

Red Rock Lane, Haigh, Wigan, WN2 1LX

Offers over £2,500,000





Red Rock Lane,
Haigh, Wigan, WN2 1LX

Offers Over: £2,500,000

8 Bedrooms | 6 Bathroom | 30 Acres

- Exceptional 8-bedroom detached country residence.
- Approximately 30.49 acres (12.34 ha) of land.
- Over 12,800 sq ft of accommodation.
- Indoor swimming pool complex.
- Private gym and entertainment room.
- Large formal dining room and spacious kitchen diner.
- Separate annex.
- Office spaces.
- Stables and equestrian potential.
- Garage and extensive parking.





This truly outstanding eight-bedroom detached country residence is set within approximately 30.49 acres of private grounds, offering an extraordinary combination of luxury living, leisure facilities, and equestrian facilities. Extending to over 12,800 sq ft of beautifully arranged accommodation, this magnificent estate has been designed to deliver both grand-scale entertaining and comfortable family living.

The property welcomes you with a sense of scale and elegance, offering a variety of beautifully appointed reception rooms ideal for both formal occasions and everyday living. A large formal dining room provides the perfect setting for entertaining, while the spacious kitchen diner and breakfast room forms the heart of the home, designed for family gatherings and relaxed social living.

There are further reception areas, including a substantial vaulted family lounge with games room which offers versatile living zones throughout the property, each thoughtfully designed to maximise space, comfort and natural light.





One of the home's most impressive features is the luxurious indoor swimming pool complex, offering a private spa-like retreat within the property. The leisure facilities are complemented by a barbeque room and garden room which offer the ultimate relaxation environment.

For those who enjoy entertaining, the property offers a fully equipped bar area located off the open plan dining/ lounge area, making this an exceptional home for hosting guests and special occasions.

The residence offers eight generously sized bedrooms split between the main house and the annex, providing ample accommodation for family members and guests. The layout offers flexibility for multi-generational living, with the annex providing further options for guest accommodation, staff quarters, or independent living.

The property also benefits from a dedicated office space which is ideal for those working from home or running a business from the estate.





Externally, the property is set within approximately 30.49 acres of well maintained and well enclosed land, with the extensive grounds providing a rare opportunity for those seeking a true countryside lifestyle.

A detached garage with pitched roof serves the main house and there are also a selection of well appointed and useful outbuildings which offer purchasers a wide variety of potential uses for either hobby, amenity or potential business use (subject to gaining the necessary consents).

The land includes stables and equestrian facilities, making it perfectly suited for horse owners or those wishing to enjoy rural living with substantial outdoor space. For those with equestrian enthusiasts, there are a series of well fenced sand paddocks along with a generously proportioned menage with flood lighting and post and rail fencing to all sides. There is also an excellent galvanised horse walker as well as a variety of dedicated equestrian buildings to include tack room, feed room and other such store rooms for all purposes.

The grazing land has been divided into a series of well fenced post and rail paddocks which are each connected by galvanised gates allowing seamless access across and between to well designed central passageways. The west of the land is bordered by the Leeds-Liverpool canal, with over 450 meters of direct canal frontage.

