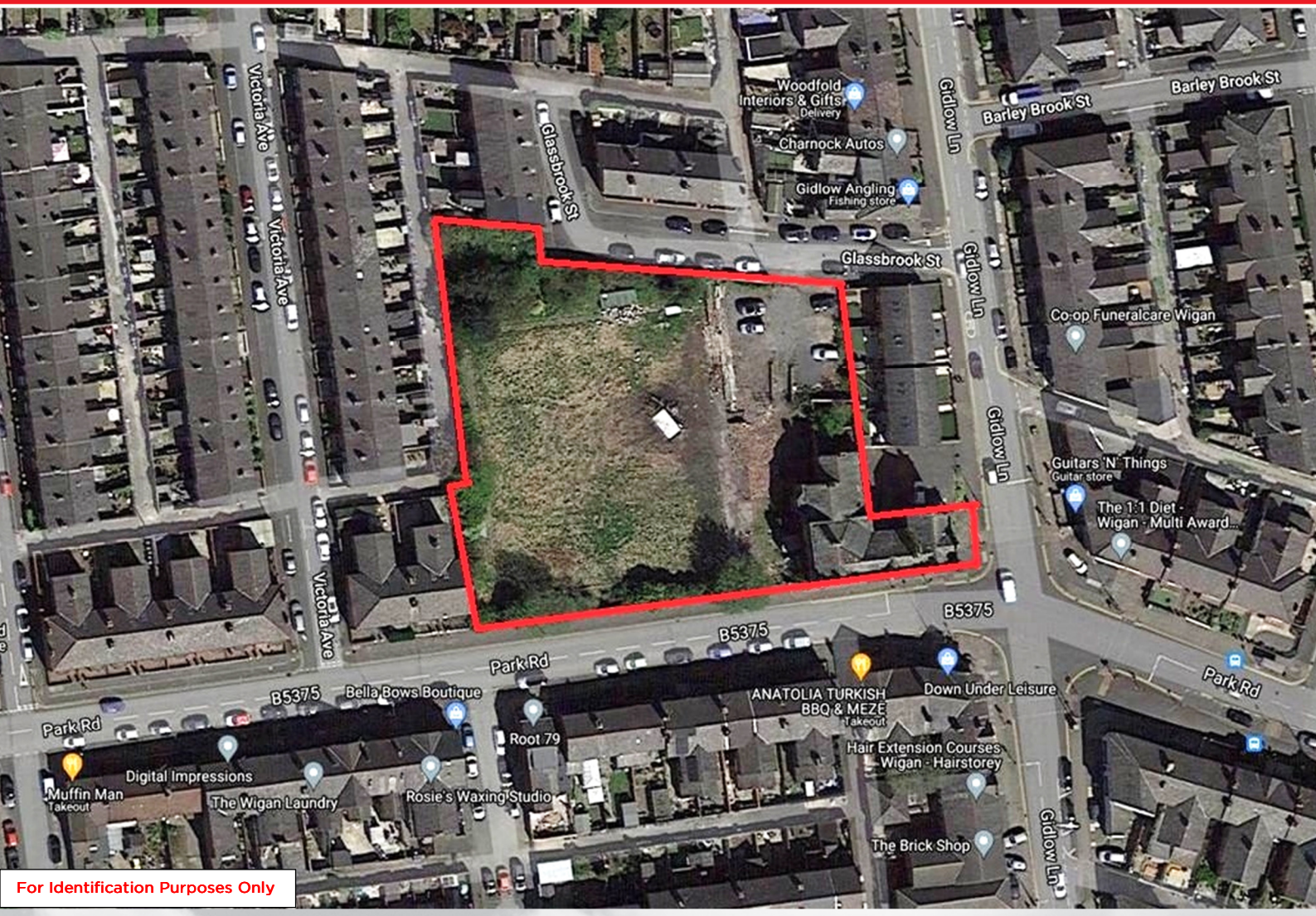
wtgunson

commercial property consultants

# FOR SALE




For Identification Purposes Only

# RESIDENTIAL DEVELOPMENT SITE

## PP FOR CONVERSION OF FORMER HOTEL TO 10 APARTMENTS PLUS 9 HOUSES AND 12 APARTMENTS TO REAR

**FORMER PAGEFIELD HOTEL SITE**
**168 GIDLOW LANE**
**WIGAN WN6 7AW**

- Planning Application No A/16/82916/MAJOR
- Wigan Town Centre is less than 1 mile south east.
- Site area approx. 1 acre

