HOWELL & CO
SALES & LETTINGS

FOR SALE · CULCHETH, CHESHIRE

11 Wilton Lane

Culcheth, Warrington, Cheshire WA3 4BD



THE CONSENTED FIVE-BEDROOM GEORGIAN-STYLE FARMHOUSE — COMPUTER-GENERATED IMAGE

A consented development and multi-generational opportunity on the edge of Culcheth — full planning consent for a substantial five-bedroom Georgian-style farmhouse, a Certificate of Lawfulness for a residential caravan, and a well-screened site of approximately 1.1 acres with a large yard served by its own independent 21ft entrance.

Offers in Excess of £795,000

FREEHOLD · VACANT POSSESSION ON COMPLETION

AT A GLANCE

- Full planning consent for a substantial detached five-bedroom Georgian-style farmhouse, allowed on appeal in January 2025
- Certificate of Lawfulness for a residential caravan on the site — established separate accommodation alongside the new house
- A site of approximately 1.1 acres in all, including a large yard, well screened by mature trees
- Separate independent entrance to the yard, approximately 21ft wide, in addition to the house access
- Existing and habitable two-bedroom bungalow, suitable to live in whilst constructing the new house
- Consented farmhouse to be built to Building Regulations Standard M4(2) 'Accessible and Adaptable Dwellings'
- Approved scheme provides four en-suite bedrooms, a dressing room, a first-floor laundry and a loft study over three floors (five bedrooms in total)
- Grey belt potential, given the Council's current housing land supply position
- Land submitted through Warrington Borough Council's current Call for Sites process
- Excellent road and rail links — M6, M62, A580 East Lancs Road, Birchwood and Newton-le-Willows stations

THE OPPORTUNITY

11 Wilton Lane is a habitable bungalow, park home and yard with planning permission for a five-bedroom home. It is an established, well-screened site on the northern edge of Culcheth, extending in all to approximately 1.1 acres, carrying full planning consent for a substantial new Georgian-style farmhouse and a Certificate of Lawfulness for a residential caravan, with the yard served by its own independent entrance.

That combination is genuinely unusual. Consented sites of this size within easy reach of Culcheth village rarely reach the open market at all, and those that do, seldom offer two consents, two accesses and this much useable land in a single ownership. The permissions are in place and implementable; the buildings currently standing on the site are secondary to what the site allows a purchaser to do with it.

The site is offered for sale as a whole, giving purchasers the opportunity to build their dream home with the advantage of the established caravan use and a large yard. Early viewing is strongly recommended.

MULTI-GENERATIONAL POTENTIAL

The site lends itself particularly well to a family looking to live together but separately. The consented farmhouse and the park home sit within the same ownership, on the same site, with the benefit of separate accommodation and the space to keep each household's parking and privacy distinct. The residential caravan use is the subject of a Certificate of Lawfulness.

The approved farmhouse is required by condition to be constructed to Building Regulations Standard M4(2) 'Accessible and Adaptable Dwellings'. In practical terms that means level access, wider circulation, and a layout that can be adapted over time for an older or less mobile family member without structural alteration — exactly the flexibility a multi-generational household needs over a twenty-year horizon.

Within the main house itself, the approved layout supports the same principle: a ground-floor study and office that could serve as a ground-floor bedroom and sitting room, four en-suite bedrooms so that no one shares a bathroom, a first-floor laundry, and a self-contained loft floor with its own bedroom, dressing room, en-suite and study.

THE LAND AND YARD

The principal attraction of the site is the land. The holding extends in all to approximately 1.1 acres, the greater part of it a yard laid largely to hardstanding, well screened on its boundaries by mature trees which give the site a good degree of privacy and shelter from the lane.

