



Great Stone Farm

Warrington Road, Culcheth, Warrington, WA3 5HP





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For Sale as a Whole by Informal Tender
Tender date: 12 noon 22nd November 2024
Guide Price of £1,100,000

The exceptional opportunity to acquire an attractive four bedroom farmhouse with two traditional agricultural buildings and 10 acres of grassland. For sale as a whole, the property has long term development potential, 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

Great Stone Farm is located on the outskirts of Culcheth between the villages of Croft and Glazebury, benefitting from an attractive rural setting and excellent communication links.

The villages offer a good range of local amenities and schools, with Culcheth High School located on Warrington Road, approximately 300m from Great Stone Farm.

The property is conveniently placed, with a train station in nearby Irlam and Birchwood, and the nearest M6 and M62 junctions only 4 miles away. Both Warrington and Manchester are in good commuting distance, taking 20 minutes and 40 minutes by car respectively.

Directions

From Lowton via East Lancashire Road A580 head East until the roundabout, then turn right onto Warrington Road. Following Warrington Road southward for 2 miles, go past Churchill Avenue and Great Stone Farm is on your left.

From the West via Culcheth, turn onto Warrington Road at the roundabout. Stay on Warrington Road past Culcheth High School, then in 0.2 miles Great Stone Farm is on your right.

Warrington: 11 miles
Wigan: 11.6 miles
Bolton: 14.8 miles
Manchester: 15 miles
Distances all approximate

Great Stone Farmhouse

A substantial, detached four-bedroom farmhouse with garage and garden comprising:

Ground Floor

Kitchen (4.65m x 2.17m)
The kitchen comprises a range of fitted wall and base units with inset sink and drainer, gas oven and hob, tiled floor, double glazed window to rear and radiator.

Dining Room (4.66m x 4.04m)
The dining room comprises a wooden staircase leading to first floor, double doors to living room, double glazed window to front, and door leading to porch.

Living Room (6.36m x 3.92m)
A family sized living room with gas fire, two radiators, three double glazed windows and patio doors to the rear.

Front Porch
With tiled floor and two double glazed windows.

Storage Cupboard

Garage (6.43m x 4.54m)
An integral garage plumbed for washing machine, with WC and wash hand basin.

First Floor

Landing
Access to all first-floor rooms

Bedroom 1 (6.40m x 3.13m)
The bedroom has radiator and double glazed window to front

Bedroom 2 (3.69m x 3.02m)
The second bedroom has storage shelves, double glazed windows to rear and side, and radiator.

Bedroom 3 (4.05m x 3.15m max)
The third bedroom has storage shelves, radiator, storage cupboard and double glazed window to front.

Bedroom 4 (4.05m x 3.15m max)
The fourth bedroom has three double glazed windows and two radiators.

Family Bathroom (2.43m x 2.13m)
Three piece suite comprising tiled shower cubicle, bath and wash hand basin, with tiled walls, radiator and double glazed window to rear.

Separate WC (1.98m x 1.20m)
Two piece suite comprising WC and wash hand basin with tiled walls, radiator and double glazed window to rear.

Airing cupboard
With storage shelves and gas boiler

Outside

To the rear of the farmhouse is a patio area, with lawned garden areas to the side, and a coal shed used for storage. Two agricultural buildings are situated opposite the farmhouse.

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Buildings

Brick under tile agricultural building (14.70m x 5.32m) comprising:

- Shippon with felted roof
- Stable with trough
- Workshop
- Storage area

Steel framed dutch barn (18.4m x 9m)
Earth floor, currently used for storing hay and machinery.

Land

The land extends to 10 acres of grassland which can be accessed from the farm entrance on Warrington Road. The land is shown to be Grade 3 on the Agricultural Land Classification Map. The land has no water supply.

The land is strategically placed between two settlements, with potential development opportunity subject to relevant permissions.

Services

The property benefits from mains water, electricity and drainage and gas central heating.

Great Stone Farm is in council tax band F.

Local Authorities

Warrington Borough Council (01925 443322)

Planning

The Warrington Local Plan (adopted December 2023) designates the subject property as: Green Belt (Policy GB1) and Greater Manchester Nature Improvement Area (Policy DC3).

It is considered that the property may have potential for further development/redevelopment or alternative use, subject to obtaining any necessary planning consents.

Tenure

All the property is freehold and is offered with vacant possession upon completion.

Rights of Way, Easements & Wayleaves

The property is subject to an ENW wayleave agreement. Further details can be provided on request.

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 a planning consent

for any non-agricultural use including a replacement dwelling for the farmhouse. The overage will remain in place for a period of 25 years from the date of completion.

Method of Sale

The property is offered for sale by informal tender. Prospective purchasers are to complete and submit the enclosed tender form to the agents by 22nd November at 12pm. In order to keep the tender confidential, the envelope should be sealed and clearly marked 'Great Stone Farm Tender'. All such tender envelopes will remain unopened until the tender closes. The vendor reserves the right to change the method of sale at any time, at their own discretion, and accept any offer prior to the tender date if they deem it appropriate. They also reserve the right not to accept the highest or any tender received.

