



HIGH BANK FARM

WALSHAW ROAD, BURY

BL8 3AS



Aerial image for illustrative purposes only.



HIGH BANK FARM WALSHAW ROAD, BURY BL8 3AS

Manchester - 16 miles
Liverpool - 42 miles



RE-DEVELOPMENT OPPORTUNITY
LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT

5 Bedroom Detached House
With approx 312.8m² / 3366sqft



Various Stables and Cattle Buildings

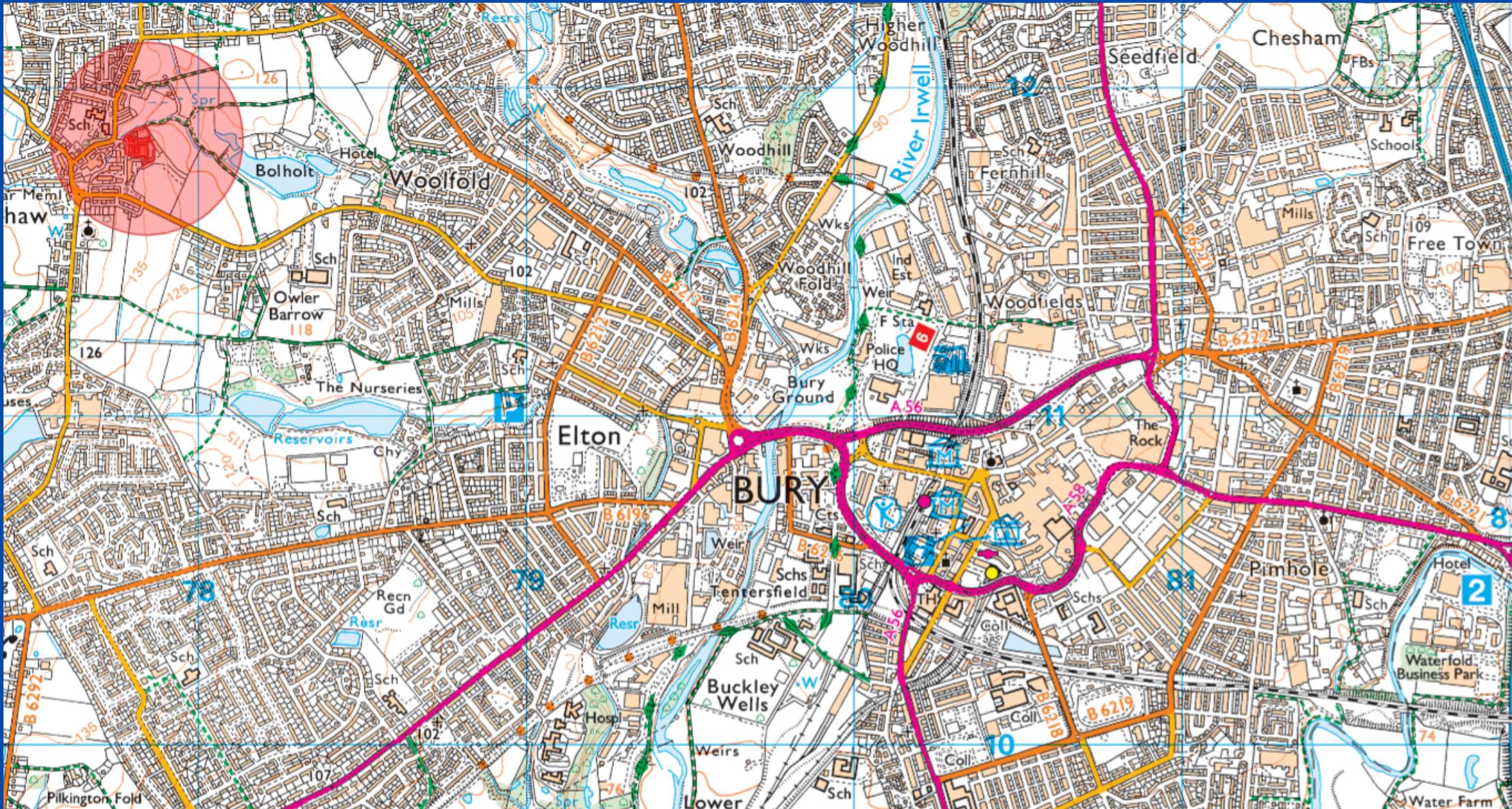
Total Site Area of 1.8 acres

Freehold

FOR SALE BY INFORMAL TENDER

LOCATION

The property is located in the village of Walshaw, Bury. The village of Walshaw has a range of amenities including two primary schools, with a number of restaurants. There is a greater range of amenities in the nearby town of Bury which is located approximately 2.1 km (1.32 miles) south west of the Property.



