

Prominent Detached Mixed-Use Property with Development Potential

2,854 SQ FT (265.14 SQ M) – SITUATED ON A 0.196 ACRE PLOT

5 THE COMMON, PARBOLD, WIGAN, WN8 7EA

TW
Turner Westwell
Commercial Agents

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KEY FEATURES

- Prominent position in the heart of highly sought-after Parbold
- Extensive detached property with a range of potential future uses on a 0.196 acre site
- Sale includes double detached garage to the rear
- Potential for commercial, alternative or mixed-use occupation, subject to planning
- Attractive building located within a Conservation Area (not a Listed)
- Planning permission previously granted for a new single-storey office building to the rear (Planning Ref: 2023/0094/FUL)
- Potential for further extension/development to the side, subject to consent
- Strong surrounding residential catchment with medium to high-value housing
- Suitable for owner-occupiers, investors and investor-developers
- Held Long Leasehold for a term of 999 years from 01/03/1909, under Title Number LAN59349
- Offers in the Region of £775,000 - Sold with Vacant Possession



LOCATION

The property occupies a prominent and highly accessible position in the heart of Parbold, an affluent and sought-after village approximately 7 miles north-west of Wigan, with excellent access to the M6 motorway network.

The property is surrounded by established commercial occupiers, independent retailers, restaurants, cafés, professional businesses and local amenities, alongside attractive medium to high-value residential accommodation.

Parbold Railway Station is within a short walking distance and provides services to Manchester and Southport, with the wider road network offering convenient access to Wigan, Chorley, Ormskirk, Standish and the M6.

DESCRIPTION

The property comprises a substantial, detached mixed-use commercial and residential building, occupying a central position on The Common, in the heart of Parbold and extends to approximately 2,854 sq ft (265.14 sq m), offering versatile accommodation with potential for commercial uses, alternative uses, or a combination of, subject to planning.

The ground floor provides flexible accommodation with two separate front entrances and comprises a former shop/reception area with WC, utility room, kitchen and 3 x reception rooms. Previous uses have included post office, funeral parlour and café/coffee shop.

The first floor comprises a spacious 4-bedroom apartment with generous sized bedrooms, master en-suite, family bathroom, lounge and kitchen.

Externally, the property occupies a generous plot extending to approximately 0.196 acres (0.079 hectares), incorporating a large cobbled driveway providing ample parking, an integrated garage, plus a detached double garage and enclosed gardens.

Planning permission was granted in 2023 (ref. 2023/0094/FUL) for the demolition of the vacant rear garages and construction of a replacement single-storey office building. The side garden areas may also offer potential for extension or further development, subject to consent. Interested parties are advised to make their own enquiries direct with the Local Planning Authority (West Lancashire Borough Council).

Offered with vacant possession, the property provides flexibility for owner-occupiers, investors and investor-developers to occupy, refurbish, reconfigure or redevelop, to suit their requirements.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	114.36	1,231
First Floor	97.45	1,049
Garages	53.32	574
Total	**265.14**	**2,854**

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

TITLE/TENURE

The property is held Long Leasehold for a term of 999 years from 01/03/1909, under Title Number LAN59349.

SALE PRICE & VAT

Offers in the Region of £775,000. The property is to be sold with Vacant Possession.

VAT is not applicable.

USE

It is the responsibility of the Proposed Purchaser to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (West Lancashire Borough Council).

EPC

The property has an current Energy Efficiency Rating of D. The certificate is valid until 24th July 2035. A full copy of the Report is available upon request.

BUSINESS RATES/COUNCIL TAX

Our enquiries of the Valuation Office Agency website have revealed that the commercial element of the property has a Rateable Value of £5,500, with effect from 1st April 2026. The residential accommodation is assessed as a 'Band B' property for Council Tax purposes. The charge for the 2026/2027 financial year is £1,925.67.

Interested parties are to advised to clarify any Business Rates/Council Tax payable directly with the Local Rating Authority (West Lancashire Borough Council).