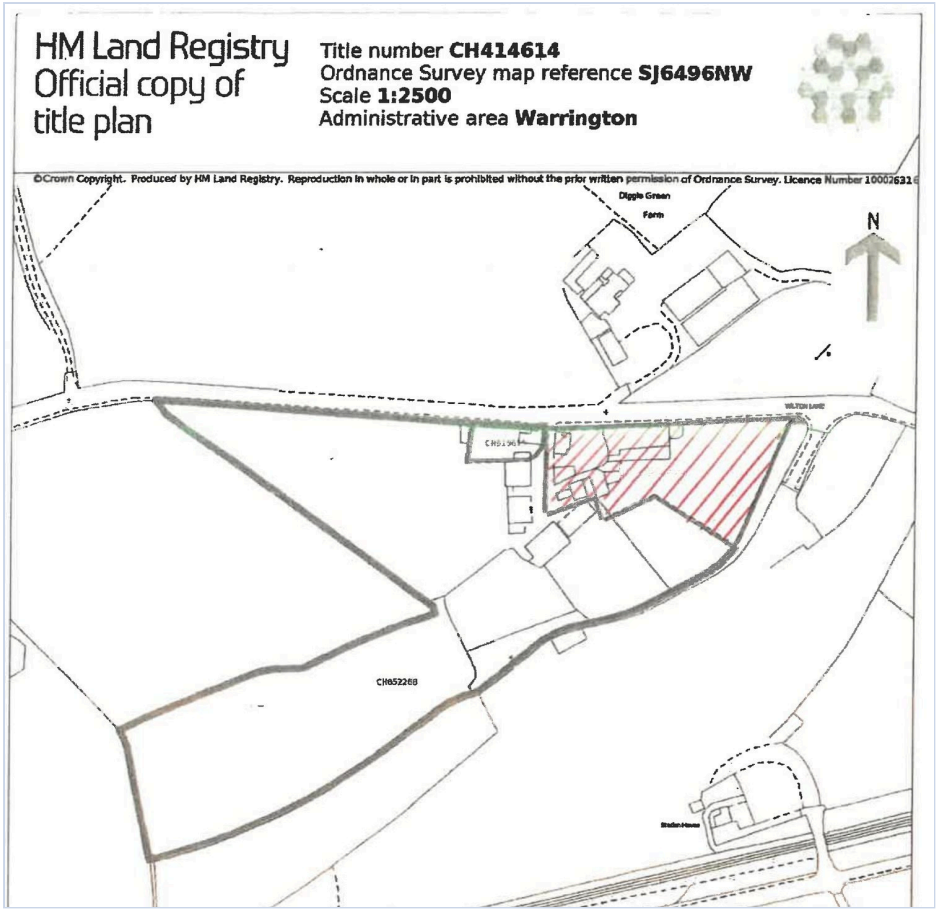
The registered extent is shown on the HM Land Registry title plan, hatched in red and fronting Wilton Lane, under title number CH414614. Land shown beyond the hatching falls within separate titles and is reproduced for reference only.

Critically, the yard has its own separate entrance directly onto Wilton Lane, approximately 21ft wide and capable of taking large vehicles. This is independent of the access serving the house, which means the yard can be used, let or developed without compromising the privacy or security of the dwelling — a rare and valuable characteristic.

The scale and surfacing of the yard lend it to a wide range of uses subject to the necessary consents, and its separation from the residential element gives a purchaser real optionality.



The holding shown in colour — the yard and its separate entrance to the north, the bungalow, park home and garden to the south, with Wilton Lane along the western boundary. Adjoining land shown in grey does not form part of the sale.



Extract from the HM Land Registry official copy title plan, title number CH414614, scale 1:2500. The registered extent is hatched in red; Ordnance Survey base-map labelling has been removed for clarity. © Crown copyright; the official copy is incomplete without the preceding notes page.

THE EXISTING BUILDINGS

The site is presently occupied by a habitable detached two-bedroom bungalow, together with a park home and a range of outbuildings.

The bungalow extends to approximately 117.9 sq m (1,268 sq ft) and provides an entrance porch, lounge, conservatory, kitchen, utility, store, two bedrooms, a bathroom, a separate shower room and a cloakroom WC. It is comfortable, well proportioned and ready to be lived in from day one.

The kitchen has been refitted to a good standard, with shaker-style units, stone-effect worktops, a central island with breakfast seating and fully fitted appliances including fridge/freezer, dishwasher and gas range with stainless steel extractor.

The consent for the new farmhouse is granted on the basis of the demolition of the existing dwelling and outbuildings and the construction of the new house in their place. The existing bungalow is therefore best regarded as a holding position — somewhere to live, or to let, while a scheme is brought forward — rather than as the substance of what is being sold.

The park home is an established building on the site, its residential caravan use being the subject of a Certificate of Lawfulness granted by Warrington Borough Council in 1997.

