



**PARKINSON**  
REAL ESTATE ● ● ● ●

# Freehold Development Opportunity

Former Bellingham Hotel  
149 Wigan Lane  
Wigan, WN1 2NB



// Rare Freehold Development Opportunity  
extending to 0.93 acres (0.38 hectares) in an  
established location with unlimited potential

## Key Considerations



Former 32 bedroom  
hotel



On site  
car parking



Readily accessible to A580 and  
M6, M61 & M58 motorways



Set in a pleasant environment  
amongst mature landscape and trees



Directly opposite Royal  
Albert Edward Infirmary



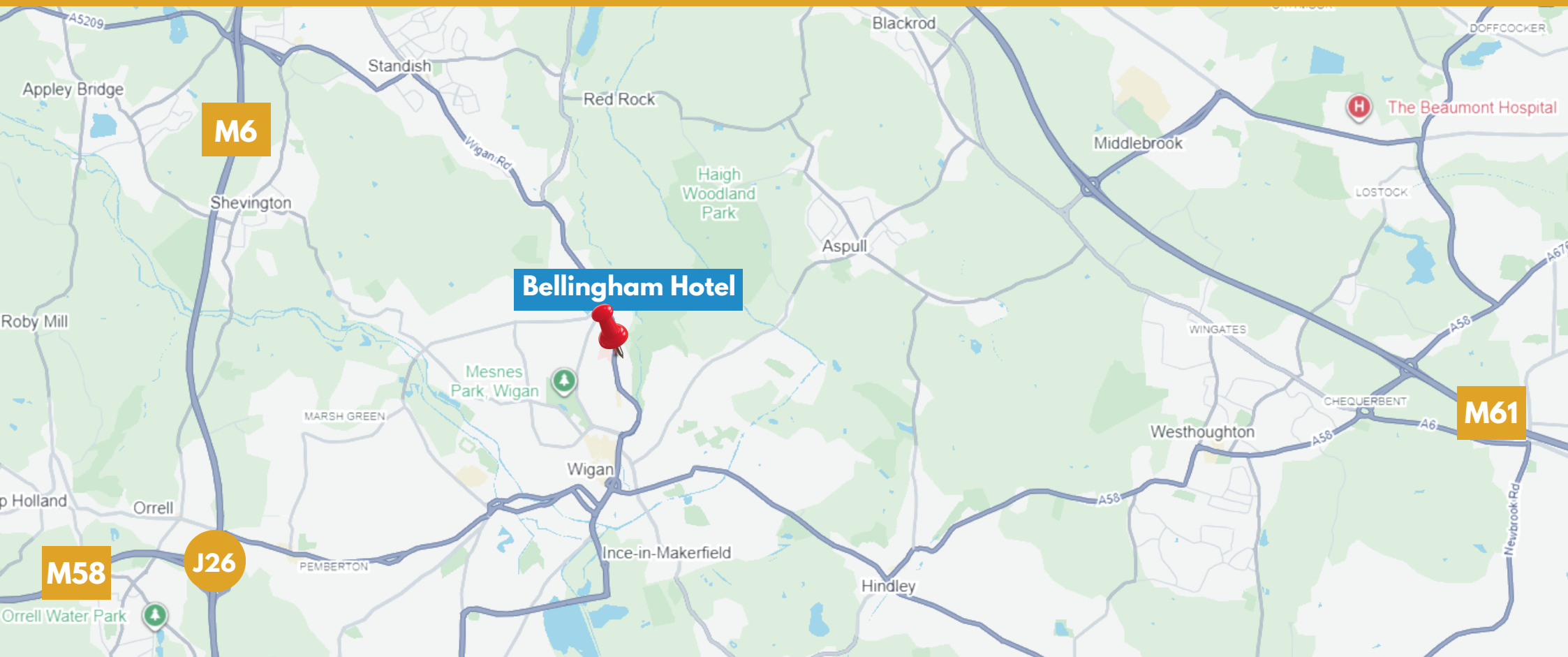
# Location

Wigan lies equidistant between the north west major cities of Manchester, Liverpool and Preston sitting 25 miles west of Manchester, similar distance east of Liverpool and 10 miles south of Preston.

Wigan benefits excellent road links being strategically positioned between junctions to the M6, M61 and M58 motorways and the A580 East Lancashire Road.

The subject site itself is well located on one of the main arterial roads out of the town centre being the A49 which runs north to the township of Standish and beyond to J27 of the M6 motorway and Chorley and Preston.

The site is situated directly opposite Wigan's Royal Albert Edward Infirmary.

