

**For Sale**  
Offers in Excess of  
£600,000

CGI Image



Consented Development of 5 Storey Building with  
Apartments (10 x 2 Bed & 20 x 1 Bed)

0.308 ACRES (0.12 HECTARES)

📍 LAND & BUILDINGS AT 1-3 ELLEN STREET, WIGAN, WN1 1DW

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Consented 30 apartments with car parking
- Ideally located close to Wigan Town Centre and local amenities
- Walking distance to Wigan Train Stations, connecting to London Euston
- Situated in Redevelopment Zone of Wigan
- Would suit private or care sector accommodation
- Application ready for implementation
- Apartments comprising of 10 x 2 bed and 20 x 1 bed
- Roof terrace with outdoor section
- Offers in Excess of £600,000



## LOCATION

Wigan is a key town within the Greater Manchester area, situated on the River Douglas and lies 7.9 miles southwest of Bolton, 10 miles north of Warrington, and 16 miles northwest of Manchester. As the largest settlement and administrative centre of the Metropolitan Borough of Wigan, offering excellent connectivity routes.

The site is prominently positioned off Darlington Street (A577), opposite Wigan and Leigh Magistrates Courts, in a busy and highly visible location. Access is via a cul-de-sac off Fairclough Street, which links to Ellen Street.

## DESCRIPTION

The former Ellen Street depot site, extending to 0.308 acres (0.12 hectares), benefits from full planning consent for an exciting five-storey residential development comprising 30 apartments. The carefully designed scheme is to include a mix of 10 x 2 bedroom and 20 x 1 bedroom apartments. The building will also have the benefit of an attractive sedum roof terrace, complete with outdoor heating and dining area.

The development also provides 30 secure car parking spaces, in addition to 3 visitor bays (including electric vehicle charging).

## SERVICES

We have assumed that all mains services are available to the site. Please note that Turner Westwell have not tested any of the service installations or appliances.

## SALE PRICE

Offers in Excess of £600,000.

## VAT

VAT may be applicable and if so, will be charged at the prevailing rate

## TITLE/TENURE

The site is held Freehold under Title Numbers GM193600 and GM501815.

## EPC

The site is currently exempt from EPC requirements.

## COUNCIL TAX

Interested parties are advised to make their own enquiries with the Local Authority (Wigan Council) with regards to any future Council Tax charges for the apartments.

## PLANNING

The site currently has planning permission (approved with conditions) for the "erection of a five storey building comprising of 30 flats and covered parking area together with associated landscaping, outdoor seating to roof level and additional outdoor parking area following demolition of existing buildings". It is the proposed Purchaser's responsibility to clarify with the Local Planning Authority that their intended use is acceptable.

Planning Application link - [A/23/94923/MAJOR](#)

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

The site can be viewed from the road side. Any parties who enter the site, do so at their own risk.

### Adam Westwell | Director

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