



CUNSCOUGH HALL CUNSCOUGH LANE, MELLING, MERSEYSIDE L31 1AZ

Farmhouse, farm buildings and 112 acres (45.32 hectares) in total

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LOTS

- Lot 1 6.9 acres
- Lot 2 20.8 acres
- Lot 3 17.7 acres
- Lot 4 30.9 acres
- Lot 5 32.7 acres
- Lot 6 House, buildings, yard set in 3.2 acres

Situation

Cunsough Hall Farm is situated off Cunsough Lane (A506) with access via a road bridge over the M58 motorway. The land lies to the North and South of the farmstead.
Junction 1 of M58 motorway is 1 mile to the South.

Description

The farmhouse offers potential for renovation and modernisation incorporating beams and other original features.
The extensive yard includes a dilapidated stone and brick building which offers potential for conversion subject to planning permission and a six bay steel framed Dutch Barn.

LAND

A total of 109 acres classified as Grade 1 on DEFRA’s Land Classification Map.
The Southern part of Lot 5, contains approximately 5 acres of woodland.

Cropping over the last four years is as follows:

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
2025	Winter Wheat	Winter Wheat	Potatoes	Winter Wheat/ Spring Barley	Winter Wheat/ Spring Barley
2024	Wheat	Wheat	Winter Wheat	Winter Wheat/ Spring Barley	Wheat
2023	Spring Barley	Spring Barley	Fodder Beet/ Wheat	Wheat	Wheat
2022	Winter Wheat	Winter Wheat	Spring Barley	Wheat	Fodder Beet/ Wheat

LOT 6



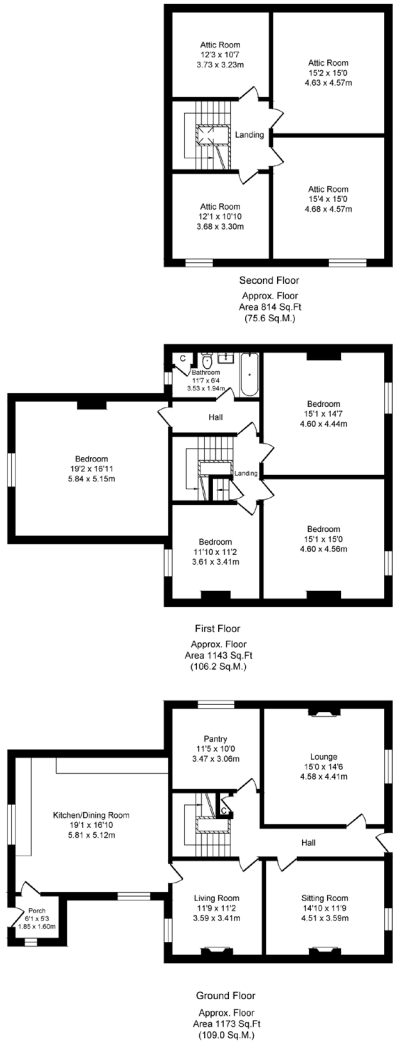
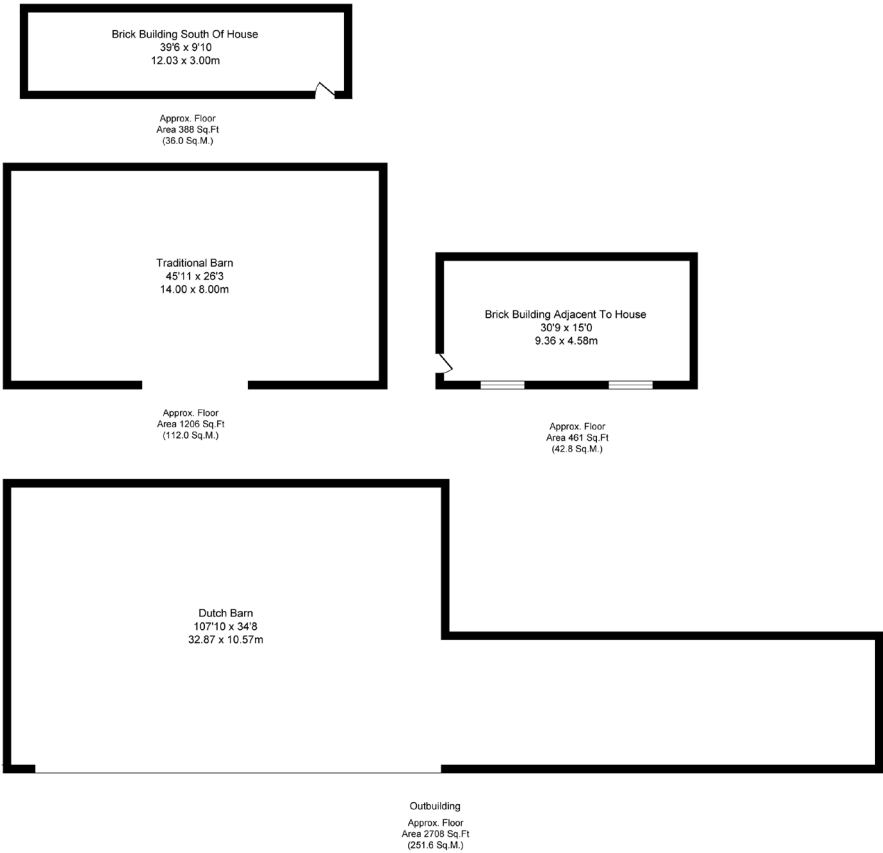
Farmhouse, buildings, yard and a total of 3.2 acres forming part of the yard complex the house offers potential for restoration to an attractive family home. The accommodation is shown on the floor plan.





