



WE ARE WIGAN

**INVESTMENT PROSPECTUS
NOVEMBER 2021**



Our vision



Wigan Borough is an ambitious place, made up of strong towns, proud people and a wealth of green and blue spaces. We do things differently in Wigan and we are working collectively with our partners to create a truly world class place to live, work, invest and visit.

In Wigan Borough, now more than ever, we see the potential and possibilities of a diverse and resilient local economy and we know that partnership is the key to success. Whether you are already here in the borough or looking for a place to invest and grow, we want you to be part of our vision for Wigan.

Our vision is to build on our strengths towards a thriving, inclusive economy which connects and attracts businesses and people, encourages entrepreneurship, generates sustainable employment opportunities, and reinvigorates our built and natural heritage.

Our strategic location offers businesses a competitive advantage and we are investing in our transport network to provide sustainable options that connect people and businesses to opportunity. HS2 offers a platform that will enhance our connectivity and economic potential.

We are ready to embrace and nurture new sectors that will contribute to our vision and position Wigan Borough as a recognised location for low carbon, digital/tech, creative and cultural industries alongside our existing strengths in manufacturing and logistics.

We are clear on our vision for Wigan Borough and there are a number of development opportunities available for investment that will contribute to this vision. Further information on the specific opportunities is available by contacting the Invest in Wigan team on **01942 489190** or **business@wigan.gov.uk**



We are Wigan



Wigan Borough is part of the Greater Manchester city region, home to 2.8 million residents, 124,000 businesses, four universities and Manchester Airport, the UK's third largest airport. All of these assets generate opportunity and potential.

Between 2011 and 2019 our local economy grew 2.2.% and in 2019 3,000 more of our residents were employed than in 2016-2017.

Our borough has a strong industrial heritage and contributes to the prosperity of the Greater Manchester region with 7,800 companies as part of our active business base. We are proud to be the home of recognised brands such as Kraft-Heinz, AB World Foods, Milliken, Bakkavor, Poundland, Arrow XL and Snuggledown but also our many SMEs that form the backbone of our local economy.

Wigan Borough offers investment and growth opportunities but the borough has many compelling reasons to attract businesses to the borough. The strategic location of the borough within the transport network provides businesses with a competitive advantage. Our location on the West Coast Main Line already offers easy rail access to London and Scotland. The arrival of high speed rail (HS2) in Wigan will only enhance our connectivity.



