



## Maxwell House

276 Gidlow Lane, Wigan WN6 7PG

Development Opportunity  
239.03 SQM (2,573 SQFT)

£Price on application

- **Prominent roadside position**
- **Redevelopment opportunity**
- **Suitable for a variety of uses subject to the necessary planning consents**

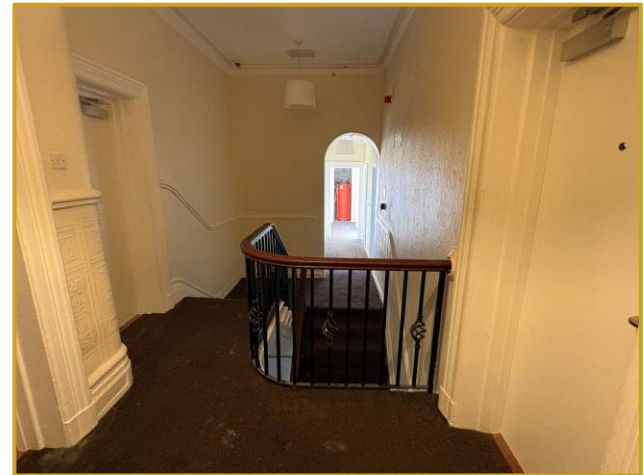
# For Sale

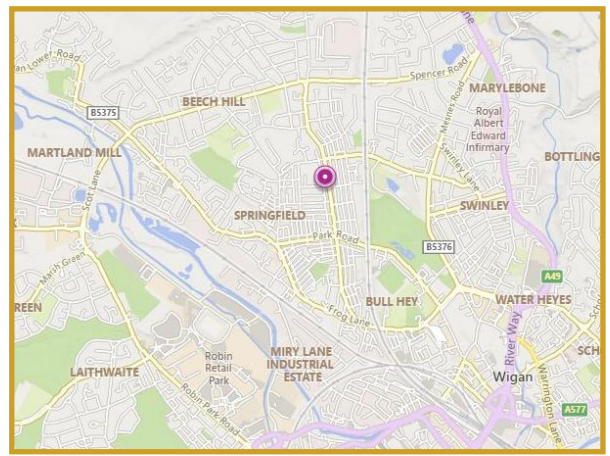
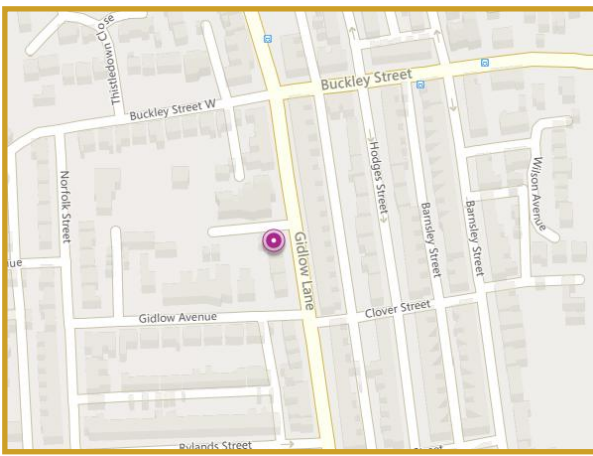
**PARKINSON**  
REAL ESTATE ● ● ● ●

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

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

## Additional Plans / Photos





## Location

The subject property is prominently positioned fronting Gidlow Lane in a predominately residential suburb to the north of Wigan town centre approximately 1 mile away. Gidlow Lane is a busy thoroughfare with high volumes of traffic and providing easy accessibility to Wigan town centre and the town road and motorway network.

The property is located adjacent to Beech Hill Medical Practice and pharmacy and in close proximity to amenities, food takeaways and shops including a Tesco convenience store.

## Description

The property comprises a two-storey detached former residential dwelling of traditional brick construction, which has been repurposed in recent years and most recently operated as a supportive home. The property fronts onto Gidlow Lane, benefiting from good prominence and direct pedestrian access. Internally, the rooms feature carpeted flooring with painted plaster walls and ceilings. Access to all floors is provided via a single lift. The building also benefits from double-glazed UPVC windows throughout.

To the rear of the property, there is a garden and yard area, which could be suitable for parking of cars if access from the alleyway to the rear of the property is deemed possible.

## Accommodation

The accommodation has been measured on a net internal area basis

	SQM	SQFT
Ground Floor	128.65	1,384
First Floor	110.52	1,189

## Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Council Tax Band

F

## Tenure

We understand the property is held long leasehold title (number MAN171236) for the remaining term of a 999-year lease which commenced June 1893

## Planning

The property is considered suitable for a number of different uses, subject to gaining of necessary planning consents. It is recommended that interested parties make their own enquiries with Wigan Council Planning Department in relation to any proposals they have for the building

## Price

On application

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

## 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.

## EPC

The property has a valid Energy Performance Certificate until November 2032 with a rating of E.

## Enquiries & Viewings

Strictly by appointment with the agents

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

Tel: 01942 741800

## Subject to Contract

Ref: AG0881 March 2026

10 Beecham Court,  
Wigan, WN3 6PR

t: 01942 741800



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### Subject to contract

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