



Land at Red Rock Lane, Haigh, Wigan, WN2 1LX

Offers Over: £1,000,000





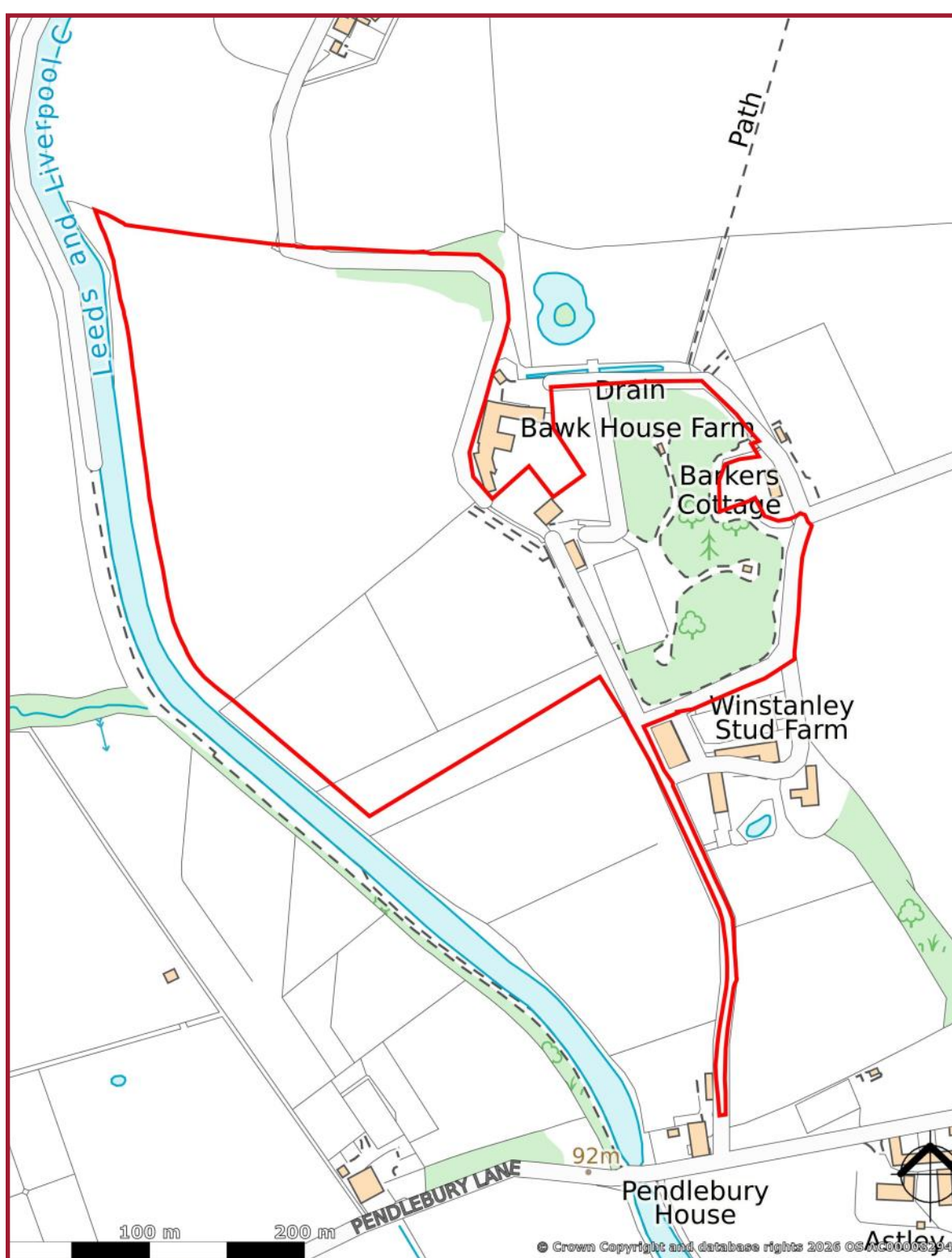
Land off Red Rock Lane, Haigh, Wigan, WN2 1LX

Offers Over: £1,000,000



26.66 Acres

- Wonderful equestrian property.
- Approximately 26.66 acres (10.79 ha) of land.
- Alternative use potential subject to gaining any necessary consents.
- Stables and equestrian facilities.
- Outdoor menage.
- Lunge arena along with grazing paddocks.