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

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

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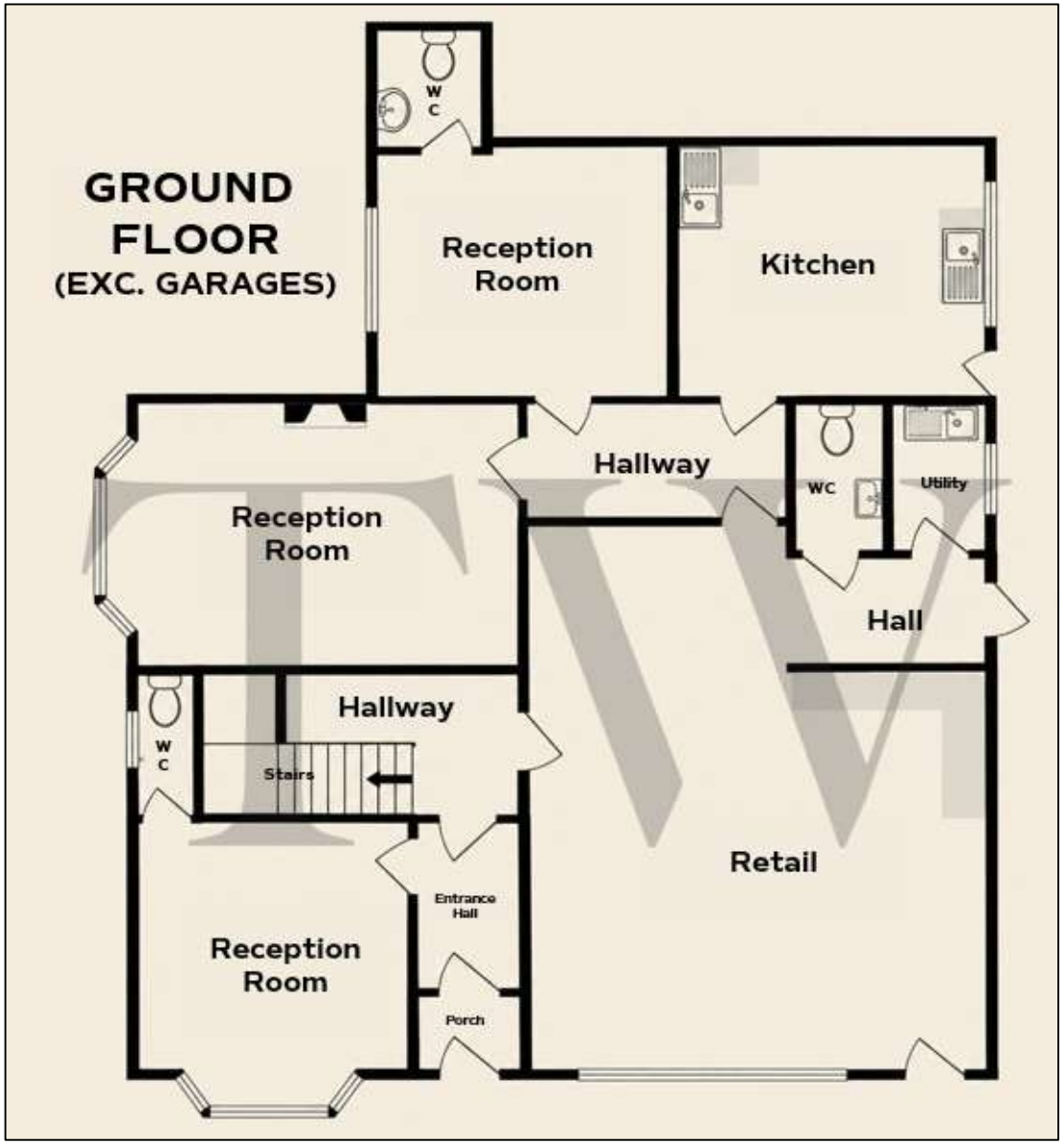