FLOORPLANS

Cunscough Hall Cunscough Ln, Liverpool
Total Approx. Floor Area 7886 Sq.ft. (732.6 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.



GENERAL REMARKS

Services

The property has the benefit of electricity and mains water connections. Drainage is by way of a septic tank located within the property boundary.

Please note that no survey has been undertaken in relation to the septic tank and the buyer will be responsible for upgrading to comply with the latest regulations.

Tenure

Freehold with vacant possession on completion.

It is envisaged that completion will be following harvest 2025.

Local Authority

Sefton Council,
Magdalen House,
30 Trinity Road,
Bootle.
L20 3NJ
0345 1400845

Council Tax

Band D

Sporting Rights

It is understood these are included with the sale of the Freehold.

Ancient Monument

Cunsough Hall moated site. The monument comprises a slightly raised platform of grassland 25 m x 13 m upon which stood the original Cunsough Hall. The listing and plan are at Appendix 1.

Rights of Way

Footpaths Melling 16/17 and 18 cross the land. Please see plan extract at Appendix 2.

Reservation of Development Value/Clawback

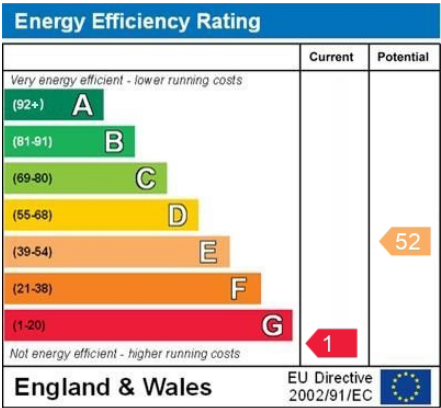
There will be no such provisions in the contract of sale.

Method of Sale

The property is offered by private treaty.

