

An aerial photograph of an industrial park. A large, irregularly shaped vacant lot in the foreground is outlined with a red border. The lot is covered in tall grass and some weeds. Surrounding the lot are several industrial buildings of varying sizes, some with flat roofs and others with gabled roofs. There are numerous parking lots filled with cars and trucks. The background shows a residential area with houses and trees.

For Sale

Land at Challenge Way,
Martland Park, Wigan, WN5 0LD

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REAL ESTATE ●●●●

// 3.6 acres (1.46 hectares) within the established Martland Park commercial zone

Key Considerations



Located on Established Commercial Zone



Land Zoned for Employment Use



Expired Planning Consent for Motor Trade Use



Close Proximity to Major Motorway Networks



Connectivity to Both Road and Rail Networks



Land at Challenge Way



Route from Land at Challenge Way to M6



Route Via A577 from Land at Challenge Way to M6



M6

M6

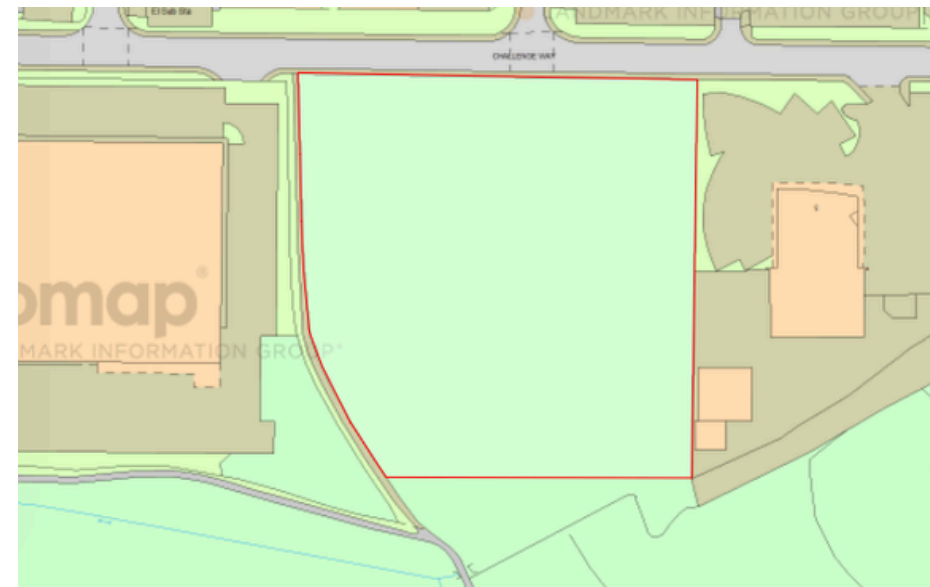
A577

Location

The site is prominently situated on Challenge Way, within the well-established and highly regarded Martland Park commercial area in Wigan. Martland Park is conveniently located approximately 1.5 miles northwest of Wigan town centre, offering easy access to both the M6 and M58 motorways via Junctions 25 and 26 of the M6.

Wigan's strategic position alongside the M6 motorway, with Martland Park situated just 1 mile from a motorway junction, provides exceptional regional and national connectivity through direct access to the extensive motorway network.

Beyond its excellent road links, Wigan benefits from outstanding public transport connections. Positioned on the West Coast Mainline, the town offers frequent and reliable rail services, complemented by an efficient regional rail network that enhances accessibility to key destinations.



Please note this is an indicative site plan

arrowxl
beyond delivery

H Holiday Inn Express & Suites

RENAULT

HONDA

VAUXHALL

TOYOTA

Ford

TORQUE
The art of movement and supply



The Site

TO M6
J26

Makita
UK



Description

The site, featuring a relatively regular shape and gently undulating topography, is prominently positioned fronting Challenge Way. This 3.6 acres (1.46 hectares) infill plot is bordered by a distribution warehouse to the west, motor trade uses to the east, Challenge Way to the north, and open land to the south, offering a versatile opportunity within a well-established commercial setting.





Additional Information

Tenure

We understand the subject is held by way of Freehold title GM636304.

VAT

All figures quoted are exclusive of but subject to VAT at the prevailing rate.

Offer Process

Vendors are seeking unconditional bids for the site with further information on the offer process available from the agents.

Planning

The site is within an allocated employment area and therefore is deemed suitable for a variety of uses within this employment category, i.e. office, warehouse, distribution, industrial etc. The site has previously had planning permission granted for motor trade use under planning reference A/18/85786/MAJOR now lapsed.

For further information the agent recommends contacting Wigan Council Planning Department.

The logo for Parkinson Real Estate is centered within a white rectangular box with a double blue border. The word "PARKINSON" is written in a large, bold, blue, sans-serif font. Below it, the words "REAL ESTATE" are written in a smaller, blue, sans-serif font, followed by four solid blue circles of varying shades (dark blue, medium blue, dark blue, medium blue) arranged horizontally.

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For more details and a viewing, please contact the sole selling agents

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