



Strategic residential led mixed use development opportunity

58.87 acres (23.82 Hectares) at Westwood Park,
off Westwood Way, Wigan WN3 4HH

PARKINSON
REAL ESTATE ●●●●

// Freehold residential led development land extending to circa 58.87 acres (23.82 hectares).

Key Considerations



Opportunity to acquire as a whole with consideration given to sale in number of parcels.



Site allocated for development in the local plan.



Benefitting excellent new road infrastructure as provided by the Westwood Way link road.



Strategically located site benefiting from proximity to Wigan town centre but also green open space and the Wigan flashes.

Location

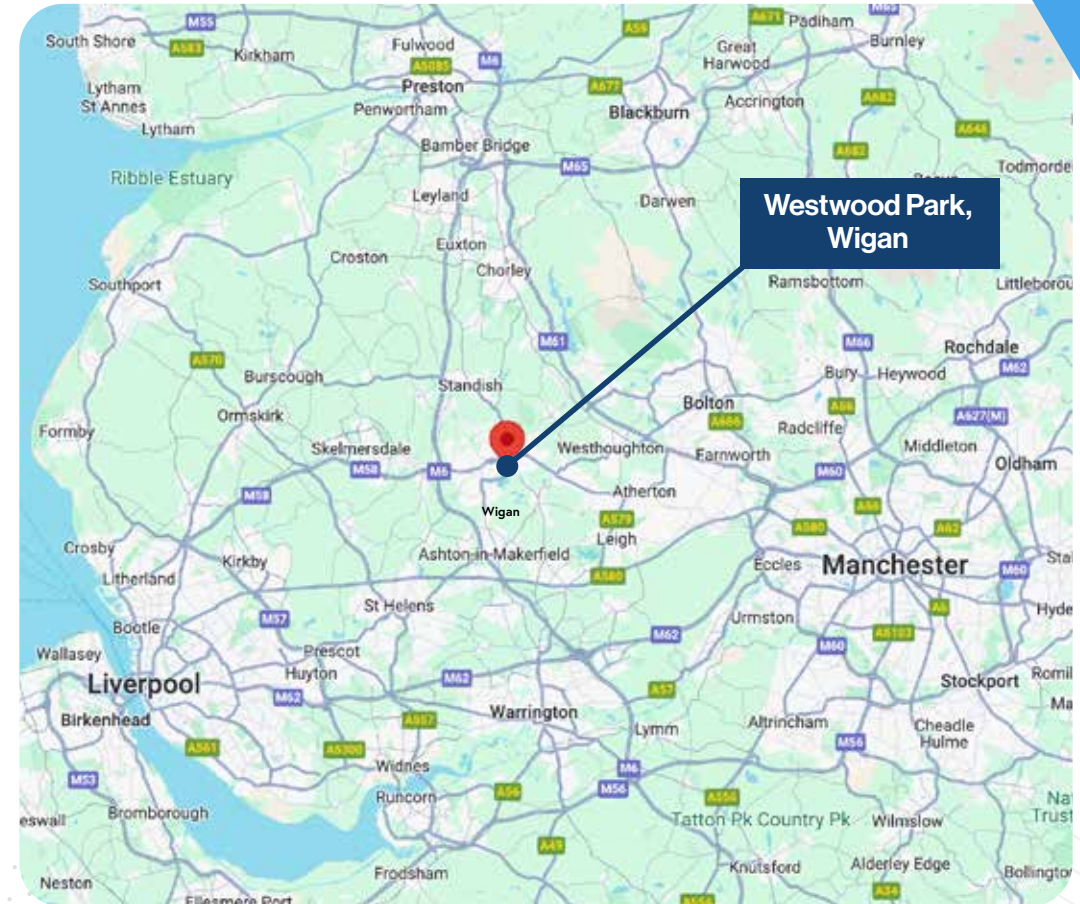
The site is situated 1 mile south east of Wigan town centre with Manchester approximately 15 miles east whilst Liverpool is around 20 miles to the west.

The site is strategically located with Junction 25 and Junction 26 of the M6 motorway just 2 miles to the south and 3 miles to the west respectively.

The site has excellent road infrastructure enhanced further by the recently developed Westwood Way connector road, which provides for a dual carriageway link connecting the A49 to the south at Warrington Road, to the A49 to the north at Chapel Lane.

The site also retains excellent public transport links with numerous bus stops in proximity to Chapel Lane and Warrington Road and direct access to Wigan's regional and national railway stations less than 1 mile distance away.

Wigan North Western offers direct services between London and Glasgow and additional direct services are achieved to Manchester Airport, Chorley, Preston, Warrington and Bolton.





Wigan Town Centre

1,200m - 15 mins walk

800m - 10 mins walk

400m - 5 mins walk

Westwood Park

Westwood Flash

Westwood Cemetery

Wigan Flashes Local Nature Reserve

Spring View

A49 Link Road to M6

Scholes

Poolstock

Ince-in-Makerfield

esnes





Description

The parcel of land extends to 23.82 hectares (58.87 acres) or thereabouts across a number of development plots dissected and strategically located around the Westwood Way connector road. All plots offer development potential, considered most suitable primarily for residential development but with some mixed use and commercial elements.

On offer is an exciting and rare prospect with development plot(s) that benefit excellent infrastructure, proximity to amenities and yet surrounded by open water and green space.



Planning

The site sits within Wigan Borough and the Local Planning Authority is Wigan Metropolitan Borough Council.

The site has been identified as a preference for allocation ahead of the 2025 consultation on the new draft Wigan local plan. The site is also a part of the housing land supply position in Wigan which is identified through the Wigan SHLAA.



Tenure

It is understood that the land is held on a freehold basis.



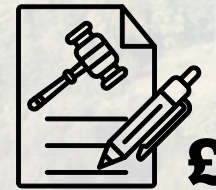
VAT

The Vendor reserves the right to charge VAT on the purchase price.



Utilities and Services

It is advised that prospective purchasers should make their own enquiries to the relevant authorities and service providers in relation to the availability, suitability and common capacity and exact location of utilities and services.



Legal Costs

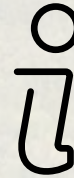
Each party will be responsible for their own legal costs associated with this transaction.



The opportunity

Expressions of interest are sought for this strategic development site opportunity whether that be expressions for the site in its entirety or individual aspects/lots.

In the first instance, it is suggested that interested parties make any expressions of interest by email, leaving any specific enquiries within said expression. Thereafter, all interests will be considered and parties kept informed as to intentions regarding how a sale is to be structured and the form of the bidding process.



Further information

A data room containing a planning brief and further information will be made available to those parties that express interest in the site and whom will be asked to register to gain access.

For any further information please contact the selling agents whose details are provided to the rear of this brochure



**For more information and to arrange an inspection
of the site please contact the sole agents.**

Daniel Crawshaw

01942 741800

daniel.crawshaw@parkinsonre.com

Graham Bartlett

01942 741800

graham.bartlett@parkinsonre.com

PARKINSON
REAL ESTATE ● ● ● ●



**Wigan
Council**