Guide Prices

- Lot 1 £100,000
- Lot 2 £290,000
- Lot 3 £250,000
- Lot 4 £435,000
- Lot 5 £460,000
- Lot 6 £550,000



Viewing

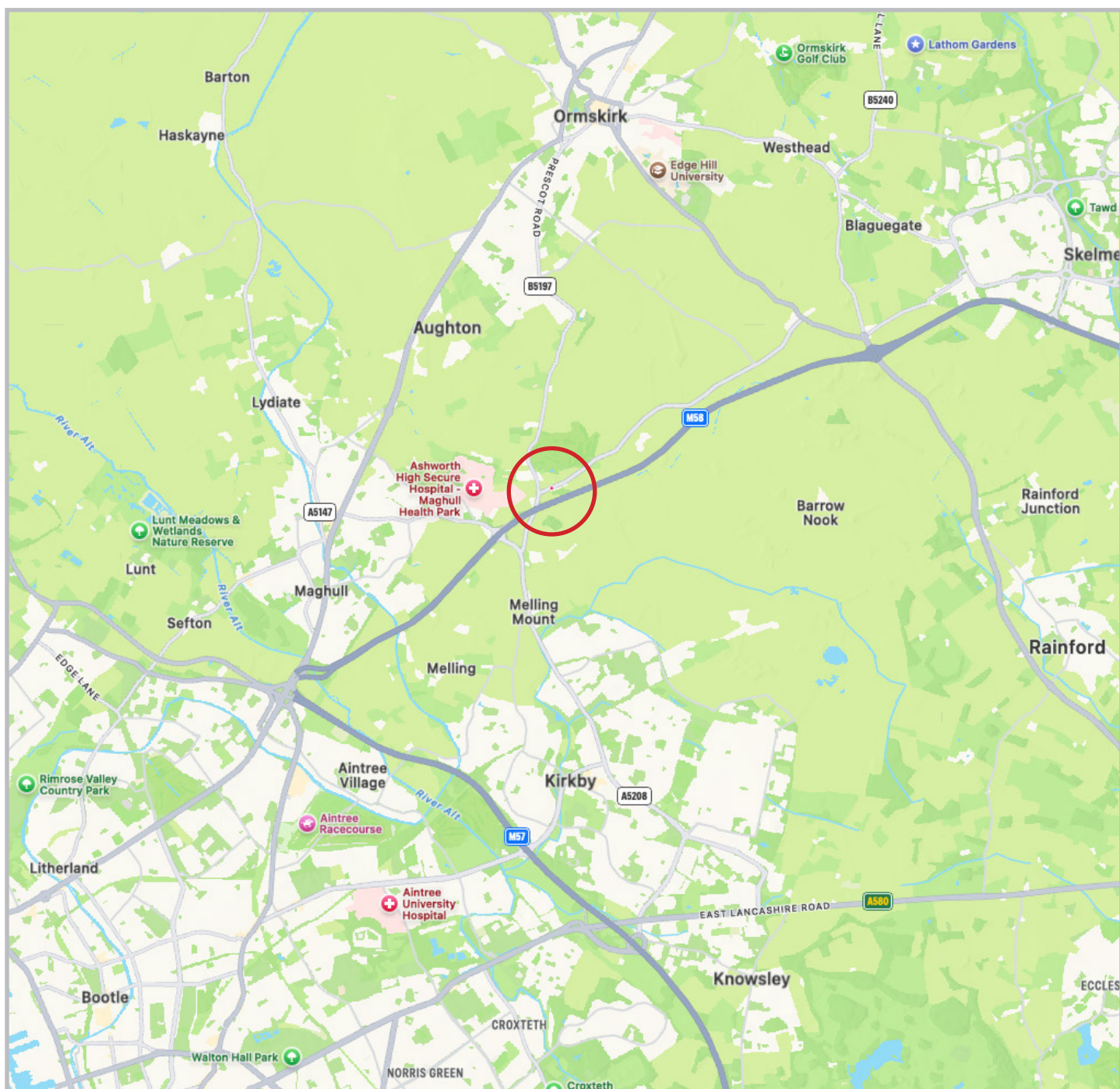
Viewings by appointment with the sole selling agent.

Frank Marshall & Co. as the agent accept no responsibility for any loss or damage arising or caused when viewing the land.