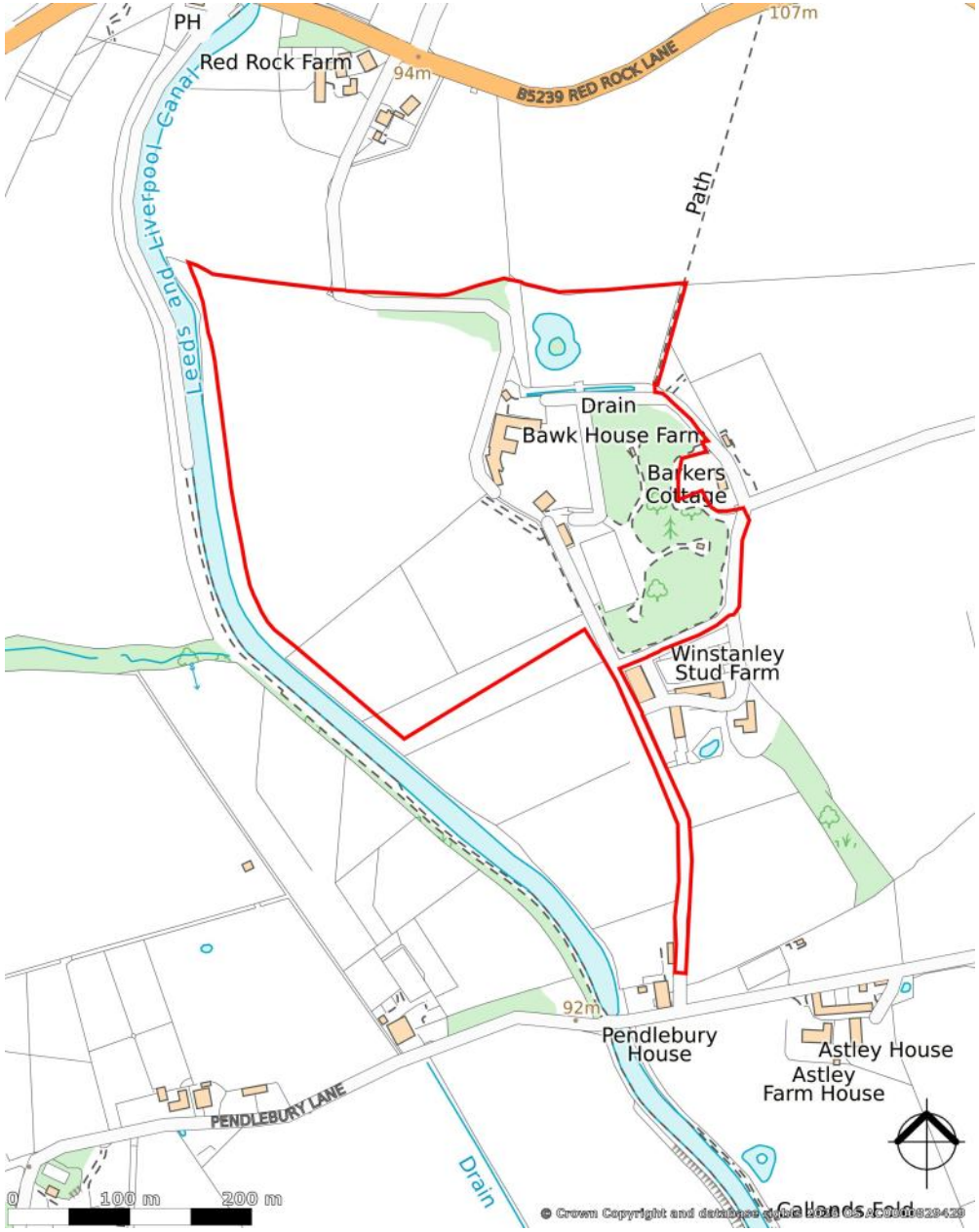











PH
Red Rock Farm
94m
B5239 RED ROCK LANE
107m
Path
Leeds and Liverpool Canal
Drain
Bawk House Farm
Barkers Cottage
Winstanley Stud Farm
92m
Pendlebury House
Astley House
Astley Farm House
PENDLEBURY LANE
Drain
0
100 m
200 m
Gallands Fold
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Site Plan

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an electric heat pump. Drainage is by way of septic tank.

Parking allocated and number of spaces : Garage and parking for multiple vehicles.

Construction Type : Brick under tile.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A.

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : We understand that there are public footpaths within the grounds.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1 with a small portion of land to the west (bordering canal) sitting within flood zone 2..

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents tha the vendors feel effect the property.