The property is set within approximately 26.66 acres (10.79 ha) of well maintained and well enclosed land, with the extensive grounds providing a rare opportunity for those seeking a true countryside lifestyle.

The land includes stables and equestrian facilities, making it perfectly suited for horse owners or those wishing to enjoy rural lifestyle with substantial outdoor space. For those with equestrian enthusiasts, there are a series of well fenced sand paddocks along with a generously proportioned menage with flood lighting and post and rail fencing to all sides. There is also an excellent galvanised horse walker as well as a variety of dedicated equestrian buildings to include tack room, feed room and other such store rooms for all purposes.



The grazing land has been divided into a series of well fenced post and rail paddocks which are each connected by galvanised gates allowing seamless access across and between to well designed central passageways. The west of the land is bordered by the Leeds-Liverpool canal, with over 450 meters of direct canal frontage.

Farm Buildings

There are a range of agricultural and equestrian buildings within the site as detailed below -

Name	Description	Approx. Measurement
Warehouse	Portal frame construction.	18.56m x 8.63m
Stable Block 1	Wooden construction with 4 stables and 2x open stores.	3.5m x 17.8m
Stable Block 2	Wooden construction with 4x stables.	14.76m x 3.5m
Stable Block 3	Wooden construction with 1x stable and 5x open stores.	18.4m x 2.8m
Stable Block 4	Wooden construction with 3x stables and 3x open stores.	16.6m x 3.5m
Stable Block 5	Block/Render Construction – L Shaped block with 3x stables.	8.34m x 6.69m
Stable Block 6	Block/Render Construction - L shaped block with 11 stables, hay shed, open store and central barn.	L shaped block
Stable Block 7	Block/Render Construction - 3x stable blocks, kitchen area and 2x storage rooms.	14.19m x 10.53m



General Remarks

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

Parking allocated and number of spaces : Parking for multiple vehicles.

The fence line on the plan shown has been recently erected creating a new boundary between the house and the equestrian facilities. A professionally drawn conveyancing plan will be drawn up to reflect this ready for the sale. This will be the vendors responsibility.

Construction Type : N/A

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : We understand that there are public footpaths within the grounds.

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 with a small portion of land to the west (bordering canal) sitting within flood zone 2.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

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: Ultrafast broadband available in the area

Mobile signal: Good outdoor/variable in home signal available in the area

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

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

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett 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.

