

## Lot 73

Site off Woodcock Walk and Rear of 16 Birkett Bank,  
Wigan, WN1 3JA.



All enquiries Ref: Callum Glenn

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Artists impression only - see description

- **Freehold Ground Rent Investment**
- **Secured on Land with Potential (stpp)**
- **Ground Rent Reserved £1,000 per annum.**

### Location:

The property is the freehold ownership of this site which is located in the heart of Wigan in a mixed residential area close to retail. It is just off the A577 Manchester Road and to the east of the A49.

### Description/Tenancy:

The property comprises freehold ownership of this parcel of land which extends to some 1,530 sq ft which has been sold on a long lease for a term of 999 years from 2021 at a ground rent of £1,000 per annum. The development scheme shown in these details is indicative only, should the leaseholder wish to develop the land in the future there may be additional benefits available to the purchaser of this lot over and above the annual ground rent received.

**Ground Rent Reserved**  
**£1,000** per annum