**0161 833 9797** www.wtgunson.co.uk

1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

## LOCATION

The property is located on the east side of Gidlow Lane at its junction with Park Road in Wigan. Wigan Town Centre is less than 1 mile south east. Wigan Wallgate Railway Station is also less than 1 mile south east. Manchester City Centre is approx. 16 miles to the east. Junction 26 of the M6 motorway is approx. 2 miles south west.

## DESCRIPTION

The property comprises a three storey Grade II listed period property formerly used as a public house/hotel together with a plot of land to the rear formerly used as a bowling green together with car parking.

The site has a total area of approx. 1 acre.

## PLANNING

The property has planning to convert the former Pagefield Hotel into 10 apartments and residential development on the former bowling green comprising 9 two storey dwellings with dormers to the front and a three storey apartment building with 12 apartments.

Further details can be found on Wigan Council's Planning portal under planning reference A/16/82916/MAJOR.

## ASKING PRICE

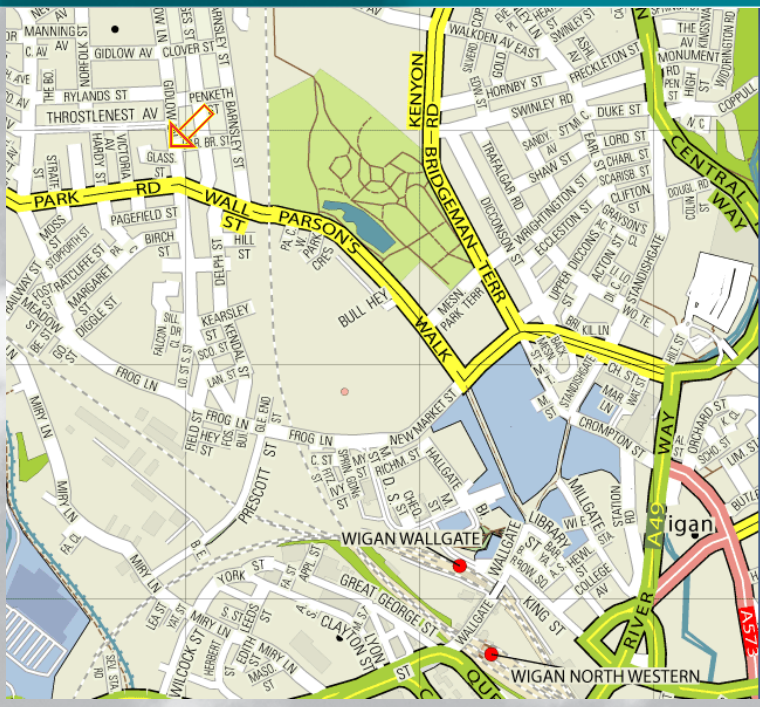
Offers in the region of **£750,000**.

## TENURE

The property is held freehold under title no GM850948.

## VAT

All figures quoted are exclusive of but may be liable to VAT.




## VIEWING

By appointment with the joint agents:

**W T Gunson for the attention of Neale Sayle (neale.sayle@wtgunson.co.uk)**

wt gunson
0161 833 9797
www.wtgunson.co.uk

**Tel: 0161 833 9797**

Or

**Behr & Company for the attention of Oliver Basger oliver@behrandco.co.uk**

Behr&Co
CHARTERED SURVEYORS
0161 832 4744
www.behrandco.co.uk

**Tel: 0161 833 4744**

Date of Preparation: October 2021

RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk