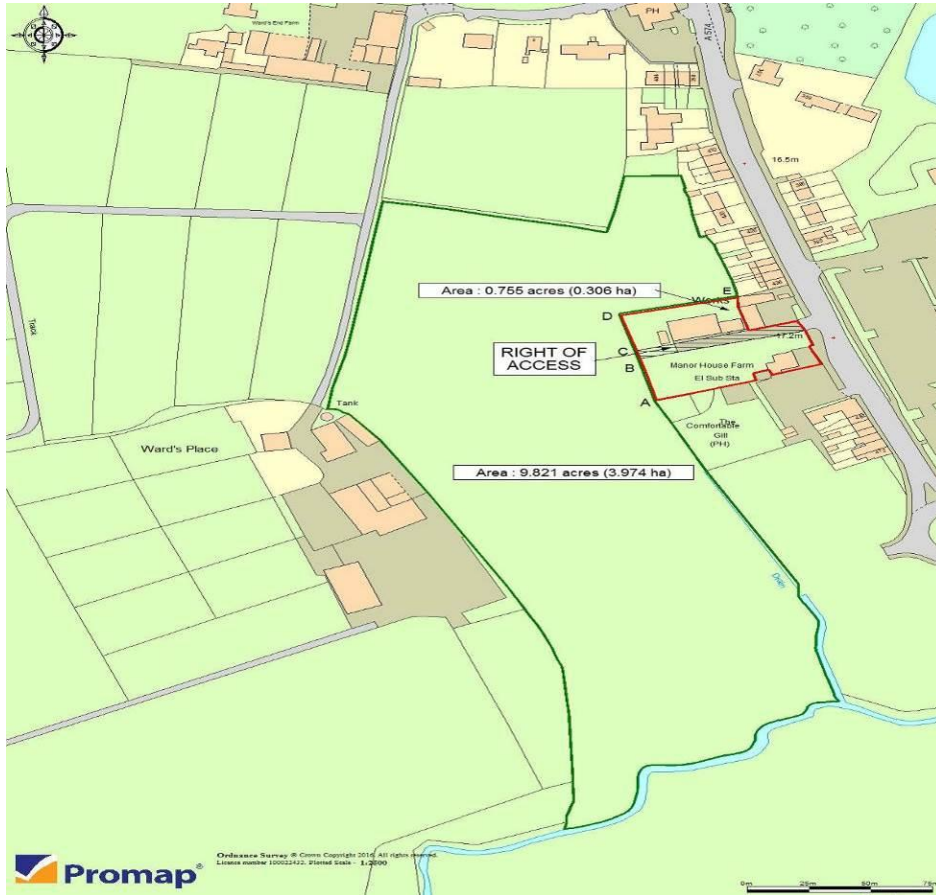
## SALE PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

## INFORMAL TENDER

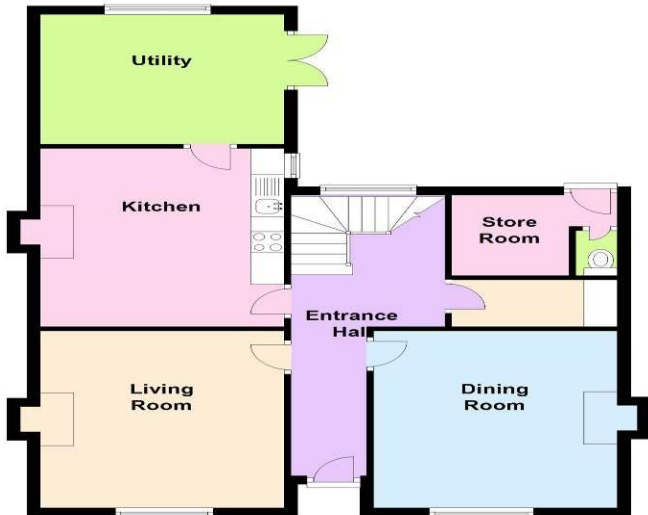
The property is to be sold by Informal Tender. All tenders to be submitted in writing on the form of tender attached to these particulars of sale by 12 noon on Thursday 22<sup>nd</sup> September 2016 to Mr N.A. Eckersley FRICS, Wright Marshall, 63, High Street, Tarpорley, CW6 0DR.





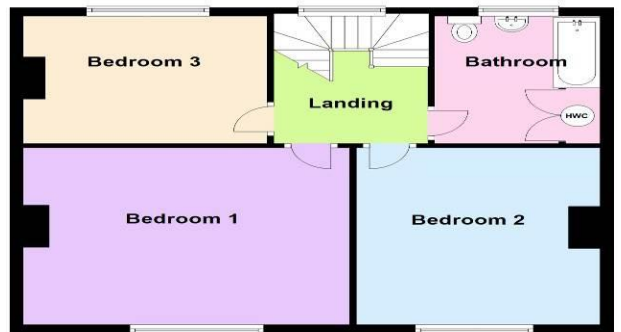
**Ground Floor**

Approx. 78.7 sq. metres (846.8 sq. feet)



**First Floor**

Approx. 63.2 sq. metres (680.3 sq. feet)



Total area: approx. 141.9 sq. metres (1527.1 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

**Manor House Farm, Glazebury**