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 : keys.oddy.photo

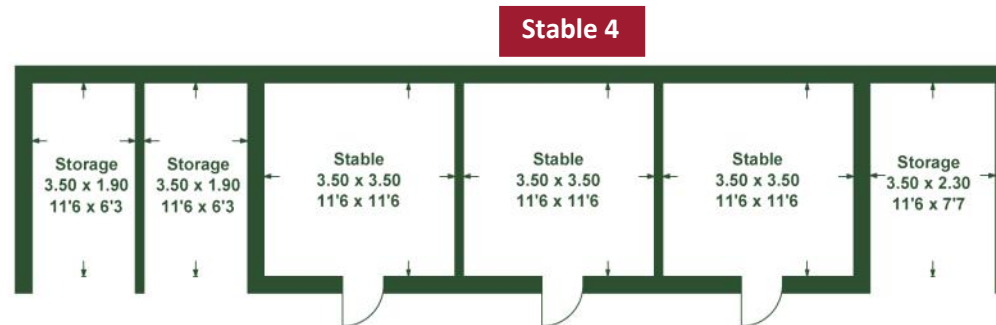
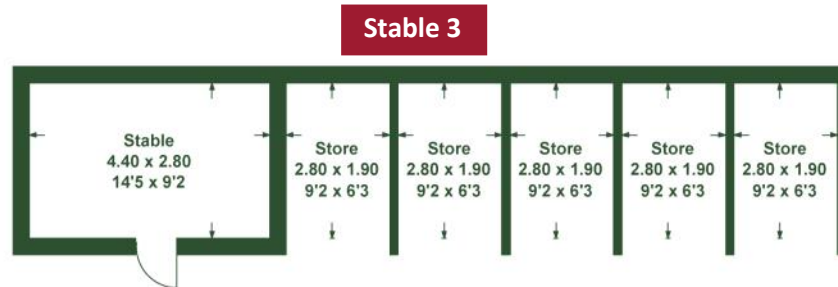
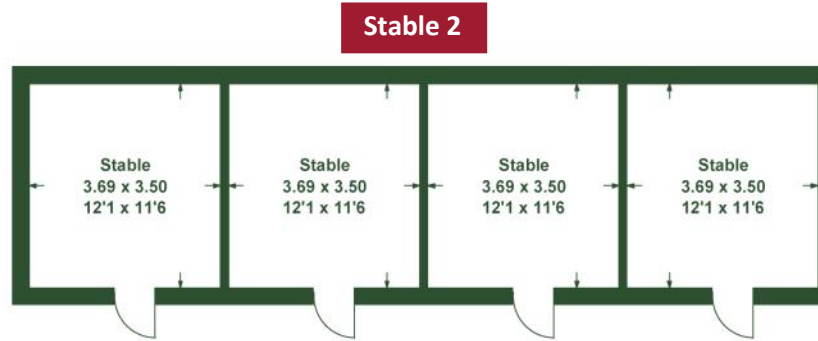
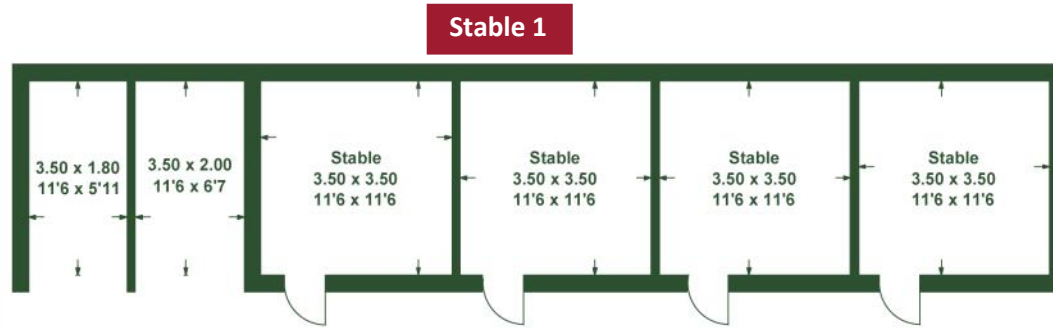
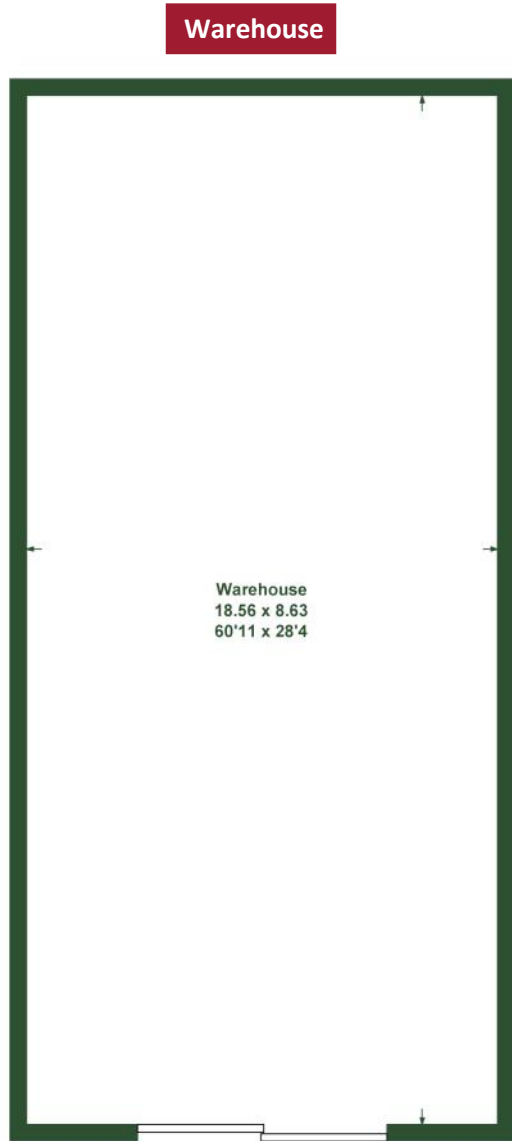
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also 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