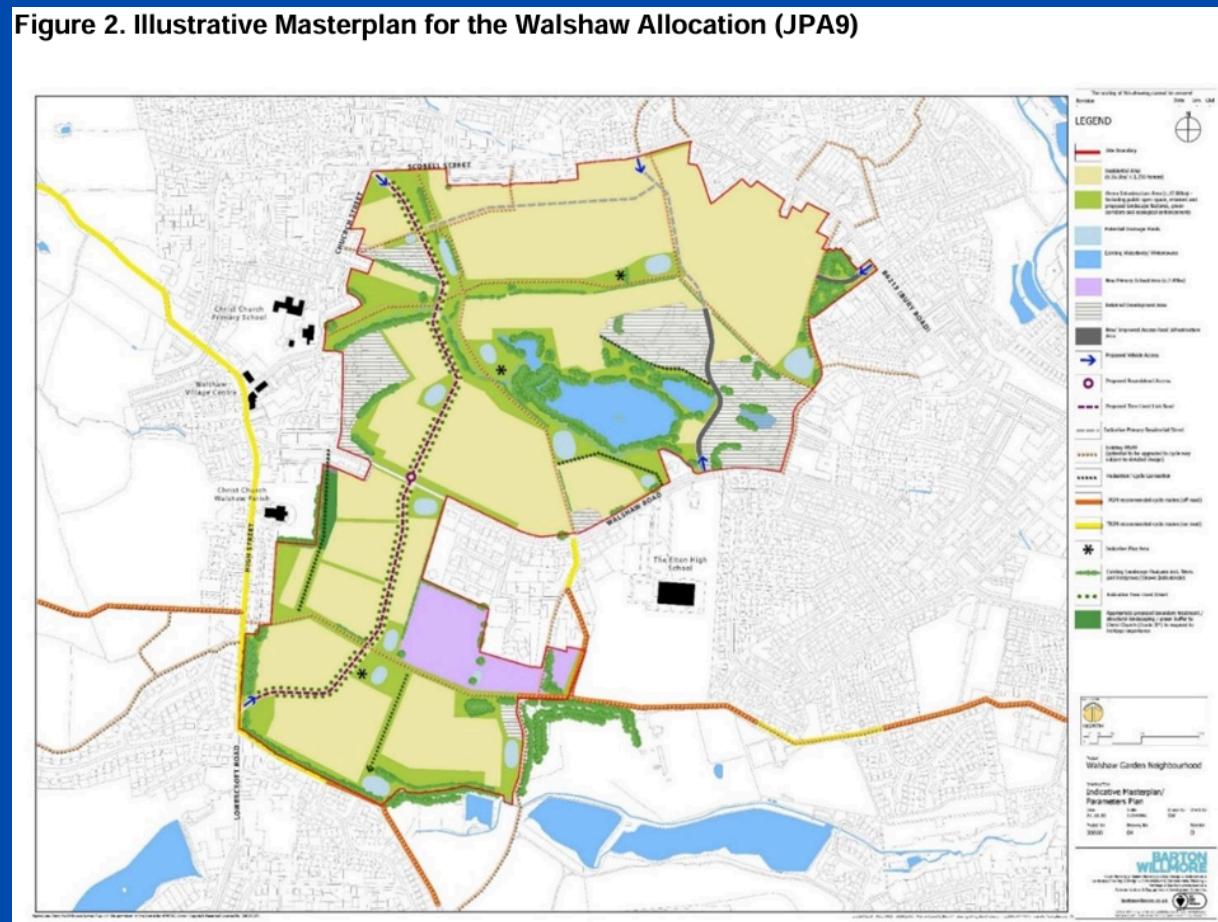
For identification purposes only. Not to scale.

Allocation

Places for Everyone is a long term plan for 9 Greater Manchester Districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) and was formally adopted on the 21st March 2024 and has been produced by the Greater Manchester Combined Authority.