Accessibility adaption information : N/A

Coal field / mining area : Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: Ultrafast broadband available in the area
Mobile signal: Good outdoor/variable in home signal available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Date of photographs: March 2026

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wigan Council **Council Tax:** Band H

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Thomas Bretherton. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : keys.oddly.photo

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

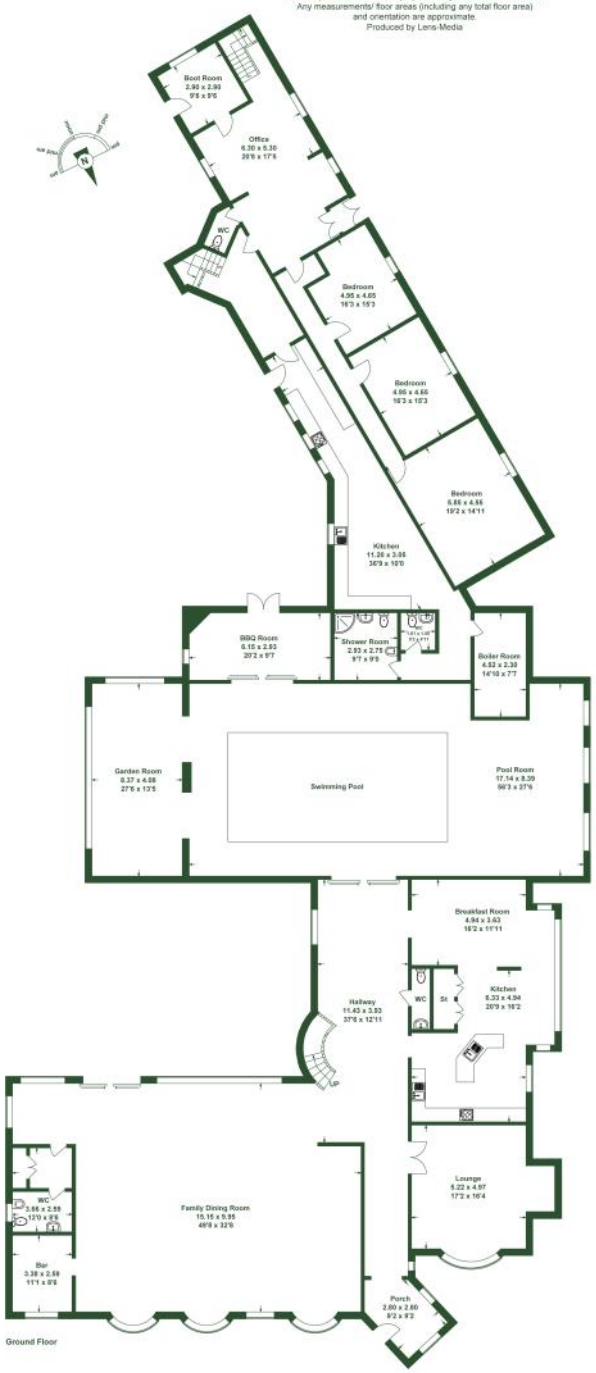
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 705.53 sq m / 7594 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Garage : 37.50 sq m / 404 sq ft