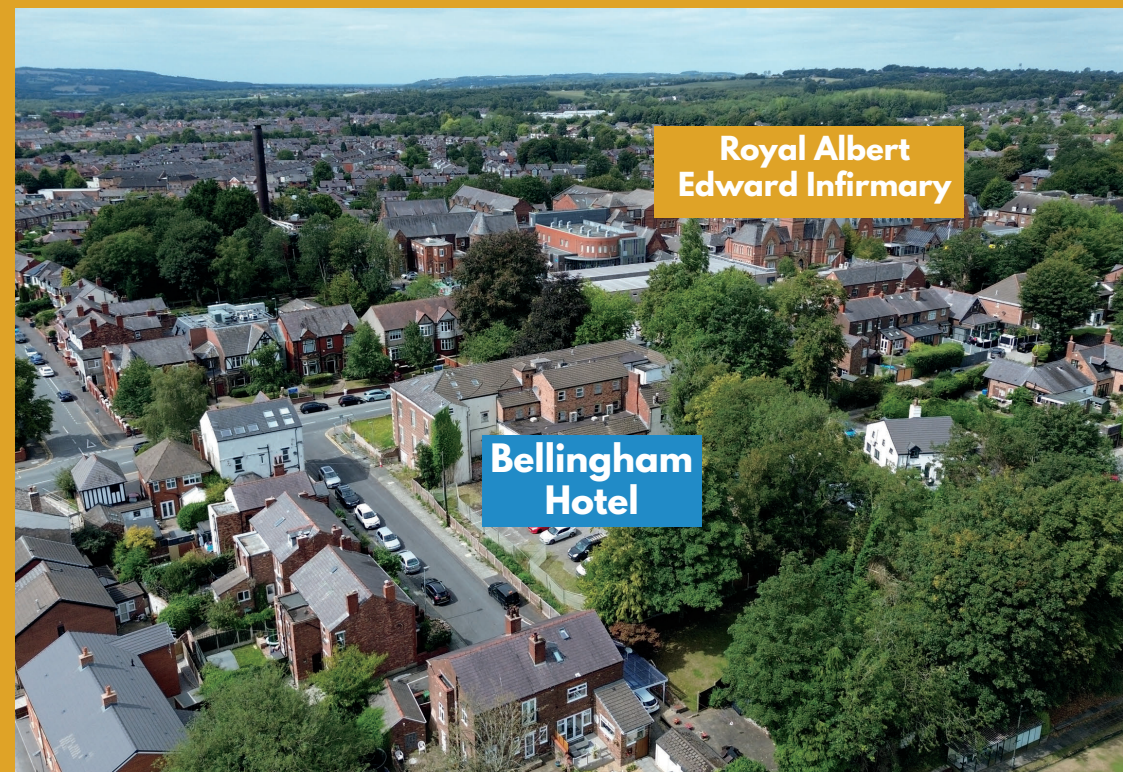




# Description

The subject provides for a relatively regular shaped plot of land that benefits a wide frontage to Wigan Lane and return aspects to the south at Bellingham Avenue and to the north to Bellingham Drive. To the rear and east of the site is Wigan Bowling Club and Bellingham Lawn Tennis Club. Directly opposite the site, to the west, is the Royal Albert Edward Infirmary and other property associated with the hospital. Other property in the vicinity is primarily of a residential nature along with commercial uses including coffee shop, offices and a little further afield, public houses, food and beverage outlets, takeaways and convenience and retail outlets.