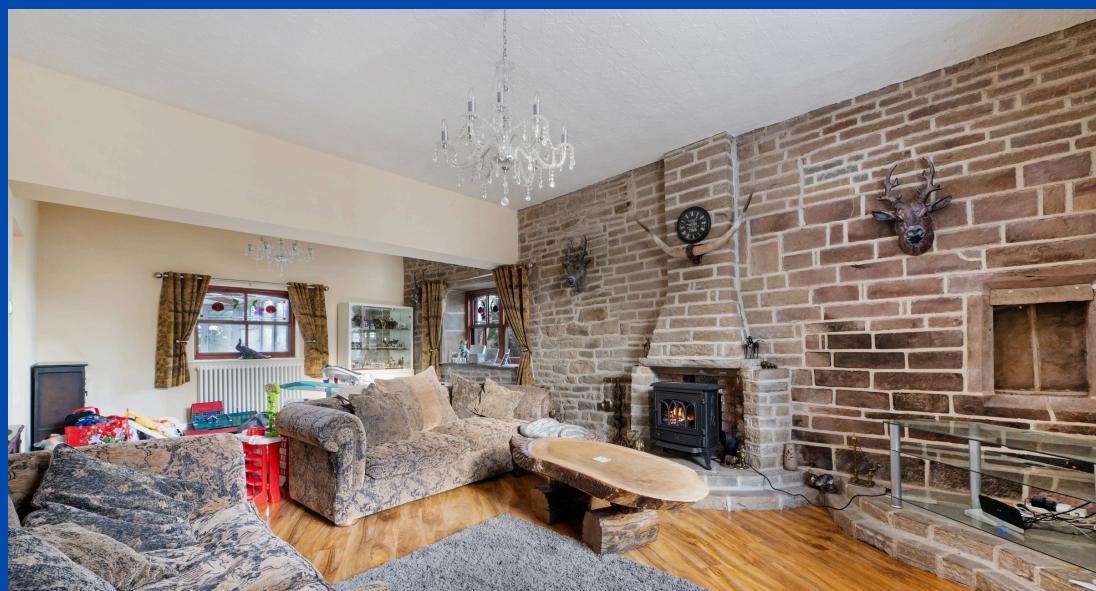
The site itself forms part of the allocation JPA9 - Walshaw. The Walshaw allocation comprises 64 ha with a developable area of 28 ha and is located entirely within the Borough of Bury. The proposed Walshaw allocation seeks to deliver 1,250 homes in a sustainable and well-connected location set entirely within the existing urban area. The allocation can deliver new homes alongside recreation facilities, a new primary school, a local centre and strategic transport infrastructure which includes a new link road.

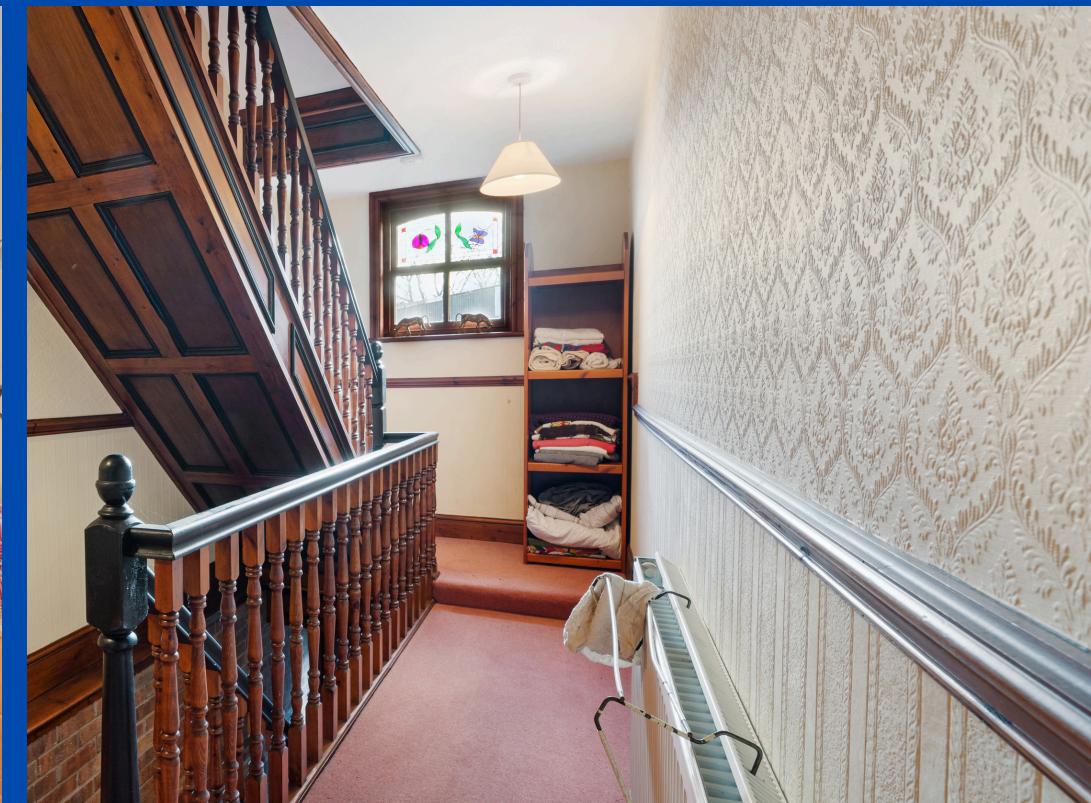
Figure 2. Illustrative Masterplan for the Walshaw Allocation (JPA9)



The Farmhouse

The farmhouse comprises a substantial 5 bedroom detached residence with accommodation over three storeys, the accommodation measures approximately 312.8m² (3,366sqft). The ground floor includes; two conservatories, living room, kitchen diner and lounge. The first floor includes four bedrooms and three bathrooms with the second floor comprising the 5th bedroom.