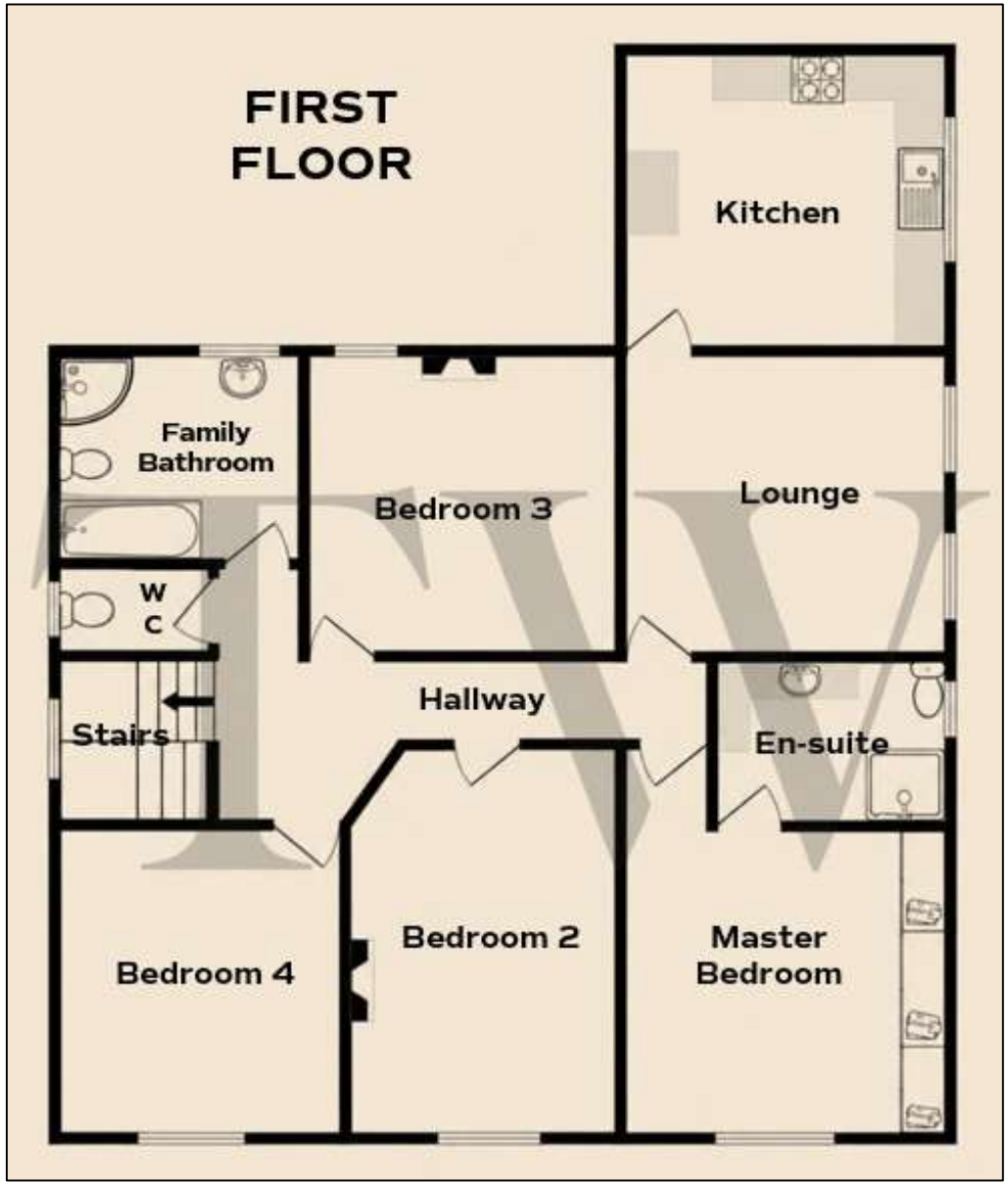


Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.*

RICS

TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.


GROUND
FLOOR
(EXC. GARAGES)
W
C
Reception
Room
Kitchen
Hallway
WC
Utility
Reception
Room
Hall
Hallway
W
C
Stairs
Retail
Entrance
Hall
Reception
Room
Porch


FIRST
FLOOR
Kitchen
Family
Bathroom
Bedroom 3
Lounge
W
C
Hallway
Stairs
En-suite
Bedroom 4
Bedroom 2
Master
Bedroom