

5.25 ACRES (2.13 HECTARES)

Location

The subject site is located close to Bryn Cross approximately 2 miles to the north of Ashton in Makerfield and 1/2 mile south east of Junction 26 of the M6 motorway. It is located within a mixed residential and commercial location with the surrounding areas consisting mainly of school, farmland, housing and community retail with open grassland to the north.

Wigan is situated in the Northwest of England approximately equidistant to both the cities of Liverpool and Manchester with a total borough population of approximately 317,800.

Description

The total site extends to approximately 30.7 hectares (75.95 acres) sloping from the south to the north side of the site. Phase 1A of the development, a 5.25 acre plot can provide up to 60,000 sqft of food retail facilities, residential development or 'B' class use. The site is greenfield and is located adjacent to Phase 1 of the site currently being built by Bellway Homes.

Tenure

Freehold with the benefit of vacant possession.

Services

It is understood that all main services are available to the site including electricity, gas and drainage. The utility services infrastructure report within the technical pack provides further details in this regard.

Planning

The site is currently subject to the outline planning application A/14/79481 for the development of 444 residential dwellings together with associated food retail and commercial uses.

Further proposals included in the planning consent are for the provision of B1, B2 or B8 use together with local community retail facilities to support the provision of such a substantial community.

Further information is available within the technical pack, however interested parties are invited to make planning related enquiries via the local planning authority at Wigan Council (01942 404364).

Method of Sale

Offers are invited for the freehold interest by way of informal tender with timescales to be confirmed in due course. A schedule of assumptions which need to be reflected within offers will also be provided.

Proposals

Proposals are encouraged to reflect a significantly improved scheme layout.

To assist with analysing offers we would request that proposals identify any abnormal development costs which have been taken into account (if any) and any further costs that may subsequently require deduction from the offer.

We request that any conditions are clearly stated. The selected party will be given the opportunity to conclude negotiations before finalising a net payable figure. Consideration may be given to conditional offers which increase the development density.

VAT

We understand that the purchase price will not be subject to Value Added Taxation

Enquiries

All enquiries should be directed to the agents Parkinson Real Estate

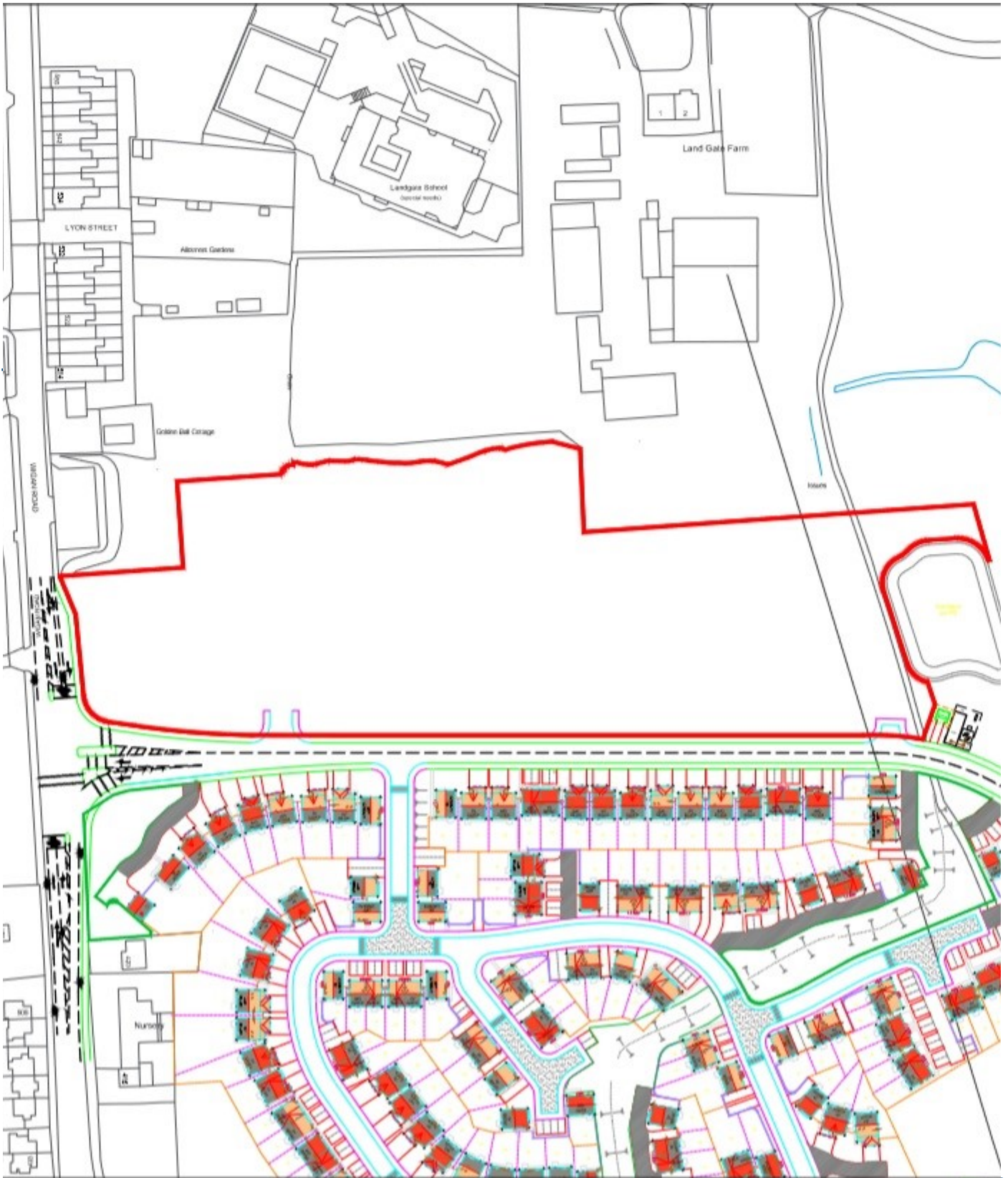
Email: info@parkinsonre.com

Tel: 01942 741800

Oct 2017 REF: AG0146

Phase 1A

- Attractive semi-rural setting backing into open countryside
- Easily accessible location within 1 mile of J25 of M6 motorway & 2 miles from Ashton in Makerfield town centre
- Outline planning consent (Ref 0346911) approved in Nov 2014 to develop 444 residential dwellings with associated retail & commercial opportunities
- Adjacent to Bellway Homes site (Phase 1)



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