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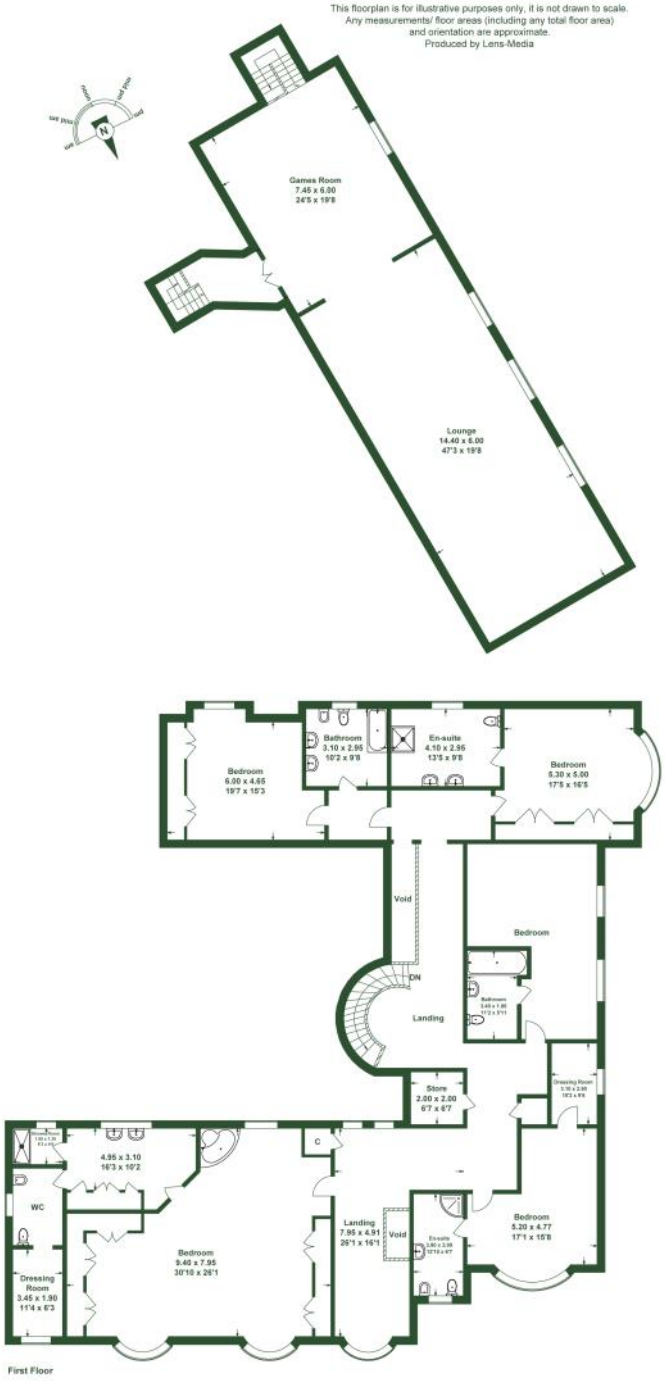
Garage

Ground Floor

First Floor

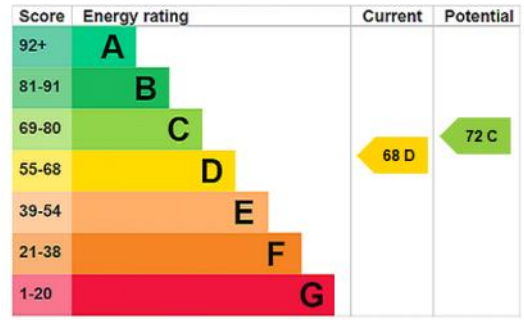
Approximate Gross Internal Area : 486.83 sq m / 5240 sq ft

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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. 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 to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



