

# DELPH FARM

WINWICK, WARRINGTON, CHESHIRE, WA2 8RW



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PROPERTY SERVICES

Development opportunity with lapsed planning consent for conversion of existing buildings to 17 houses with two new build houses





## Area Comments

Warrington is a popular north Cheshire town with excellent employment opportunities. The north of the town has seen much commercial development with large local employers including Travis Perkins, The Hut Group and United Utilities.

The town centre itself has the usual high street retail offering whilst out of town retail is mainly available along the A49 in Winwick.

The site is located part way between Liverpool and Manchester, with the airports for both cities easily accessible. London (Euston) trains are available from Warrington Bank Quay, approx. travel time 2 hours. The M62 provides good access to the wider motorway network, with the M6 being less than 2 miles away (J21A).

Open countryside is also close by with the chance for local residents to walk, ride bikes/ horses or run.









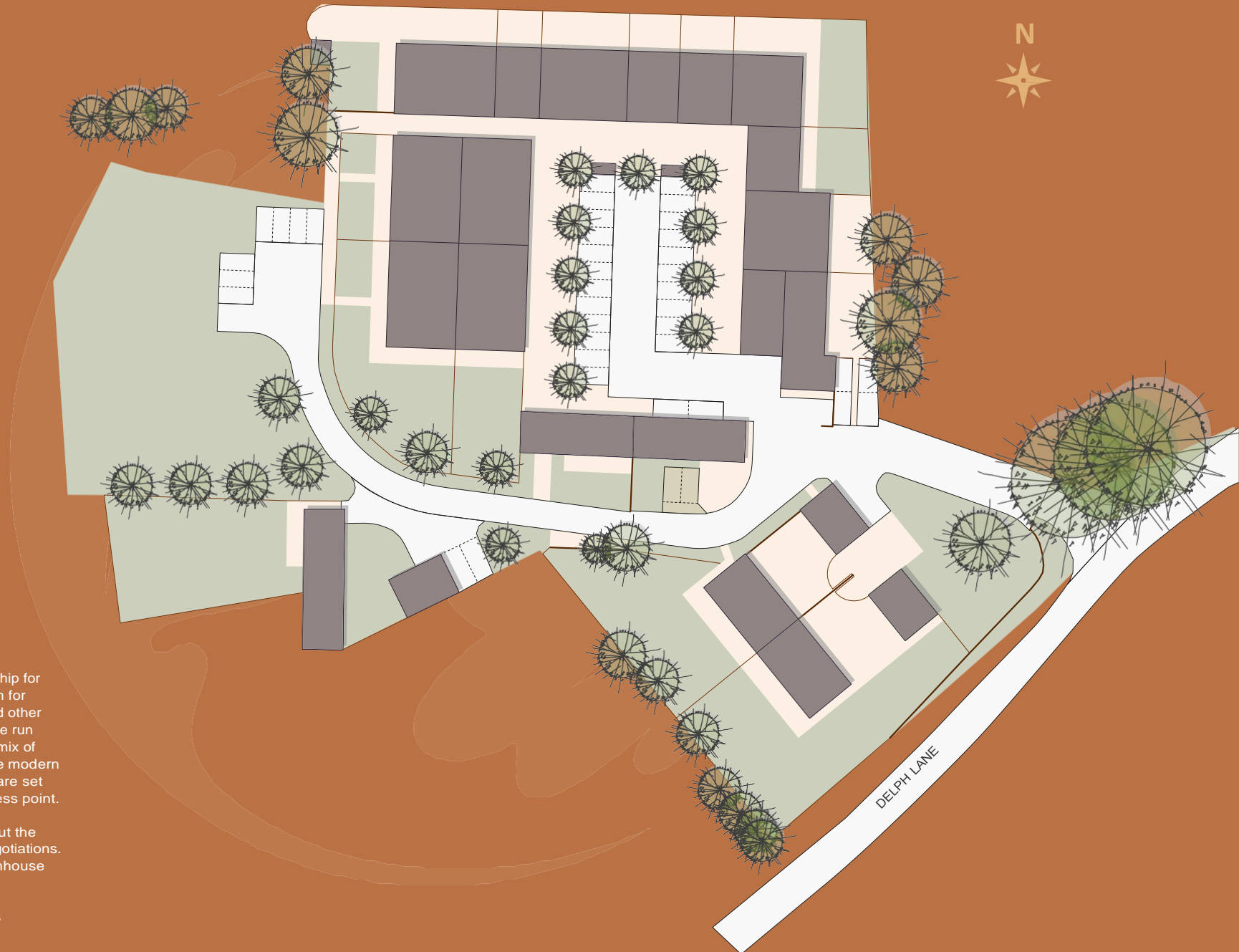


## Delph Farm

Delph Farm has been in private family ownership for several decades, having been built as the farm for Winwick Hospital and used to provide milk and other fresh produce. In recent years the owners have run an equestrian enterprise. The buildings are a mix of traditional red brick dairy buildings, with more modern portal frame livestock sheds. The buildings are set around a central courtyard with a single access point.