The Yard & Buildings

The yard comprises of various agricultural, equestrian and storage buildings in total measure approximately 1,849m² (19,902sqft).

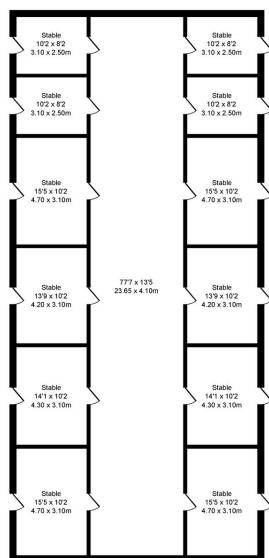
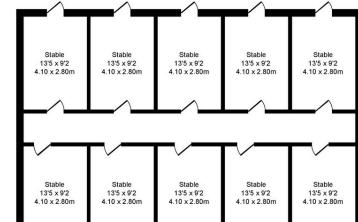


Floor Plans

High Bank Farm, Walshaw Road, Bury BL8

Total Approx. Floor Area 23268 Sq.ft. (2161.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



For identification purposes only. Not to scale.

Services

The Property we understand benefits from mains water, drainage and electricity. We have not tested these; all intending purchasers are recommended to carry out their own investigations before Contract.

Energy Performance Certificate (EPC)

- High Bank Farm - C70.

Flood Risk Zone

The Property is deemed to be within Flood Zone 1 from the Environment Agency Flood Risk Zone for planning.

Notifiable Weeds

None as far as we are aware.

Business Rates

The following business rates apply to the Property; no records found.

Local Authority

Bury Council, Knowsley Place, 3 Knowsley St, Bury BL9 0SW. www.bury.gov.uk.

Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title & Tenure

The property is owned freehold and will be sold subject to vacant possession. There are two HM Land Registry titles GM112418 and GM361072, with part of the property unregistered.

The majority of the cattle barn is on third party land with the exception of a corner which forms part of the Property. The land which the majority of the cattle barn is located is subject to a consortium agreement but is owned by the vendors. It is proposed that the purchaser would adapt this building so that the corner which relates to the property being advertised is free of the structure.

Money Laundering Regulations Compliance

Please bear in mind that Fazakerley Sharpe will require from any purchaser looking to offer on a property detail of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification.

Viewings and Enquiries:

Viewings are strictly by appointment with the sole selling agents. If you would like to arrange a viewing appointment please contact the office on 01942 242 636 or via email at info@fazakerleysharpe.co.uk

Method of Sale

The Property is available for sale by Informal Tender.

Proposals

Offers are sought on an unconditional basis.

Informal Tender Details

Interested parties should complete and submit the separate Informal Tender form and Assumptions form, before 12 noon on 27th March 2026. Please bear in mind the following when preparing the Tender form for this property:

T Fazakerley & Son (t/a Fazakerley Sharpe) and their client reserve the right not to accept the highest or indeed any offer received. Submission of the Informal Tender form does not constitute any part of the contract. We suggest making your offer an odd number and all offers should be made in pounds sterling (£).

We suggest that any offer that is made subject to any external factors such as planning be clearly outlined in the enclosed form or a continuation sheet if necessary.

T Fazakerley & Son (t/a Fazakerley Sharpe) for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability 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 to the correctness of them.
2. Any electrical or any 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 T Fazakerley & Son 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 not 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 written or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.

INFORMAL TENDER FORM

HIGH BANK FARM, WALSHAW, BURY, BL8 3AS

Please delete or complete the sections below as appropriate. Please give as much information as possible. Use a separate sheet if necessary.

Name:	Firm:
Address:	
Contact Telephone No(s)/Email:	

I / We hereby make an offer for the purchase of the subject property by way of an offer as follows:

Offer level: £.....

Conditions if any of this offer:

Please give an indication of exchange and completion time scales:

Offers will be considered subject to receiving the necessary certified identification and proof of address.

1. Fazakerley Sharpe and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
2. Submission of a tender document does not constitute any part of a contract.
3. We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling with a copy of proof of funds.

Signed.....

Name:

Dated:



*Property, rooted in our heritage.
Established 1931*

The Old Bridge Club
38 Bridgeman Terrace
Wigan
WN1 1TT

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www.fazakerleysharpe.co.uk