



Land at Station Road  
Garswood, Wigan, WN4 0SA  
Price Guide £100,000

0.39 acres  
Freehold  
Strategically located



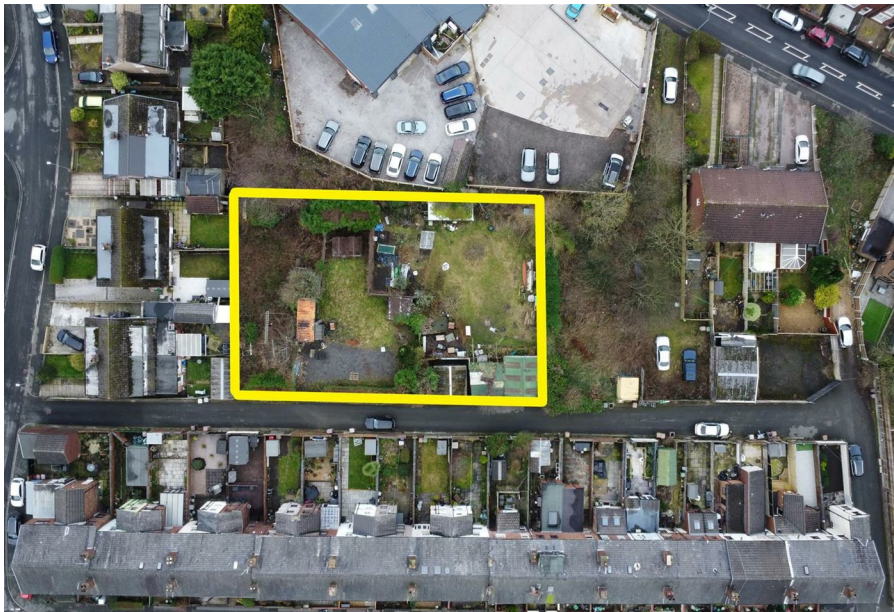
## Land at Station Road, Garswood, Wigan, WN4 0SA

Located on Station Road in the area of Garswood, Wigan, this parcel of land presents a unique opportunity for those with a vision for re-development (STP). Spanning approximately 0.30 acres, the site is currently utilised for storage, but its potential for re-development is significant, subject to the necessary planning permissions.

The location is particularly advantageous, being in close proximity to local amenities, which enhances its appeal for future projects. Whether you are considering residential, commercial, or mixed-use developments, this land offers a blank canvas to bring your ideas to life.

With the growing demand for property in the area, this site could be an excellent investment for developers or individuals looking to create something special. The surrounding community is well-established, providing a supportive environment for new ventures.

### Area Map



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