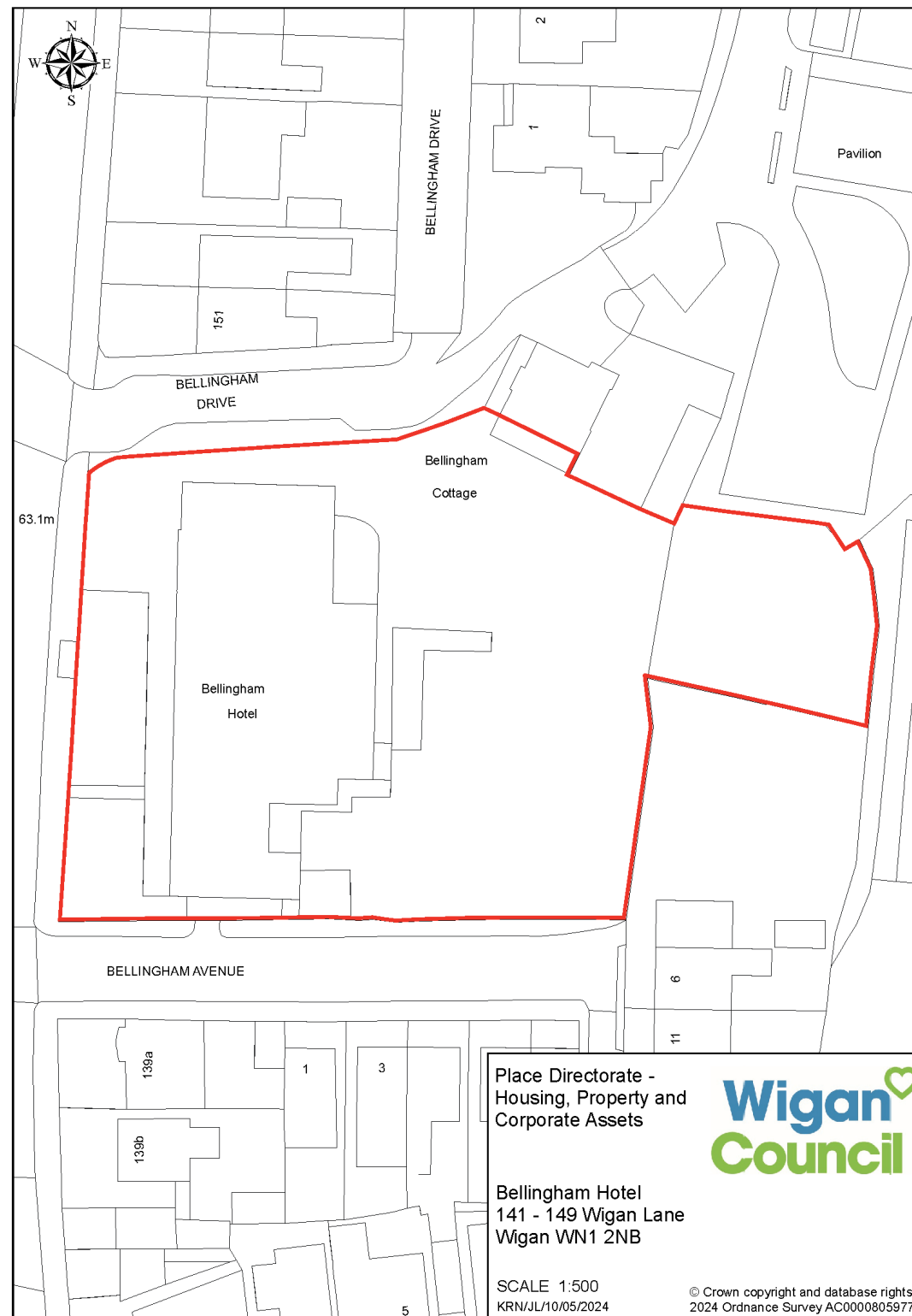
The site slopes from west to east with the most notable fall in gradient being to the landscape and car parking areas to the rear of the former hotel building.





# Description

Upon the site is the former hotel structure which comprises a two storey detached building of part brick and part painted rendered elevations beneath a multi pitched, predominately slate, covered roof. Roof dormers are incorporated which provides additional attic level accommodation. The property also has a substantial basement, car parking marked for approximately 48 vehicles to the rear, along with soft landscaping and gardens to the surrounds and front elevation.





# Accommodation

Whilst a measured survey has not been undertaken, it is understood that the building on site provides for a ground floor footprint of 827.99 sqm and for an approximate gross internal floor area in the region of 2,200 sqm. (floor area provided for guidance purposes only and should not be relied upon.)

The hotel had previously provided the following listed accommodation:

Ground Floor: reception to the rear, Silcocks bar with entrances from both front and rear of the building along with male, female & disabled WCs for bar customers, 46 cover restaurant located at the front elevation of the building and overlooking the former beer garden, function suite, catering kitchen, former spa and beauty facility and passenger lift to basement, 1<sup>st</sup> and 2<sup>nd</sup> floors.

First Floor: 20 ensuite letting rooms

Second Floor: 13 ensuite letting rooms, private 2 bedroom accommodation with living room, open plan kitchen and bathroom.

Basement: beer cellar and storage and male and female WCs.





# Additional Information

## Planning

Our searches have suggested that the property is not listed and therefore represents a redevelopment opportunity either as conversion of buildings or cleared site subject to the gaining of necessary planning consents.

All enquiries should be directed to Wigan Council Planning Department.

## Site Area

From measurements taken utilising ProMap we understand that the site area as identified extends to 0.930 acres (0.38 hectares) or thereabouts.

## Tenure

The majority of the site is held freehold with part being long leasehold which we understand is by way of a 999 year lease from 11<sup>th</sup> July 1862. Further title summary can be provided upon request.

## VAT

VAT will be payable on any sale made.

## Further Information

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





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

**Parkinson Real Estate**

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