THE SITE AS IT STANDS



The yard's own entrance onto Wilton Lane, approximately 21ft wide



Mature trees and hedging screen the yard on its boundaries



The yard, laid largely to hardstanding



The yard looking south towards the buildings

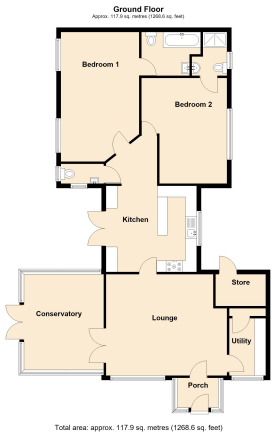


The existing two-bedroom bungalow



The bungalow and its garden, with the park home beyond and the yard to the east

THE EXISTING BUNGALOW



Approx. 117.9 sq m (1,268 sq ft)



The refitted kitchen



The established garden, well screened by mature planting



The terrace off the bungalow

THE CONSENTED FARMHOUSE

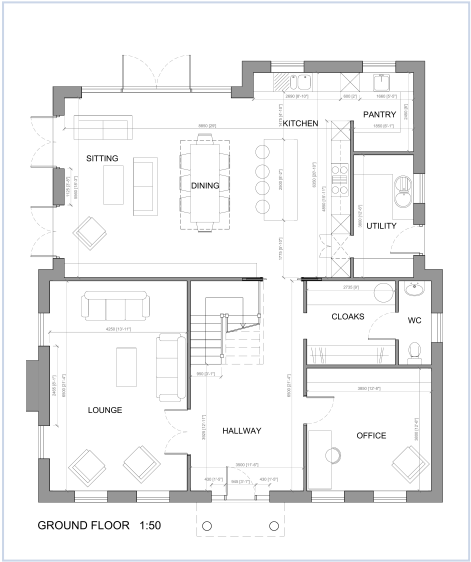
The approved scheme, designed by Silk Architecture of Warrington, is for a handsome detached farmhouse in the Georgian idiom — a symmetrical three-storey elevation under a slate roof, with a pillared and pedimented central entrance, tall multi-pane windows, brick chimney stacks and dormer windows to the top floor. It is a house designed to look as though it has always been there.

The accommodation is arranged over three floors and is summarised below. All dimensions are taken from the architect's drawing 021 Rev C and are approximate and subject to construction.



APPROVED ELEVATIONS — FRONT, SIDE, REAR AND SIDE (DRAWING 021 REV C)

GROUND FLOOR



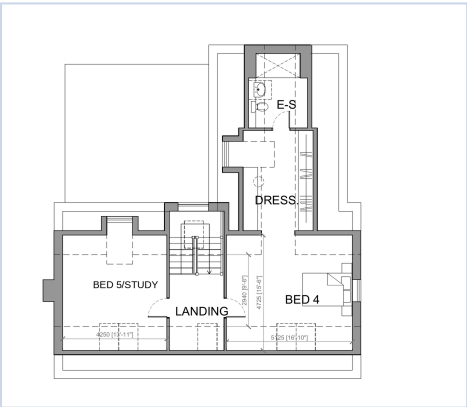
Reception Hall	3.50m x 3.93m (11'6" x 12'11") — central hall with the main staircase rising to the first floor
Lounge	6.50m x 4.25m (21'4" x 13'11") — dual aspect, to the front of the house
Office	3.85m x 3.80m (12'8" x 12'6")
Open-Plan Kitchen, Dining and Sitting Room	8.85m x 6.35m overall (29'0" x 20'10") — a full-width rear room with a sitting area 5.56m (18'3") deep opening to the garden through bi-fold doors, a central island and a run of fitted units
Pantry	2.45m x 1.85m (8'0" x 6'1")
Utility Room	3.80m x 1.85m (12'6" x 6'1") — fitted, with external door to the side
Cloakroom and separate WC	2.74m x 2.65m (9'0" x 8'8") — cloakroom with fitted hanging, and an adjoining separate WC with wash basin

FIRST FLOOR



Principal Bedroom	4.95m x 3.95m (16'3" x 13'0")
Dressing Room	3.85m x 2.65m (12'8" x 8'8") — fitted, off the principal bedroom
Principal En-Suite	4.95m x 2.30m (16'3" x 7'7") — full width of the principal bedroom, with a freestanding bath, twin wash basins, a separate shower enclosure and WC
Bedroom Two	4.25m x 3.60m (13'11" x 11'10") with en-suite shower room
Bedroom Three	3.85m x 3.75m (12'8" x 12'4") with en-suite shower room
Laundry Room	2.80m x 2.35m (9'2" x 7'9")
Landing and Store	Galleried landing with rooflight over the rear

