



Southgate
Development Site

Development Opportunity Southgate, Wigan

1.013 hectares (2.504 acres)

PARKINSON
REAL ESTATE ● ● ● ●

// Development land extending to
2.504 acres (1.013 hectares)

Key Considerations



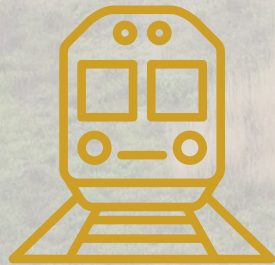
Prime Location



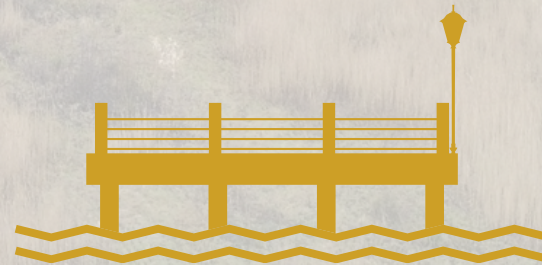
Proximity to
Exciting Projects



Connectivity



Exceptional
Rail Links



Close to
Key Projects

Development Summary

Prime Location: Direct access from Southgate (A577) and adjacent to Edge conference venue and Today's Community Church.

Proximity to Exciting Projects

- Neighbouring The Cotton Works (Eckersley Mill complex) redevelopment into a mixed-use neighbourhood.
- Located within the Wigan Pier Quarter, near the iconic Wigan Pier landmark.

Connectivity

- Best connectivity in Greater Manchester to Manchester and Liverpool city centres.
- Excellent access to the national motorway network, including M61, M60, M62, M58, and the M6 corridor.
- A580 (Merseyside to Greater Manchester) and A49 link road enhance road connectivity.



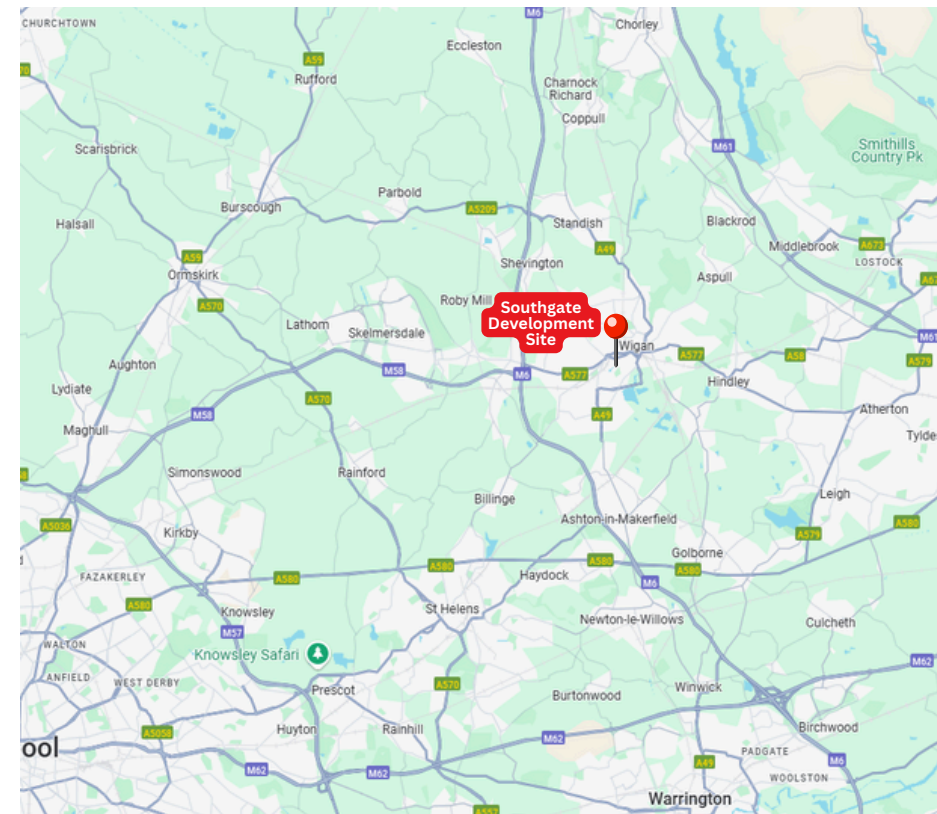
Development Summary

Exceptional Rail Links

- Five railway lines, including the West Coast Main Line, converging in Wigan.
- Both Wigan railway stations are within a 5-10 minute walk
- Direct services to London (~2 hours travel time).
- Direct routes to Manchester and Liverpool (~30 minutes travel time).

Close to Key Projects

- Less than 1 mile to Wigan town centre.
- Central to major redevelopment projects like The Cotton Works (Eckersley Mill complex), Wigan Pier, and The Galleries shopping centre.
- The Cotton Works will introduce stunning newly built housing, hotels, leisure areas and landscaped spaces to the townscape.



West Coast Main Line

Southgate Development Site with Access Road



Description

The subject site is level and relatively regular in shape having direct access from Southgate (A577).

The River Douglas sits to its southern and eastern boundaries and **The Edge** conference venue and **Today's Community Church** are to its northern boundary.

The site is within the **Wigan Pier** regeneration area where there are a number of developments taking place for leisure, cultural and residential uses.

The **Cotton Works** mixed use development that is being undertaken by the Heaton Group is well underway with first occupants to the new scheme anticipated in July 2025.

[Click for more information on The Cotton Works](#)



The Cotton Works



The Edge

Additional Information

Title

The site is held part on a leasehold basis and part freehold. The site is made up of title numbers including: GM650045; GM461238; MAN194210; GM658940; GM658941.

Planning

The site is located within the Wigan Pier Quarter and the conservation-led regeneration of the site would be suitable for a range of uses including employment, housing, tourism and leisure.

Offer Process

Expressions of interest are invited. Further information on the bidding process can be provided by the agents.

VAT

VAT will be payable on any sale agreed.

Further Information

Register interest with the agents to receive updates and any further information that shall be made available for the site.

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For more details please contact the sole selling agents

Parkinson Real Estate

Tel: 01942 741 800

Email: daniel.crawshaw@parkinsonre.com

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