



LAND TO THE NORTH-EAST OF COPYHOLD FARM, WRIGHTINGTON, WN6 9SJ

- APPROX. 4.65HA / 11.5 AC
- STABLES AND MENAGE
- GREEN BELT, SUBJECT TO OVERAGE
- EQUESTRIAN / SMALL HOLDER OPPORTUNITY

FOR SALE – BY INFORMAL TENDER
(TENDER DEADLINE 24/04/2026)
GUIDE PRICE: OFFERS OVER £200,000



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- Close proximity to Junction 27 of M6 Motorway.
- Approximately 4.65HA / 11.5 AC
- Grade 4 agricultural land.
- Stables and menage
- Currently Green Belt.
- A range of nearby amenities.

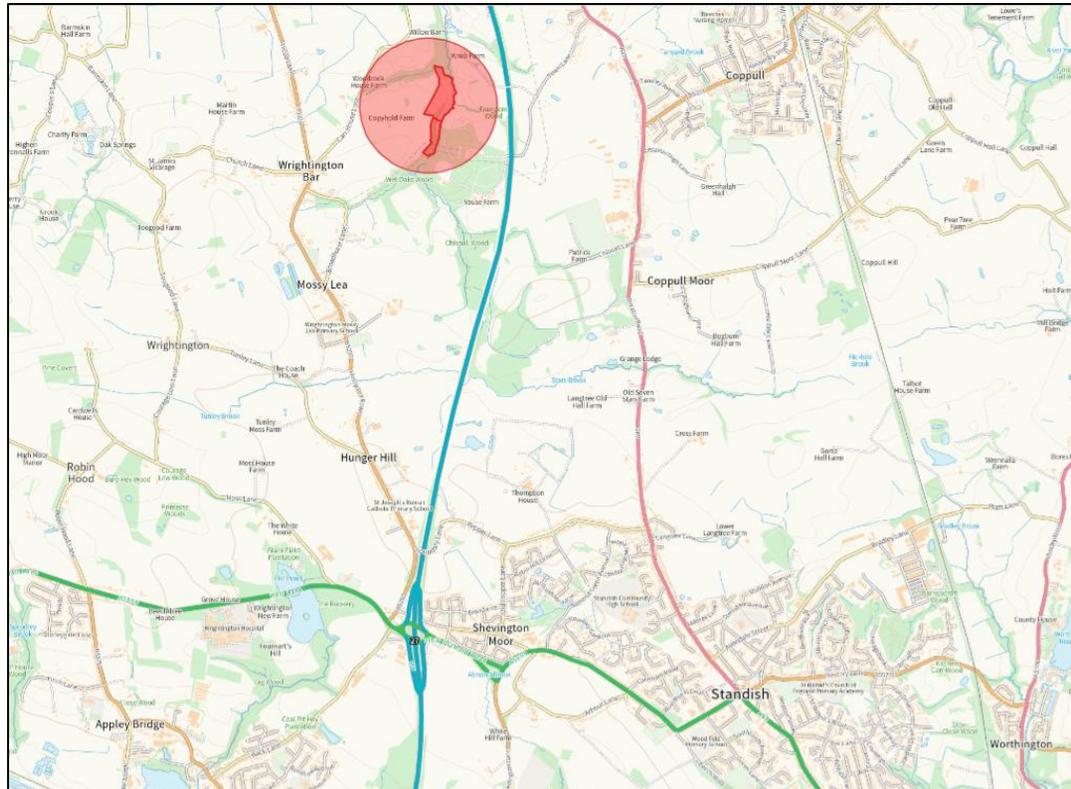
Location

The land is located in Wrightington, Wigan.

In terms of connectivity Junction 27 of the M6 is located approximately 4.07 km (2.53 miles) south of the Property.

What 3 Words; ///indicates.servicing.tugging

A contextual location plan is provided below;



For identification purposes only. Not to Scale.



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Description

The property comprises an equestrian / small holder opportunity in a total area of approximately 4.65HA / 11.5 AC located north west of the town of Wigan.

Equestrian Facilities & Yard Area

The yard and equestrian facilities are within an area of approximately 0.18 ha / 0.43 ac and include;

- Stables comprising 6 x (12ft x 12ft) loose boxes of timber frame construction and clad under a pitched onduline clad roof.
- Pole barn of 16ft x 12ft
- Timber building of 16ft x 8ft with fibre cement roof.
- A purpose built, well drained outdoor manege measuring 40m x 20m with post & 4 rail fencing with beach sand surface incorporating synthetic carpet fibres.
- 2 x 20ft containers and a site cabin.

Land

The land comprises approx. 4.47 ha / 11.07 ac of meadow land, grazing land, marsh land in the valley bottoms & woodland. The land has been subject to a drainage programme, is stock proof fenced and is all well maintained.



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Flood Zone

According to the environment agency website the Property is situated within Flood Zone 1. Land within flood zone 1 has a **low** probability of flooding from rivers and the sea.

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. We are aware of a high-voltage overhead electricity cables which cross over part of the Property together with two public footpaths.

Title

We understand that the property is owned Freehold.

Tenure

The Property is sold subject with the benefit of vacant possession.

Services

There are no services currently connected to the site, water is currently harvested from the roof structures on the buildings. Electricity connections we understand are available nearby with interested parties required to make their own enquiries.

Planning

The land falls within the jurisdiction of West Lancashire District Council and is currently designated as Green Belt. Interested parties are advised to contact West Lancashire District Council for further information.

Viewings

Viewings are available at daylight hours only, strictly by prior appointment by contacting the office on 01942 242 636 or info@fazakerleysharpe.co.uk.

Health & Safety

Viewings are strictly by prior appointment only.

Care should be taken when accessing the land. Fazakerley Sharpe accept no responsibility for any loss or damage caused when viewing the land.

Please do not:

- Climb gates, fences or any other ancillary equipment.



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Overage

There will be an Overage Clause included within the contract of sale covering a period of 25 years, the Overage Clause being triggered on the grant of Planning Consent for non-agricultural use. The Vendors will reserve a right to claim 33% of the increase in value as a result of the Planning Consent being approved. For the avoidance of doubt equestrian use will not trigger an overage.

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. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Access

Access is via a private road for which maintenance we understand the users contribute towards its maintenance.

Legal Fee Contribution

The successful buyer(s) shall be required to contribute £1,000+VAT towards the vendor's legal fees.

Method of Sale

The property is offered for sale by Informal Tender, tender deadline of 24th April 2026.

T Fazakerley & Son 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 the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their our 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 married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.

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INFORMAL TENDER FORM

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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 identification.

1. T Fazakerley & Son (t/a 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:.....