SECOND FLOOR (LOFT)



Bedroom Four	5.13m x 4.73m (16'10" x 15'6") with dressing area 2.94m (9'8") and en-suite shower room
Bedroom Five / Study	4.25m (13'11") wide — shown on the approved plans as a study and readily useable as a fifth bedroom
Landing	Served by its own staircase from the first floor

THE APPROVED SCHEME



The rear elevation — full-height glazing to the open-plan kitchen, dining and sitting room, opening onto the terrace and garden



The garden elevation and single-storey garden room



The kitchen, dining and sitting room



The 29ft open-plan room, looking west across the garden

Computer-generated images of the approved scheme. Indicative only — external materials are subject to approval by the local planning authority under condition 5.

Planning Consent — Replacement Dwelling

Full planning permission for the demolition of the existing dwelling and outbuildings and the construction of a new dwelling was granted on appeal on 9 January 2025.

Appeal reference	APP/M0655/W/24/3348066
Local authority reference	2023/01500/FUL
Local planning authority	Warrington Borough Council
Decision	Appeal allowed, planning permission granted
Decision date	9 January 2025
Inspector	Elaine Moulton BA (Hons) BPl MRTPI
Implementation	Development must begin no later than three years from the date of the decision — that is, by 9 January 2028
Approved plans	06921 002 Rev A Location Plan; 012 Rev G Proposed Site Plan; 113 Rev C Proposed Site Section; 021 Rev C Proposed Plans & Elevations

The Inspector found the appeal site to be previously developed land within the Green Belt, and the proposal to fall within the exception at paragraph 154(g) of the National Planning Policy Framework. She concluded that any harm to the openness of the Green Belt would not be substantial and that the development was therefore not inappropriate. She further recorded, at paragraph 12 of her decision, that even if the site meets the definition of grey belt it would not be regarded as inappropriate development.

Conditions attaching to the consent include a pre-commencement construction method statement; contamination characterisation, remediation and verification; approval of external materials; a landscaping scheme; implementation of the Amphibian Impact Assessment dated 24 November 2023; restrictions on vegetation clearance during the bird nesting season; construction to Building Regulations Standard M4(2); provision of parking and servicing; provision of electric vehicle charging; and the removal of permitted development rights for extensions, outbuildings and dormer windows. A full copy of the appeal decision and the approved drawings is available from the selling agent.

Certificate of Lawfulness — Residential Caravan

The residential caravan use of the park home is the subject of a Certificate of Lawfulness, recorded on the Warrington Borough Council register as set out below. A certificate of this kind confirms that an existing use is lawful; it is not a grant of planning permission. A copy of the register entry and of the decision is available from the selling agent, and prospective purchasers are advised to review it in full and to satisfy themselves as to its effect.

Application number	97/36419
Date	23 April 1997
Local planning authority	Warrington Borough Council
Site as registered	Laylands Farm, Wilton Lane, Kenyon, Warrington WA3 4BD
Description	Certificate of Lawfulness for residential caravan

Grey Belt and Longer-Term Potential

The property is situated within the Green Belt. Given Warrington Borough Council's current housing land supply position, the owners consider that the site has grey belt potential, and it is notable that the Inspector addressed the grey belt question directly in the January 2025 appeal decision.

The land has been submitted through the current Call for Sites process for consideration by Warrington Borough Council for future residential development. This does not constitute a planning permission or a formal allocation, but may be of interest to purchasers wishing to explore the site's longer-term potential.

The property is situated within the Green Belt and purchasers must rely on their own investigations and planning advice. The current owners are happy to make introductions to planning consultants familiar with the site for purchasers considering additional planning applications.

SITUATION

Wilton Lane runs north from Culcheth village towards Kenyon and Croft, in open countryside but only a short drive from the village centre. Culcheth is one of the most sought-after villages in the Warrington borough, with a genuine village centre rather than a commuter dormitory — a good range of independent shops, a Co-op and a Tesco, pubs, cafés and restaurants, medical centre, dentist, a library and well used sports club.

Schooling locally is a significant draw. Culcheth is served by Twiss Green Community Primary School, Newchurch Community Primary School and Culcheth Community Primary School, with Culcheth High School serving the secondary age range. There is open countryside and walking on the doorstep, including the Culcheth Linear Park and the wider Pennington Flash and Risley Moss network a short distance away.

