



Land and Buildings at Crow Lane  
Dalton | Wigan





## Land and Buildings at Crow Lane Belle Vue Farm, Crow Lane, Dalton, WN8 7RX

An opportunity to acquire a derelict farmstead, including two stone barns, all of which offer alternative uses, subject to the relevant planning permissions.

- A unique opportunity to acquire a derelict farmstead.
- Well drained arable and amenity land.
- Disused quarry and amenity woodland.
- Mains water is easily accessible
- Access from Crow Lane and Beacon Lane
- Approx. 39.11 acres

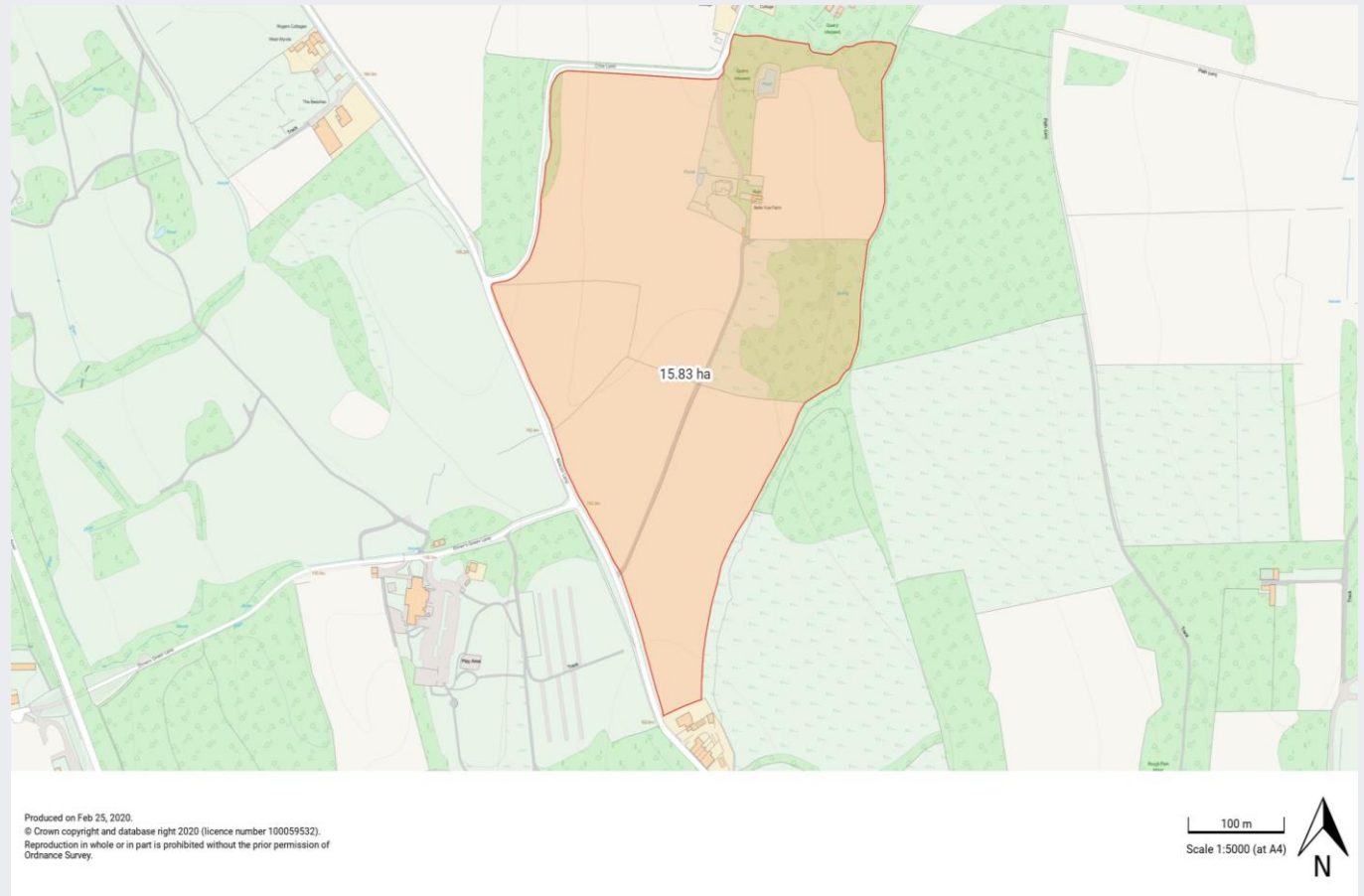
### Approximate distance (miles):

Dalton 1.5m | Wigan 5.6m | Warrington 16m  
Bolton 16.8m | Liverpool 19m | Liverpool John  
Lennon Airport 25.8m | Manchester 28m  
Manchester Airport 30m

### Situation

The ruins off Belle Vue Farm sit in the heart of the land. Once an impressive and Listed building, it has now fallen into disrepair but offers scope for renovation subject to pp.

The freehold of this land on the outskirts of Dalton and Upholland is a rare opportunity to purchase quality land suitable for a mixture of uses, including equestrian. The land has predominately been within an arable rotation and is grade 3 according to the land classification maps.





The land equates to just below 40 acres in total with circa 5 fields of arable and the remaining woodland. The boundaries are a mixture of mature hedgerow, stock fencing and post and rail. There is good access from Crow and Beacon Lane's and only a short distance to the A577, M58 and M6 motorways.

There is a mixture of woodland on the land, circa 10 acres and a disused quarry.

### Local Authority

West Lancashire Council

### Easements, Wayleaves and Public Rights of Way

The land is subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or not.

### Town and Country Planning Act

The property notwithstanding any description contained within these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice, which may or may not come to be in force but also subject to any statutory provision or by law, without obligation on the part of the vendor to specify them.

### Base Farm payment entitlements

Entitlements are currently being claimed on the land and would be available by separate negotiation.

### Viewings

Please contact Jackson Property on 01948 666695 or 01743 709249.

### Tenure

Freehold with vacant possession

### Services

We have been informed that mains water is available locally.







Shropshire (Head Office)  
Franks Barn  
Preston on Severn  
Uffington  
Shrewsbury, SY4 4TB  
01743 709249

Cheshire  
Handley House  
Norbury Town Lane  
Whitchurch  
Cheshire, SY13 4HT  
01948 666695

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