

Lot 29

Vacant Possession

1 Kings Croft Court, Wigan, Lancashire WN1 3AP

Freehold Residential Development Opportunity with Planning Consent



Key Details

- Approximate Site area of 1,736 sqm (0.17 Hectares / 0.43 acres)
- Consent granted for 15 flats
- Agreement for lease to Hilldale Housing Association Limited at £136,500 per annum for 20 years with CPI linked annual increases

Location

Miles: 18 miles north-west of Manchester, 19 miles north-east of Liverpool, 12 miles west of Bolton
Roads: A49, A577, M6, M58, M61
Rail: Wigan Wallgate, Wigan North Western
Air: Liverpool John Lennon Airport, Manchester International Airport

Situation

Wigan, is a metropolitan borough of Greater Manchester, 18 miles north-west of Manchester and 19 miles north east of Liverpool. The M6 motorway is located 3 miles to the west. The property is located in a predominantly Commercial area, approximately 800 metres from Wigan Town Centre, Wigan North Western Railway Station and Wigan Wallgate Railway station.

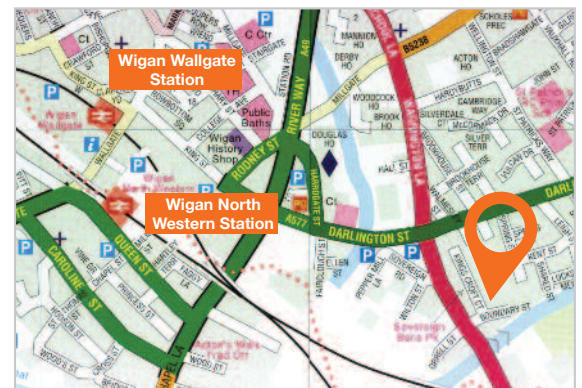
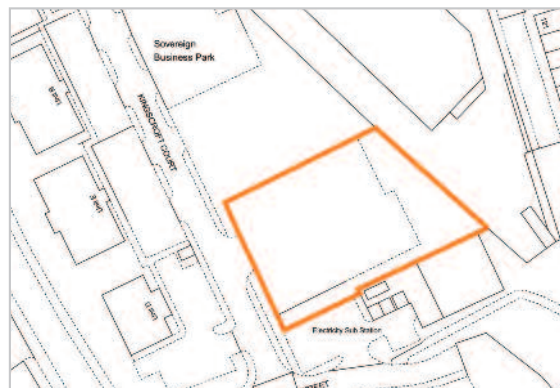
Description

The property comprises a broadly regular shaped parcel of land currently laid out as a car park to accommodate approximately 60 cars. The site is approximately 1,736 sq m (0.17 Hectares / 0.43 Acres). The property benefits from planning consent to construct 15 x 1 bedroom Flats.

Tenure

Freehold.

Six Week Completion



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Planning

Planning permission was granted on 22 November 2019 under Ref: A/18/85681/MAJOR for the construction of a two storey building comprising 15 x 1 bedroom flats for supported living use class C3(B).

Note

An Agreement for Lease has been signed for Hilldale Housing Association Limited to take a full repairing and insuring lease of the entire 15 flats for a term of 20 years at an initial rent of £136,500 per annum exclusive with annual rental increases linked to the Consumer Price Index (CPI).

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