Agents' Notice

Frank Marshall & Co. for themselves and for the seller of this property give notice that:

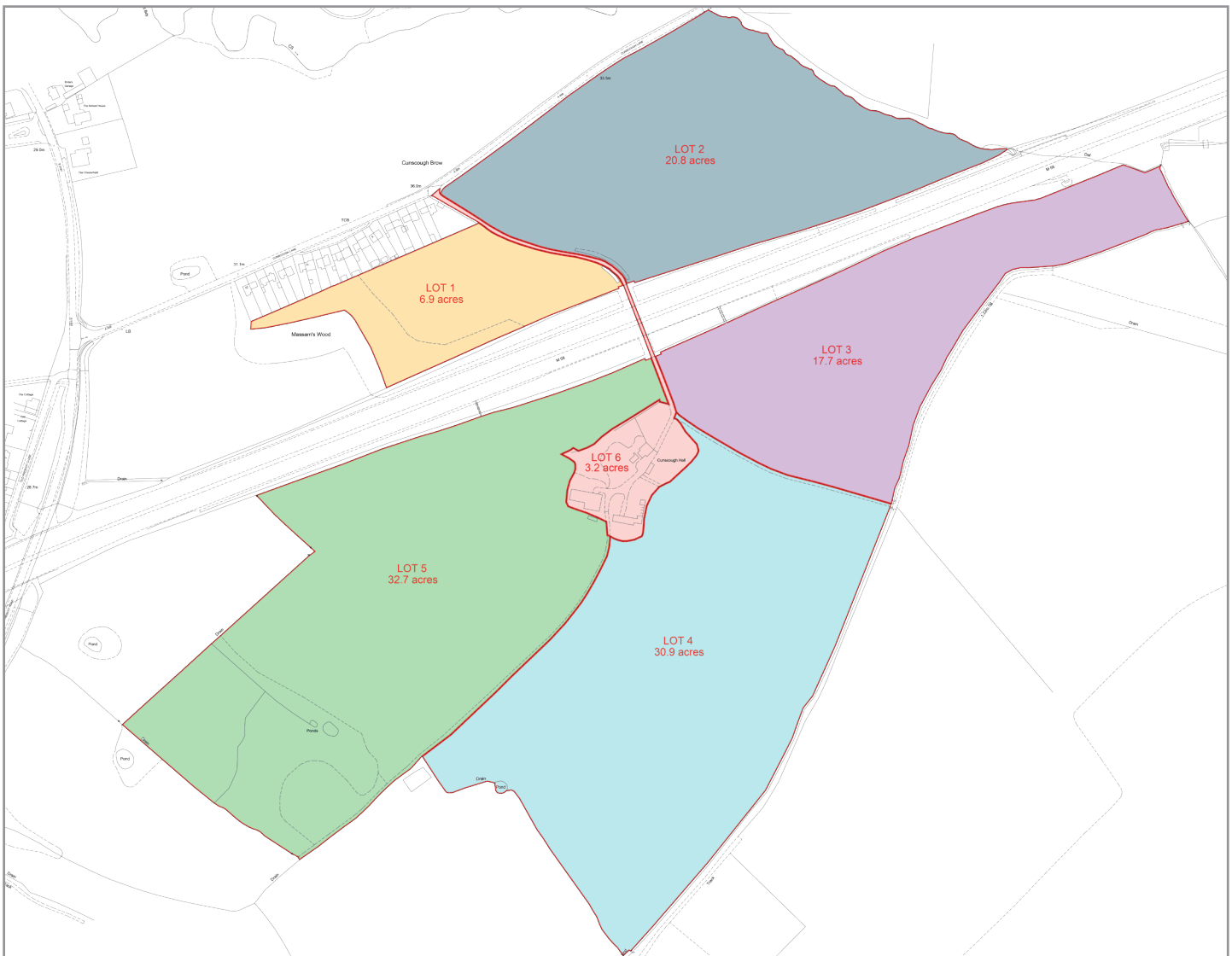
1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The seller does not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.



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PLEASE NOTE

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.