



## **For Sale - Land with full planning consent for 36 apartments**

**Brentwood, 251 Wigan Lane, Wigan, Lancashire, WN1 2NT**

**1 Acres (0.40 Hectares)**

- Highly sought after location
- High specification residential development
- Close to Haigh Hall Country Park
- Opposite Wigan Hospital
- Excellent transport links
- Close to local amenities

## Description

The opportunity is to acquire and develop a 1 acre site in a highly sought after location. Close to Wigan Hospital and one of the entrances to Haigh Hall Country Hall.

The site has recently been awarded planning consent for the conversion of the existing dwelling into 3 apartments and the construction of 33 new build apartments with associated parking and landscaping. The development will provide circa 39,167 sqft of new build accommodation on a gross internal area basis and 3,500 sqft in the existing build, the site area extends to 1 acre of land.

The site is a prominent location close to the hospital and one of the entrances to Haigh Hall Country Park. It is in a location that will support high end values for new build apartments. It is in a very desirable location in an affluent and popular area.

## Location

The subject site is situated in a prominent location on the corner of Wigan Lane and Leyland Mill Lane, i between Swinley and Lower Standish. It is a popular location close to one of the entrances to Haigh Hall Country Park. It is also a short distance from Wigan Hospital.

The site has good transport links. It is 4.5 miles to the M6 Motorway and 5.8 miles to the M61 Motorway. Wigan Train Station and Wigan Town Centre are circa 2.4 miles from the subject site.

## Accommodation

We have measured the site via Ordnance Survey and the site extends to circa 1 acre.

## Tenure

Freehold

## Price

Seeking offers in the region of £1,800,000 on an unconditional basis subject to contract.

## Planning Use

Planning for 36 apartments was granted in September 2021. The link to the planning application is below and the planning application number is A/20/89097/MAJOR

<https://planning.wigan.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9V69BRRHWO00>

The client will not consider subject to planning bids

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030 / 07855773792  
john.fletcher@fletchercre.co.uk

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