TRANSPORT AND COMMUNICATIONS

The position is exceptional for anyone who needs to commute in more than one direction. Culcheth sits in the gap between the M6 and the M62, with the A580 East Lancs Road immediately to the north, giving fast access to Manchester, Liverpool, Warrington and the wider North West. All distances are approximate and by road.

Culcheth village centre	approx. 1 mile
A580 East Lancashire Road	approx. 2 miles
M6 Junction 21A (Croft Interchange)	approx. 3 miles
M62 Junction 11 (Birchwood)	approx. 4 miles
Birchwood Railway Station	approx. 4 miles — services to Manchester and Liverpool
Newton-le-Willows Railway Station	approx. 4 miles — fast services to Manchester Piccadilly and Liverpool Lime Street
Leigh Guided Busway (Vantage)	approx. 4 miles — express bus services to Manchester city centre
Warrington town centre	approx. 6 miles
Manchester city centre	approx. 16 miles
Liverpool city centre	approx. 22 miles
Liverpool John Lennon Airport	approx. 22 miles
Manchester Airport	approx. 25 miles

METHOD OF SALE

The property is offered for sale as a whole by private treaty. The vendors reserve the right to conclude the sale at any time, and to amend the terms of the sale or withdraw the property from the market at their discretion.

The sale comprises the existing bungalow and the consented farmhouse site, the park home with the benefit of its Certificate of Lawfulness, and the yard with its own separate 21ft entrance, the site extending in all to approximately 1.1 acres — the whole in a single ownership, with both accesses onto Wilton Lane. Boundaries and access arrangements will be confirmed by the selling agent and defined on the sale plan.

PURCHASE AND FUNDING FLEXIBILITY

The property's combination of residential accommodation, development potential and substantial yard may lend itself to a variety of purchase structures. It may be particularly suitable for acquisition by an extended family, multiple family members or associated businesses purchasing jointly, subject to appropriate legal and financial advice.

Prospective purchasers may wish to explore funding the residential and yard elements separately, purchasing through a suitable company or partnership structure, or using a combination of residential, commercial, bridging or development finance. The selling agents can, upon request, introduce interested parties to independent brokers experienced in mixed-use property and specialist business finance.

The vendors are willing to consider sensible proposals concerning the structure and timing of the purchase, although any arrangement would be subject to contract, satisfactory security and independent professional advice. No finance is offered or guaranteed by the vendors or selling agents.

The property is offered as a whole, although proposals from related purchasers wishing to acquire different elements of the property simultaneously may be considered.

GENERAL REMARKS AND STIPULATIONS

Tenure	Freehold, with vacant possession on completion
Price	Offers in Excess of £795,000
Local Authority	Warrington Borough Council
Council Tax	Band E
EPC	Band D
Services	Mains water, electricity and gas. Private drainage.
Site Area	Approximately 1.1 acres in all
Rights of Way, Wayleaves and Easements	The property is sold subject to and with the benefit of all rights of way, wayleaves, easements and covenants, whether disclosed or not

Fixtures and Fittings	Only those items specifically mentioned in these particulars are included in the sale
Planning	Purchasers must rely on their own investigations and planning advice
Viewing	Strictly by appointment through the selling agent

AGENT'S NOTES

These particulars are prepared as a general guide only. They do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, references to condition and to the necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy.

Dimensions of the consented dwelling are scaled or read from the architect's approved drawing 021 Rev C and are approximate, subject to construction and to any variation agreed with the local planning authority. No services, appliances, fittings or installations have been tested and no warranty is given as to their condition or operation. All distances are approximate.

Purchasers must satisfy themselves as to the extent and terms of every planning consent affecting the property — including the terms and effect of the Certificate of Lawfulness relating to the residential caravan — and as to any consent required for their own intended use of the yard. Copies of the planning documents are available from the selling agent.

The reference to grey belt potential and to the Call for Sites submission reflects the vendors' position and does not constitute a planning permission, a formal allocation, or any assurance that consent will be forthcoming. Purchasers must rely on their own investigations and take their own planning advice.

HOWELL & CO
SALES & LETTINGS

VIEWING STRICTLY BY APPOINTMENT

759 Knutsford Road, Warrington, Cheshire WA4 1JY

01925 417 091 · sales@howellandco.co.uk · howellandco.co.uk