

FOR SALE

Haigh Road, Aspull, WN2 1YA

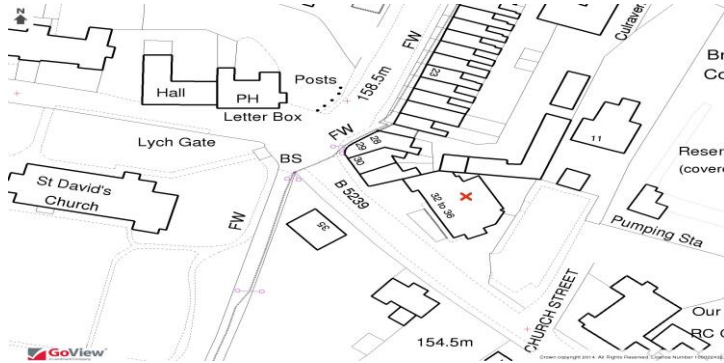
 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



Haigh Road, Aspull, Wigan, WN2 1YA

Fantastic investment opportunity to buy a block of 4 luxury apartments



- Stunning apartment development
- Generating £33,900 annual income
- Full double glazing / GCH
- Opposite Haigh Hall County Park
- Four apartments all let
- CCTV & security alarm system
- Designated parking space
- Freehold included in sale

Exceptional Investment Opportunity — Freehold Block of 4 Leasehold Apartments with Tenants In-Situ. A rare and highly desirable investment opportunity: a complete, architecturally distinctive block of four individually designed apartments, each held on separate leasehold titles and offered for sale with the freehold included. Tenants are in-situ, offering immediate income and long-term flexibility to sell units individually. High demand rental area with professional tenants in place, all on rolling contracts and over 3 years in situ.

Unlike conventional blocks, each apartment benefits from its own private entrance, offering greater privacy and independence. The layout comprises: One impressive three-bedroom penthouse (entire first floor) Two stylish one-bedroom ground floor apartments One spacious two-bedroom ground floor apartment All units benefit from dedicated parking, gas central heating, intercom access, CCTV, alarm systems, and private entrances. Modern and well-maintained throughout.

Perfectly situated close to Haigh Woodland Park, Wigan, Bolton, motorway links (just 2 miles from the M61/M6), and under 15 minutes from Manchester. The location also offers proximity to major employers, shops, restaurants, and leisure facilities — making it ideal for a wide tenant demographic, including professionals, families, and even potential for Airbnb or UK lock-and-leave base.

Investment Summary: Current income: £33,900 p.a. Gross yield: 6.78% Market value of individual apartments: £570,000 Block asking price: £500,000 No rental increases in the last 5 years, presenting scope to grow income.

Apartments can also be sold individually (prices on application).

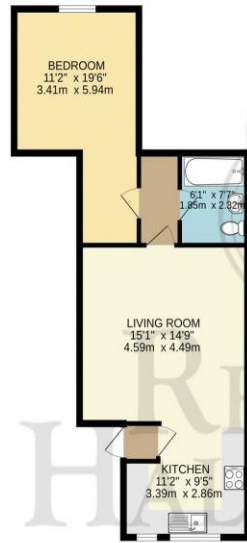




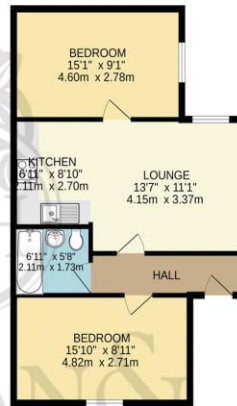
WINGATE'S
633 sq.ft. (58.8 sq.m.) approx.



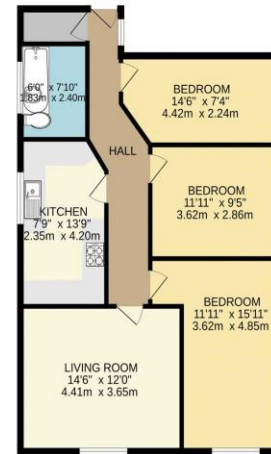
COPPERAS
574 sq.ft. (53.3 sq.m.) approx.



SENNICAR
576 sq.ft. (53.6 sq.m.) approx.



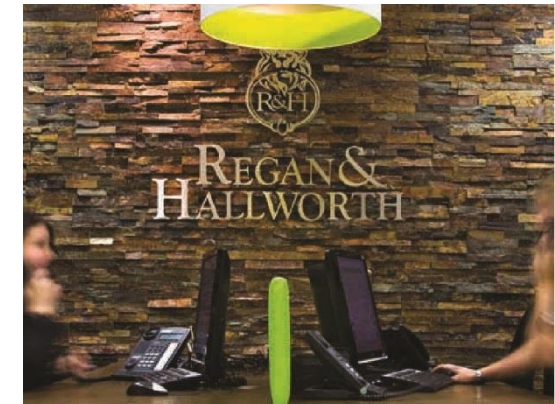
CRAWFORD
803 sq.ft. (74.6 sq.m.) approx.



The Professional Estate Agents

TOTAL FLOOR AREA : 2586 sq.ft. (240.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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