Guide Price

Offers are invited for the whole in the region of £1,100,000.

Viewing

The property is only available to view on the specified viewing dates and times below when members of the sole selling agents will be present:

24 October 12-2pm

29 October 4-6pm

31 October 12-2pm

All enquiries should be addressed to Millie Metcalfe millie.metcalfe@pwcsurveyors.co.uk and Andrew Coney at P Wilson & Company.

Andrew.coney@pwcsurveyors.co.uk

Tel: 01772 882277

Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.

Please Note:

Misrepresentation Act 1967

Consumer Protection from Unfair Trading Regulations 2008

Business protection from Misleading Advertising Regulations 2008

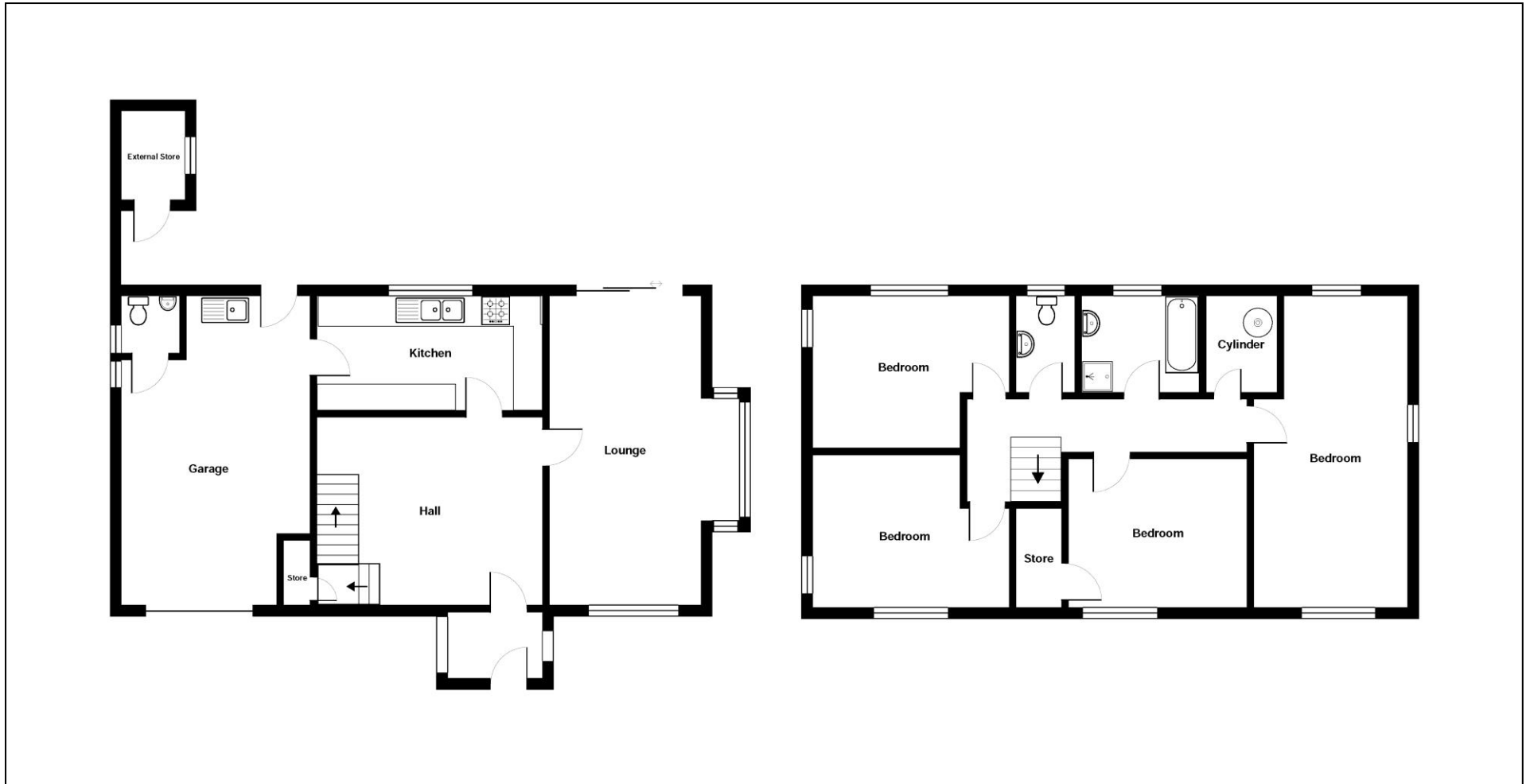
Please Note: P Wilson & Company LLP, their clients and any joint agents give notice that;

[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.



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan all
measurements are approximated and no responsibility is taken for any error.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