THE CENTRE

OF 

EVERYTHING

The centre of everything



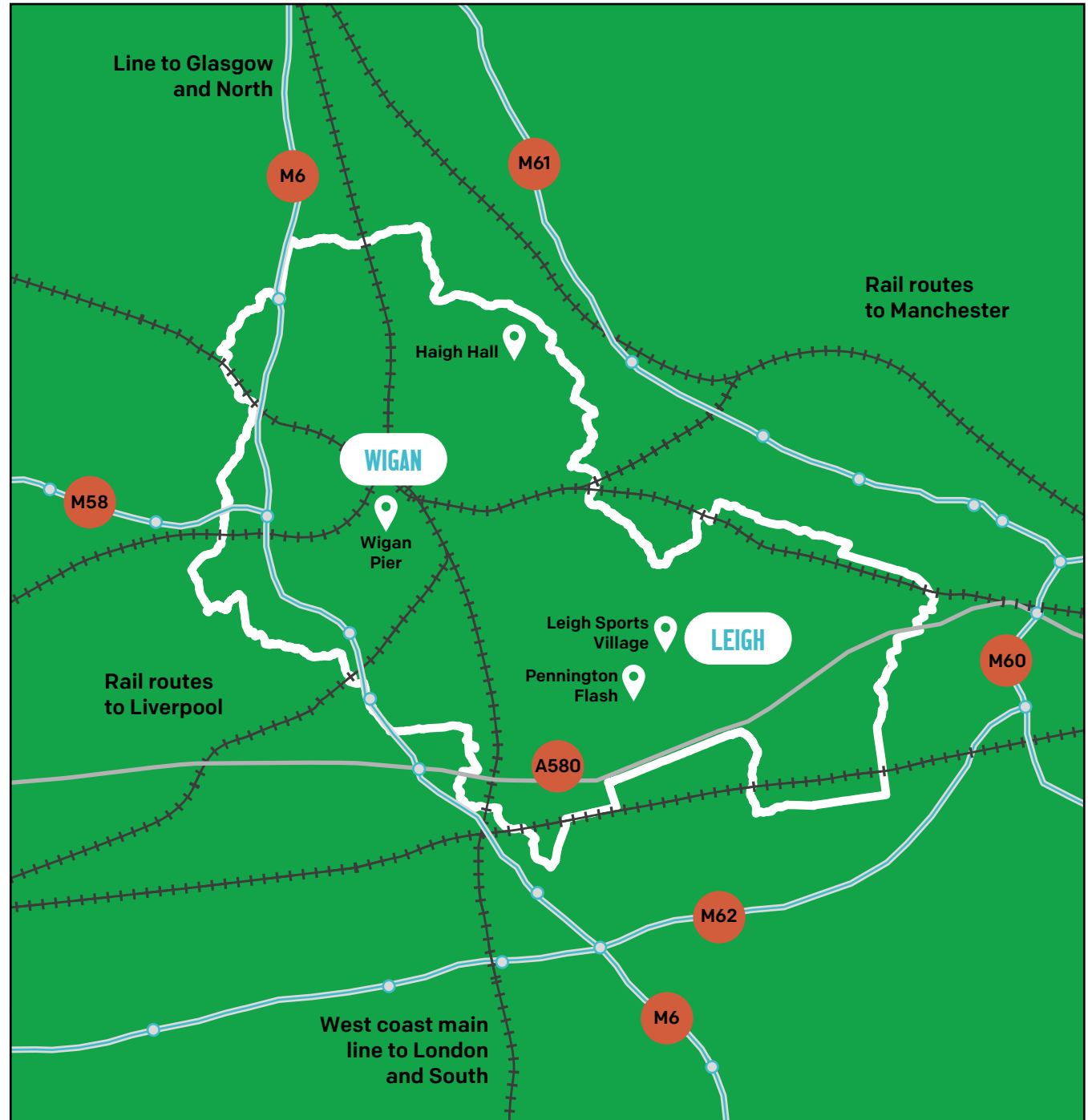
Wigan is the only local authority in Greater Manchester to have the M6 Corridor running through it and this is recognised with the inclusion of the Wigan-Bolton Growth Corridor as a driver of growth in the GM Local Industrial Strategy. The borough is also well positioned within the national motorway network including the M61, M60, M62 and M58.

The proximity of Port Salford, Port of Liverpool, Manchester Airport and Liverpool Airport offer further benefits for businesses located in Wigan Borough.

Wigan Borough has a long tradition in manufacturing and our strength in this sector continues with a particular cluster of food and drink manufacturers. Manufacturing is one of the largest employment sectors in the borough and includes some of the most well-known national and international companies.

Our strategic location has enabled the logistics and third-party fulfilment sectors to develop within the borough attracting companies such as Arrow XL, Bunzl plc, Pallet-Track, Wincanton and 3PL.

A digital and technology cluster is emerging within the borough along with a burgeoning cultural and creative sector. Our proposals to develop both a dedicated digital/tech incubation hub and heritage-led regeneration to deliver live-work space and cultural engagement within Wigan town centre will offer something unique to these sectors and our residents.



We are different



Our vision for a thriving, inclusive borough has led to a different approach in recent years. The Deal, first developed in 2014, is our pioneering plan that empowers everyone and every organisation in our community to achieve their potential. We do this by utilising our strengths and assets, working differently and in partnership to co-design our initiatives.

Our current plan, The Deal 2030, includes a focus on economic growth that benefits everyone within the borough. We have taken the principles of The Deal and have started to apply these to shape local economic activity through Community Wealth Building.