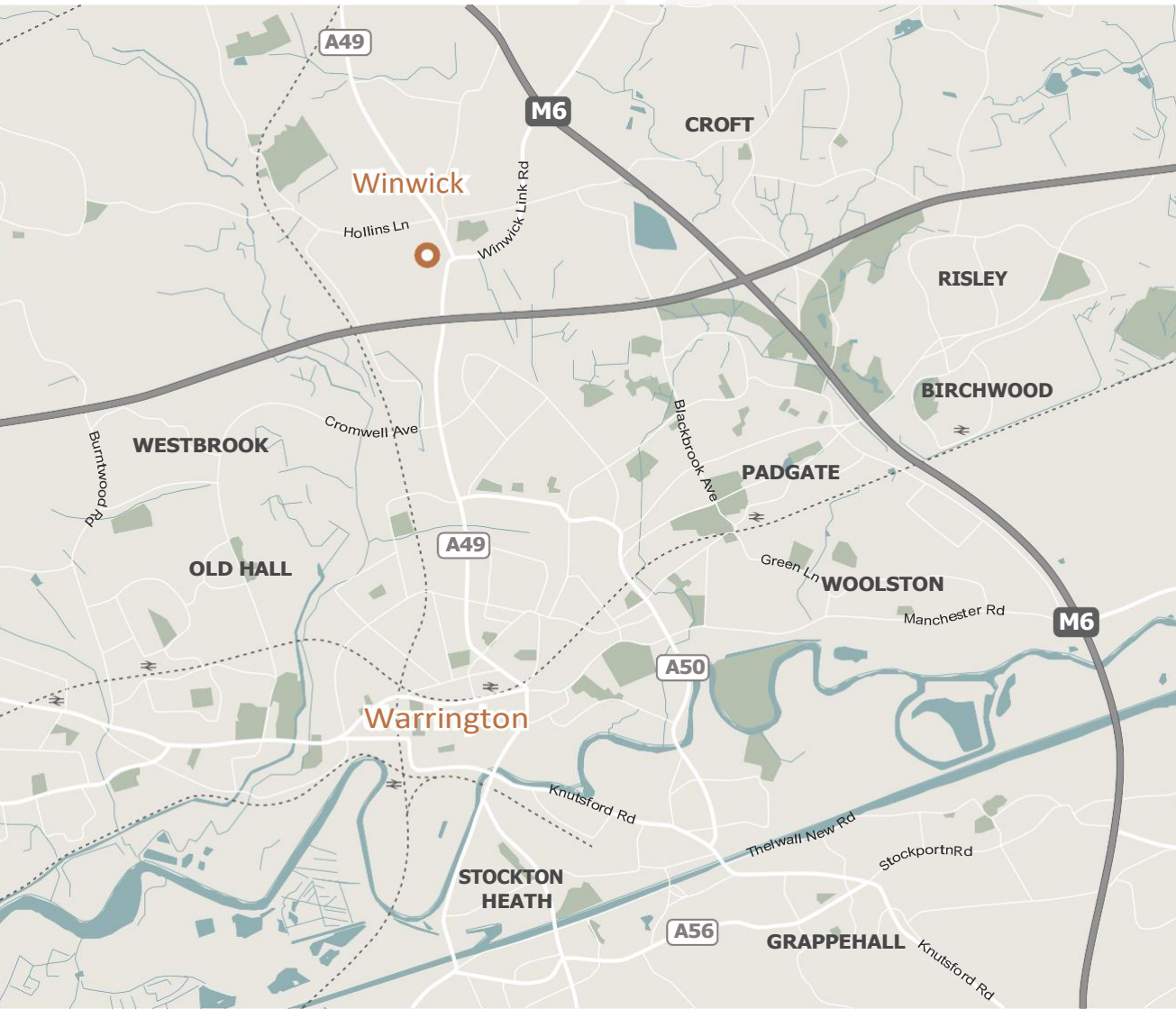
The farmhouse is not included in the sale, but the owners would consider entering separate negotiations. A right of access will be reserved to the farmhouse over the land being sold.

The site area being sold extends to 2.50 acres (1.03 hectares).



## Directions

Delph Farm is located approximately 2 miles north of Warrington town centre. Take the A49 from Warrington towards Newton le Willows. After crossing the M62 (J9) turn left towards the B&Q Warehouse into Delph Lane. Delph Farm can be found on the right-hand side.



## Services

We understand that the site has mains electricity and water connected. Interested parties must make their own enquiries as to the suitability of any supplies for the proposed development.

## Overage

The site has a lapsed planning consent for a total of 19 houses. Overage will apply should planning permission be granted to develop more than 19 houses.

## Planning Permission

Consent was granted in 2019, reference 2019/34877 but this has now lapsed.

## EPC

There is no requirement for an EPC for this property.



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## Viewings

Strictly by appointment call our office on 0161 941 4228.

Please do not attend the site without prior appointment. The site is an operational equestrian yard so viewers must take appropriate precautions. Children will not be permitted on viewings.

## Anti Money Laundering

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.

## Offers

Offers must be made to the selling agent, Oakwood Valuation Surveyors Ltd. Offers must include details of ability to proceed/funding and details of any conditions. The vendor reserves the right not to accept any offer made. Offers for lots will not be considered.

[www.oakwoodvaluations.co.uk](http://www.oakwoodvaluations.co.uk)

### DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T. Particulars correct as at 29th September 2021

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