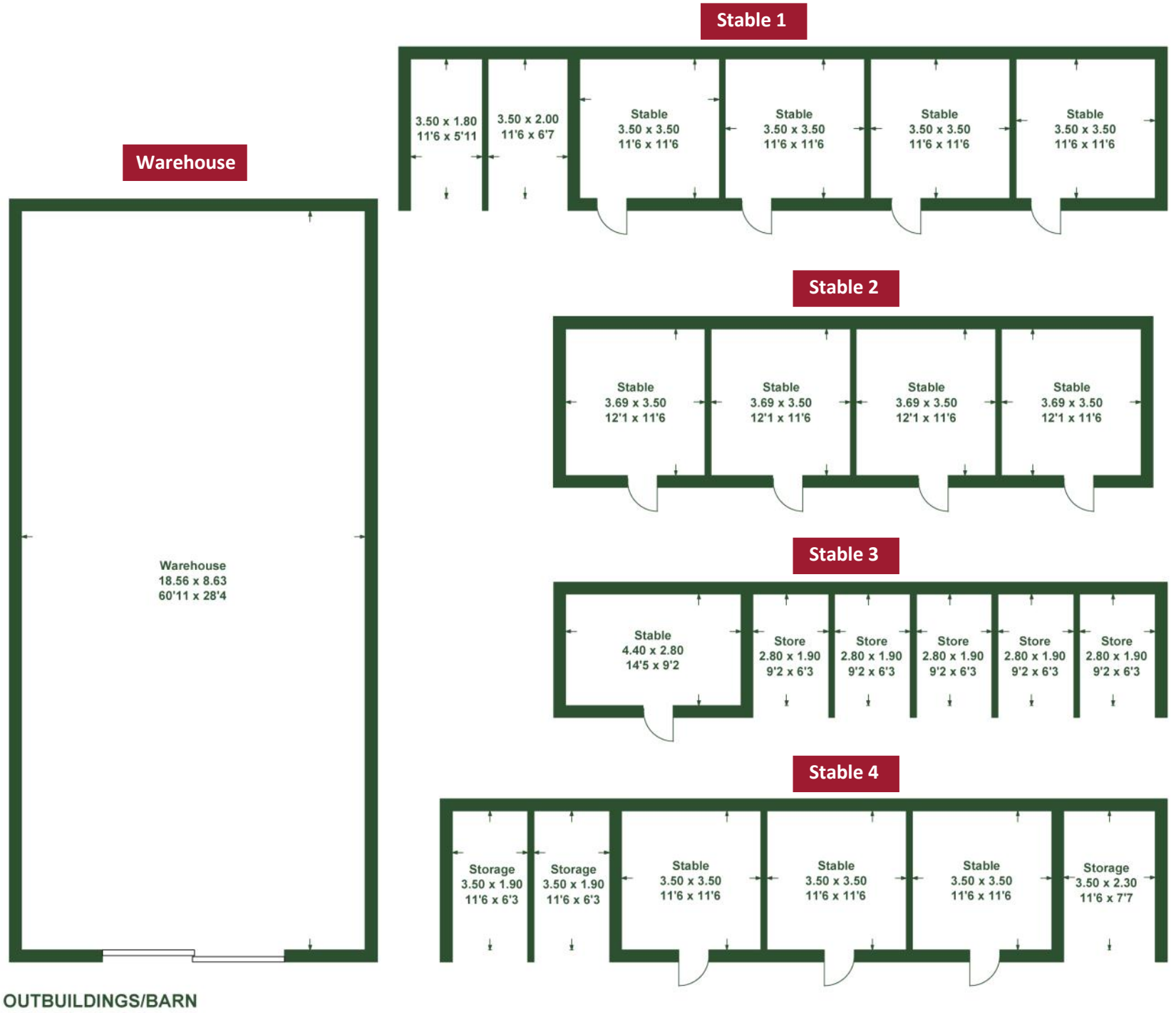




Farm Buildings

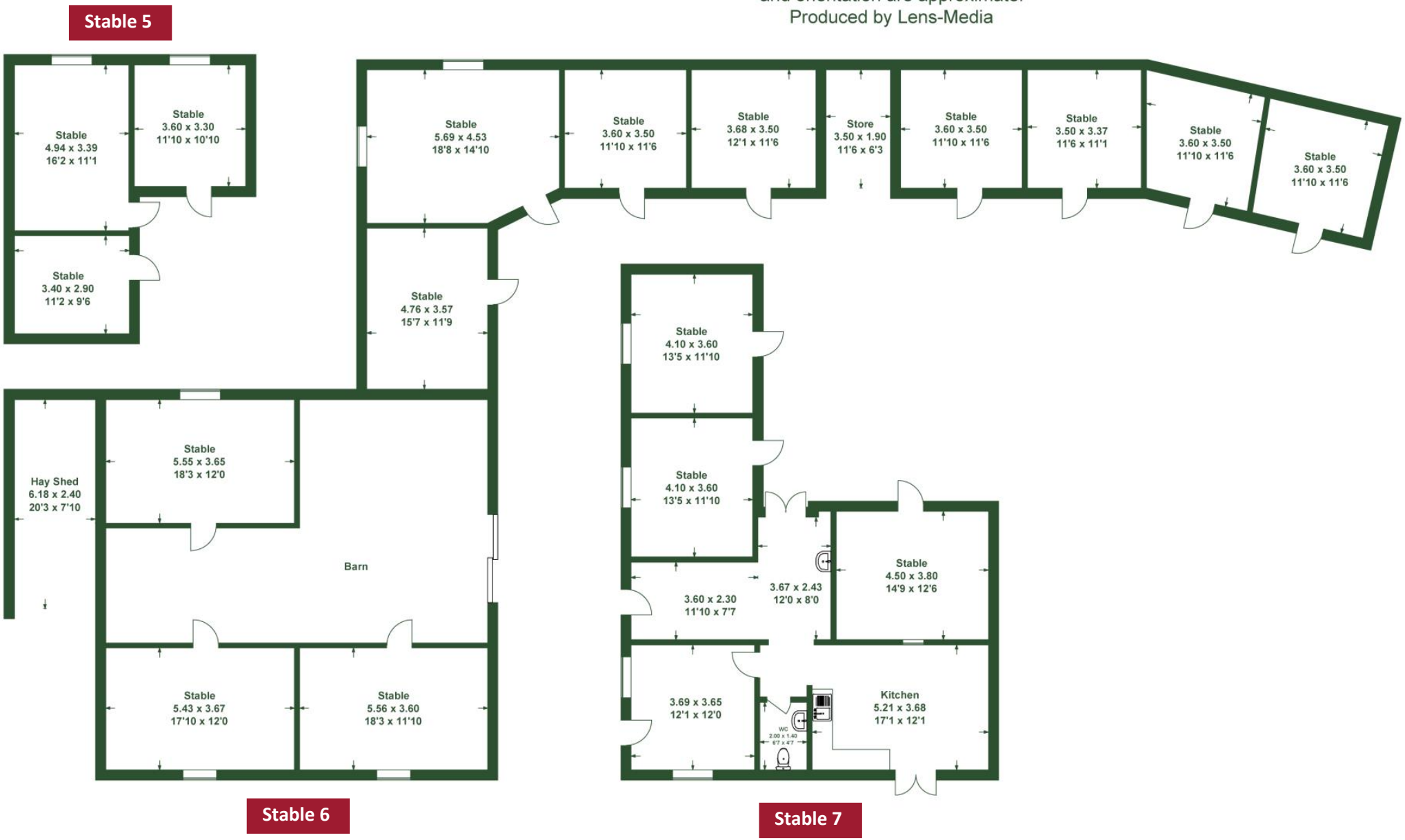
A range of agricultural and equestrian buildings sit to the south of the dwellinghouse as detailed below-

Name	Description	Approx. Measurement
Warehouse	Portal frame construction.	18.56m x 8.63m
Stable Block 1	Wooden construction with 4 stables and 2x open stores.	3.5m x 17.8m
Stable Block 2	Wooden construction with 4x stables.	14.76m x 3.5m
Stable Block 3	Wooden construction with 1x stable and 5x open stores.	18.4m x 2.8m
Stable Block 4	Wooden construction with 3x stables and 3x open stores.	16.6m x 3.5m
Stable Block 5	Block/Render Construction – L Shaped block with 3x stables.	8.34m x 6.69m
Stable Block 6	Block/Render Construction - L shaped block with 11 stables, hay shed, open store and central barn.	L shaped block
Stable Block 7	Block/Render Construction - 3x stable blocks, kitchen area and 2x storage rooms.	14.19m x 10.53m



OUTBUILDINGS/BARN

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