

Rutter Green Auction

Central Wigan - WN1 1DW
Development Opportunity
Full Planning Permission



Erection of a 5 storey building - comprising of 30 flats and covered car park.

Guide £400k

Date of Auction – September 2026

An exceptional high-yield development opportunity situated in the heart of Wigan town centre.

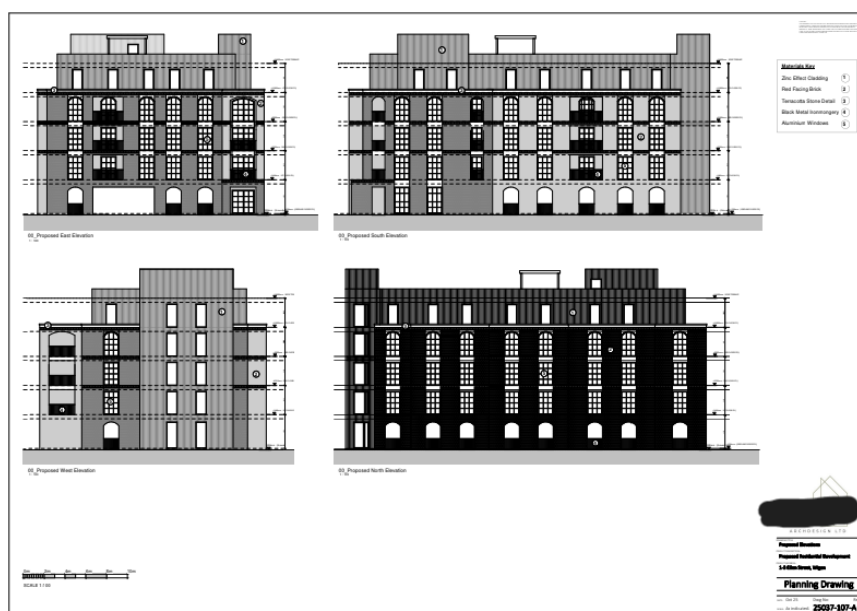
Rutter Green is delighted to offer to the market this substantial residential development site benefiting from full planning permission under application A/23/94923/MAJOR.

www.ruttergreen.co.uk

RG
Rutter Green
Estate Agency

Key Investment Highlights

- **Planning Permission Granted:** Application A/23/94923/MAJOR provides approval for a major residential scheme, removing the guesswork and immediate planning risk for incoming developers.
- **Prime Location:** Positioned directly off Ellen Street (WN1 1DW), offering immediate walking access to Wigan town centre, key transport hubs, shops, and local amenities.
- **Transport Connectivity:** Excellent links to both Wigan North Western and Wigan Wallgate railway stations, providing direct routes to Manchester, Liverpool, and London Euston.
- **High Demand Area:** Highly sought-after rental and purchaser demographic, making this site ideal for build-to-sell or build-to-rent (BTR) investors looking to maximize yield.



Development Overview & Potential

This well-positioned site represents a plug-and-play opportunity for developers seeking to capitalize on Wigan's ongoing town centre regeneration. The approved planning framework allows for immediate pre-construction prep, contractor procurement, and scheme marketing.

To register your interest, download the legal pack, or discuss bidding procedures, contact Rutter Green on 01942 367915 or visit our website, www.ruttergreen.co.uk

