



## Moat House Street

Ince, Wigan WN2 2EH

Yard/Land  
0.25 acres

£200,000

- Partially concrete surfaced yard/land
- Securely fenced and gated
- Suitable for a variety of uses including open storage and potentially development subject to necessary consents

# For Sale

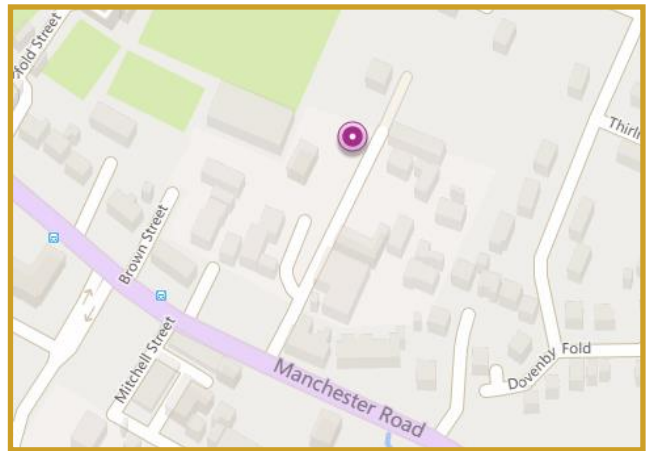
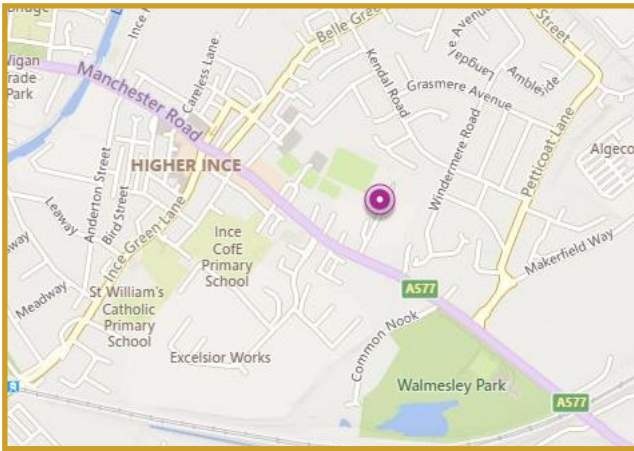
**PARKINSON**  
REAL ESTATE ● ● ● ●

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

www: [parkinsonre.com](http://parkinsonre.com)







## Location

Located at the head of Moat House Street in a predominantly commercial/industrial location with neighbouring property providing open storage, workshops and other such similar uses.

Moat House Street is located off Manchester Road and is approximately 1 mile to the west of Wigan town centre

## Description

The land/yard is a regular shaped parcel of land extending to 0.25 acres or thereabouts which is two thirds concrete surfaced with approximately one third being unmade. The yard is securely fenced and gated, albeit some aspects to the boundary fencing is in need of repair. The yard benefits the availability of electric, water and drainage to Moat House Street but none, expect for drainage, are connected directly to the site.

## Services

We understand the yard benefits the availability of electric, water and drainage to Moat House Street but none, except for drainage, are connected directly to the site.

## Accommodation

The site extends to circa 0.25 acres

## Rating

Interested parties should make their own enquiries regarding rateable value and rates payable for the site

## Tenure

We understand the site is held freehold under title number GM132616

## Price

£200,000

## VAT

The vendor does not believe that the property is elected for VAT however clarification should be sought as part of any due diligence undertaken during any sale process

## Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation.

## Enquiries & Viewings

Strictly by appointment with the agents

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

Tel: 01942 741800

## Subject to Contract

Ref: AG0828 May 2025.

10 Beecham Court,  
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### Subject to contract

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