OUTBUILDINGS/BARN

North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

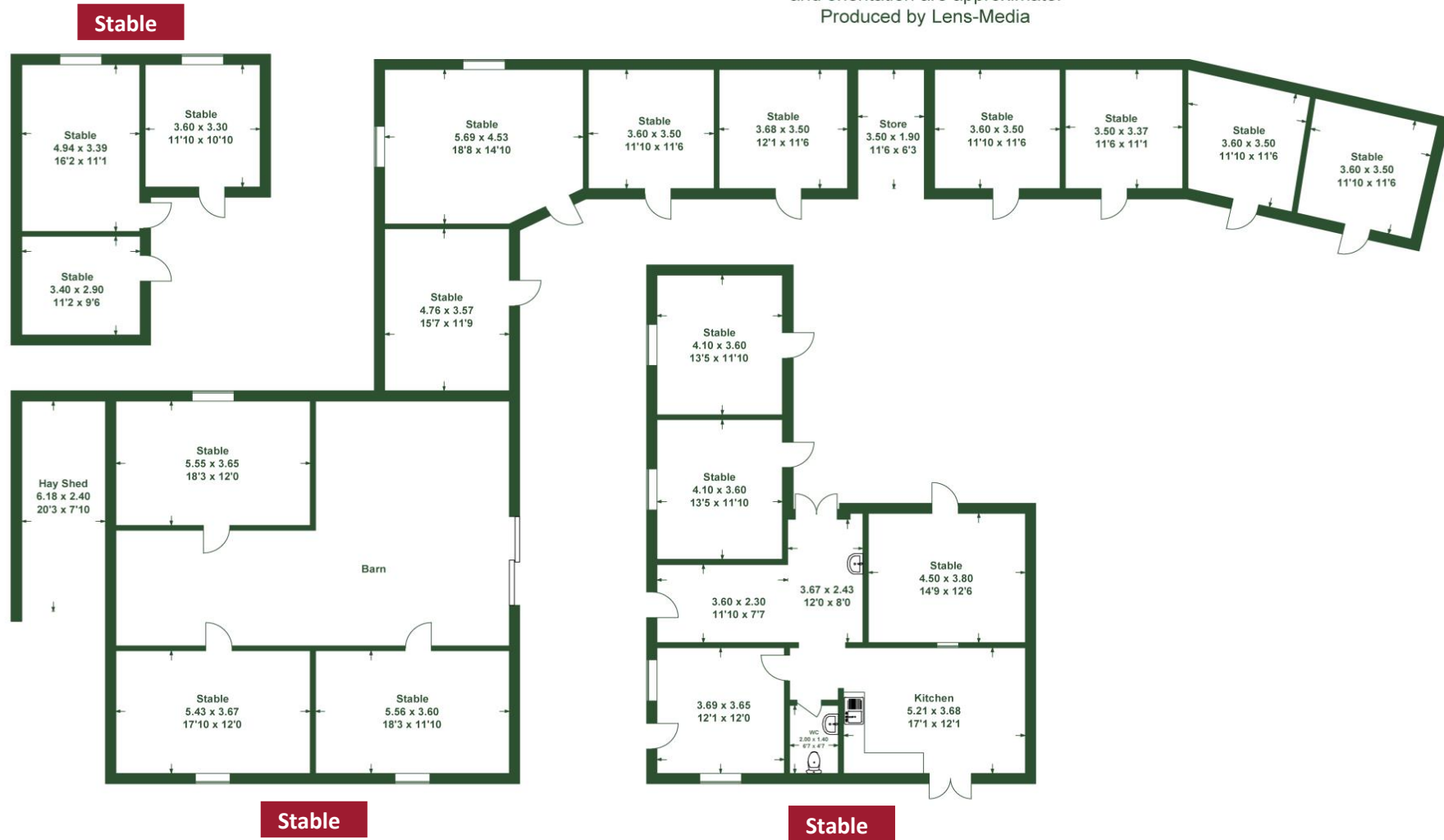


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This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



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