

Yard off Richmond Hill, Pemberton,  
Wigan WN5 8AA

for sale

Commercial land formerly used as builder supplies  
Approx 0.41 acres



£price on application

- Secure yard area in popular location
- Former building supplies merchants
- Small building on site benefiting service connections
- Offering excellent connectivity to regional motorway network

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10 Beecham Court, Wigan. WN3 6PR

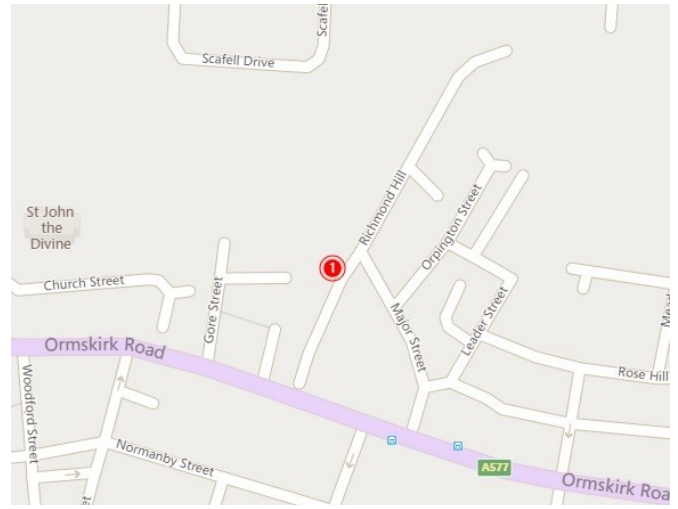
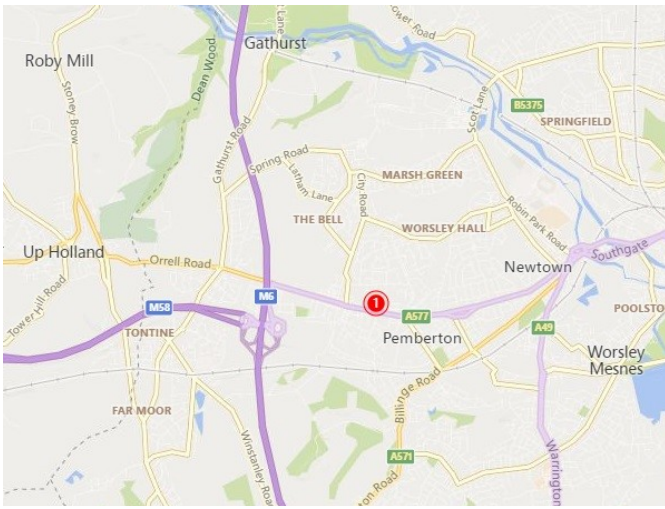
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## Location

The yard is situated a short walk from Pemberton town centre within the recognised commercial location of Richmond Hill. Surrounding occupiers are predominately commercial and industrial in nature including vehicle repair and paint shops, storage yards, light manufacturing and office accommodation. The property is located a short drive from J26 of the M6 motorway to the north and a short drive to Wigan town centre to the south.

## Description

The subject comprises a level, irregular, shaped yard which is fenced to its boundaries with gated access off Richmond Hill. The site benefits hardstanding areas with a multitude of coverings partial concrete surface and partial loose hardstanding. Toward the centre of the yard is a small modern workshop building estimated to extend to circa 55 sqm (600 sqft) or thereabouts.

## Services

Whilst services have been connected to the site in the past it is recommended that any purchaser ensures that mains services as required for their proposed use are available to the site.

## Accommodation

We estimate the site area extends to circa 0.41 acres.

The building on site has not been referenced but from external measurements taken it is estimated to extend to circa 55 sqm (600 sqft).

## Rating

Interested parties should make their own enquiries with Wigan Council to establish the rates liability that may be levied upon them by their occupation of the site

## Planning

Having previously been utilised as open storage for the purpose of a builder supplies merchants the site is considered suitable for ongoing similar commercial uses however it is also considered suitable for redevelopment, potentially to other commercial use or even residential. It is however advised that any interested parties make their own enquiries with Wigan Council Planning Department regarding any proposals they have for the site to establish whether planning consent is required or not.

## Price

On application

## Terms

The property is held by way of two titles part freehold and part long leasehold

## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is applicable on this transaction.

## Legal costs

The proposed purchasers are to be responsible for the Vendors responsible legal costs up to a maximum of £1,500 plus VAT.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Ref: AG0645

August 2022

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