

£500,000



Armitstead  
Barnett

Buildings and Stables At, Downall Green Road,  
Ashton-in-Makerfield, Wigan, Greater Manchester, WN4 0NA



## Buildings and Stables at Downall Green Road, Ashton-in-Makerfield, Wigan, Greater Manchester, WN4 0NA

Asking Price: £500,000

- Potential redevelopment opportunity.
- Close to the amenities of Garswood Village, Billinge and Ashton-In-Makerfield.
- Within easy access of the M6 motorway and the A580 East Lancashire Road.
- Set within a total plot of 0.91 acres (0.37ha) OTA.

A brilliant opportunity to acquire a redevelopment opportunity (subject to gaining the necessary planning consents). The site itself is fantastically placed on the outskirts of the village of Garswood, benefitting from many amenities to include a primary school, doctors surgery, restaurants and public houses as well as a railway station providing access to Liverpool and Wigan.

The property itself is set within a total plot of 0.91 acres OTA and benefits from a right of access along a private track from Downall Green Road. The buildings on site are comprised of three blocks of a mixture of brick/steel portal construction and are currently used for livery purposes.

Planning permission was previously granted in 2020 for the erection of 6 dwellings as part of a wider site under Wigan Council application no. A19/87727/OUTMAJ.





**Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that**

01. 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 or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at 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. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of 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. 05. 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 to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

## General Remarks

**Services:** The property has the benefit of mains water and mains electricity.

**Please note:** Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Parking allocated and number of spaces:** Ample parking within stable yard.

**Construction Type:** Stable buildings constructed of a mixture of brick/steel portal under corrugated sheeting.

**Building Safety:** Some buildings constructed of corrugated asbestos sheeting.

**Restrictive Covenants:** N/A

**Listed building:** The property is not listed.

**Conservation Area / AONB:** N/A

**Easement, and Wayleaves or Rights of Way:** Property benefits from a right of way along the private track leading from Downall Green Road.

**Footpaths / Bridleways:** N/A

**Flooding:** The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

**Unimplemented Planning Consents:** Planning permission previously granted in 2020 for the erection of 6 dwellings as part of a wider site under Wigan Council application no. A.19/877/271 OUTMAJ.

**Planning Consents affecting the property:** N/A

**Accessibility adaption information:** N/A

**Coal field / mining area:** Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

### Communications:

Broadband: Standard and Superfast broadband available in the area

Mobile signal: Likely indoor and outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

**Mortgage ability:** we understand that as far as we are aware it is possible to secure a mortgage against this property.

**Title & Tenure:** The property is offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Wigan Council **Council Tax:** N/A

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location:** never.song.normal

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead Barnett 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.

**Mortgage Referrals:** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**

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