

FOR SALE

**Development Opportunity,
Pottery Road, Wigan, WN3 5AA**

PARKINSON
REAL ESTATE ●●●●

Wigan
Council

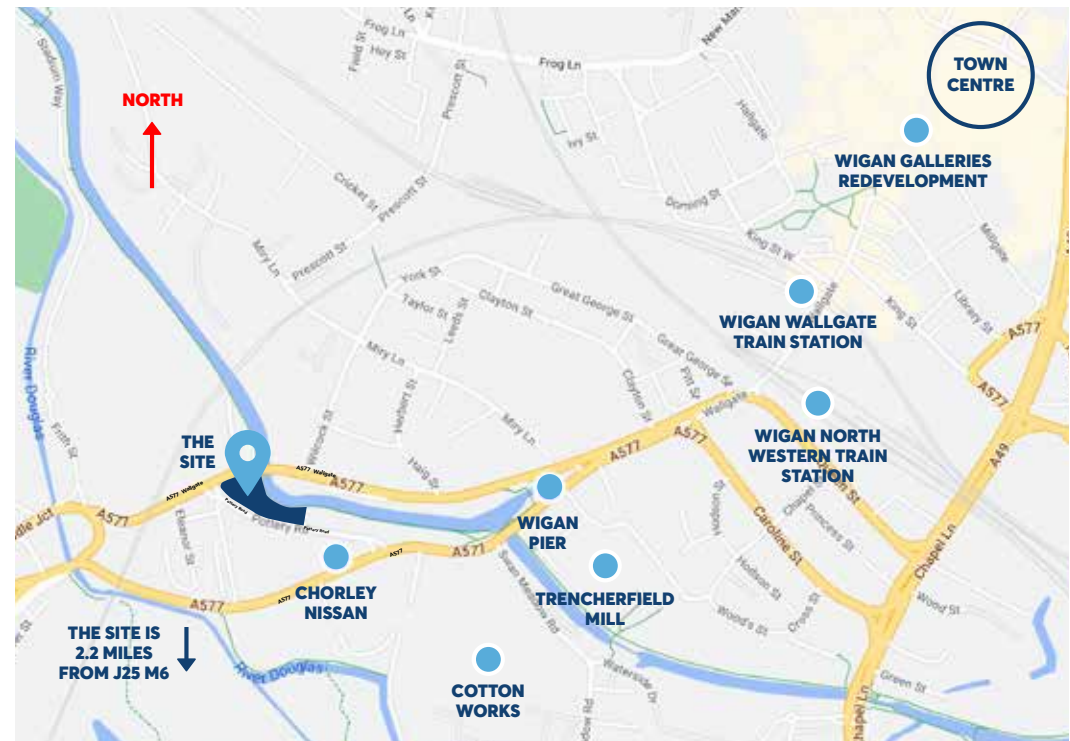


Canal &
River Trust

Site of former Wigan Ambulance Station, Pottery Road, Wigan

Development site of circa 0.3 hectares (0.75 acres) or thereabouts.

- ✓ Within the regeneration area of Wigan Pier Quarter
- ✓ Waterside opportunity
- ✓ Benefiting frontages to both Pottery Road and Wallgate
- ✓ Largely cleared level site





Location

The development site is located at the southern fringe of Wigan town centre being positioned adjacent main vehicular routes into the town. Within the Wigan Pier Quarter a recent focus has been the start of the redevelopment of two key schemes to include the Wigan Pier site for a small mixed use scheme and secondly the Eckersley Mill complex for a larger mixed use scheme. Both these two developments represent a significant boost for the overall regeneration of the Wigan Pier Quarter with large scale residential, cultural and commercial elements aiming to be established over the coming years and providing significant economic boost for the area.

The subject site is situated in a highly accessible location within 10 minutes walk of both of Wigans train stations which offer circa 30 minute train travel times to both Manchester & Liverpool centres and a west coast mainline train service to London and Edinburgh.

In addition to public transport services that the site benefits the site also has excellent active travel and walking connections with links to the canal towpaths for leisure, recreation and commuting alongside recent cycle lane provisions which connects the town centre to Robin Park.

Description

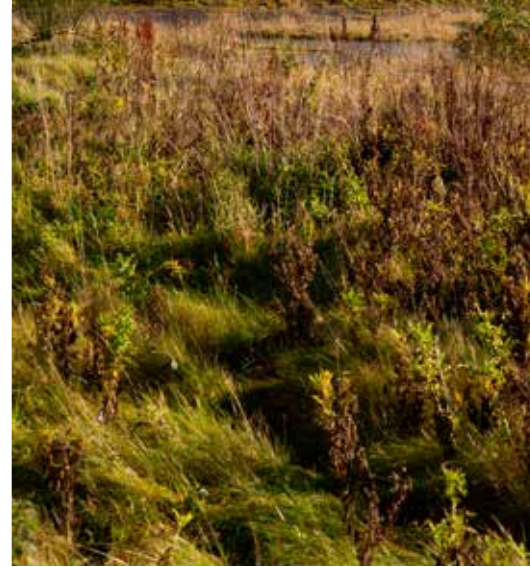
The site consists of a partially cleared canal fronting site which is dual ownership.

The site benefits a prominent gateway position within the Wigan Pier Quarter at the junction of Pottery Road and Wallgate (A557). The site benefits a strategic open canal side position which is considered to offer a prime development location within the Wigan Pier Quarter.

Surrounding land uses are predominately commercial in nature with the recent addition of 8 modular canal side town houses and future proposals for some high density residential development within the vicinity.

Size

The red edged site identified extends to approximately 0.3 hectares (0.75 acres) or thereabouts.



Tenure

The property is held by way of a number of titles being part freehold and part leasehold. Further title information is available within the data room.



Legal Costs/VAT

Each party will be responsible for their own legal and surveyors costs.

The transaction will not be subject to VAT.

Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/ lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty.

“ The development site is located at the southern fringe of Wigan town centre, being positioned adjacent main vehicular routes into the town. Within the Wigan Pier Quarter a recent focus has been placed on commencing redevelopment of the area. ”

Planning

A planning brief completed on behalf of the Vendors of the site is available within the data room.

This brief identifies suitability of the site for redevelopment and provides key points of consideration for any redevelopment, key planning policies and guidance on these policies and context and general advice regarding potential development propositions.

further specific planning enquiries should be made direct to Wigan Council Planning Department.

Additional Information

Access to a data room is available within which additional information can be obtained to include the following:



Planning brief



Title information



Topographical survey



Ground information



Site plans

Please contact the selling agents via the contact information provided on the last page of the brochure to register for access to the data room.



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For more details please contact the sole selling agents
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