Community Wealth Building signals our intent to strengthen our local economy, working collectively with residents, businesses and other large public sector organisations, to create sustainable growth and retain the inclusive economic and social benefits within the community.

This prospectus presents opportunities to work in partnership with the council to create and retain local wealth. This accords with the adopted development plan, specifically Local Plan Core Strategy Policy CP5 which encourages employers and developers to enter into local labour and training agreements with the council, to provide opportunities for the local community to gain employment, new skills and the ability to prosper both socially and economically.

Our people are one of our strongest assets and are a loyal and willing workforce. To ensure our workforce remains an asset, we work in partnership with businesses, Wigan and Leigh College and Greater Manchester higher education

providers to fully understand skill requirements both now and in the future to co-design solutions.

Our extended partnership has also fostered strong links with key higher education institutions within the region including Edge Hill University, University of Salford, University of Manchester and UCLAN.

A connected economy is a strong economy and we actively encourage our businesses, investors and suppliers to tap into our local supply chain whether it be a large site development to local entrepreneurs purchasing from each other as their businesses grow.

This is part of our approach to creating a supportive and nurturing business environment where all businesses can start, invest and grow.

We have a strong asset base and are using these intelligently to drive cutting edge economic transformation. We have taken strategic decisions in our town centres to re-imagine these places as vibrant places to live and stimulate growth as we develop our strengths in the digital/tech, creative, cultural and low carbon sectors. Our approach to town centres has been recognised with recent successful funding awards from Historic England and UK Government.

Our commitment to our town centres is demonstrated through working in partnership with Cityheart/BCEGI to develop Galleries 25 and also Step Places to bring the iconic Wigan Pier and its historic buildings back into productive use as a leisure destination. Across the borough we are looking at other town centres with a strategic framework being developed for Leigh.

But it isn't all work and no play. Wigan Borough offers a quality of life that includes housing choice, excellent schools, a stunning natural environment, a growing cultural scene and a sporting heritage which has attracted two international sporting tournaments to the borough in 2022 (UEFA Women's Euros and the Rugby League World Cup).

In this borough, we like to think that we do things differently.

Why invest in Wigan



Wigan Borough is ambitious and is seeking partners that share our ambition. Over the years Wigan Borough has become well known through its sporting and cultural assets and by being the home of internationally recognised businesses. We want to extend this to becoming one of the leading locations to re-shape their economy through new sectors and delivering inclusive growth for all residents. We are open for business. We are open to working in partnership.

Funding

We can connect you with the funding options that are available through our partners within Greater Manchester and regionally.

Recruitment and skills

A core element of our economic vision is the Employment and Skills Strategy which aims to deliver the skills needed by businesses both now and in the future. We can offer co-ordinated support to your business to help with recruitment and training to ensure Wigan offers skilled and valuable employees. We can also support you to access financial incentives to recruit apprentices.

Property values

Wigan Borough offers some of the most price competitive commercial property and land opportunities across the North West.



Our services to help you invest



Property Finder Service

We have an active database of privately owned property and development opportunities across the borough. We will work closely with you to identify the most suitable investment.

Funding support

We have strong relationships with GM Growth Company, the British Business Bank and GM Chamber of Commerce and can guide you through the potential funding options to assist your investment.

Sourcing your workforce

We recognise that employees are the biggest asset of any business. We have an active strategy to develop our residents so they have the skills required by modern businesses today and in the future. We work with partners across Greater Manchester to help with your recruitment and ongoing training needs.

Planning, conservation and heritage advice

Our planning and conservation teams can support your business through the planning application process and we are keen particularly to see our built heritage preserved and transformed back into sustainable economic use.

We understand how precious your time is, and we offer a flexible and responsive service with clear advice. We strongly encourage use of our pre-application advice service which offers detailed guidance on your project at an early stage,

helping ensure that any issues are dealt with and speeding up the formal planning process when you submit your application.

Building Control Support

The team is on hand to support any construction and refurbishment works, from minor alterations to large scale new build projects. Our ISO accredited service will ensure that you receive professional and practical advice and a site inspection service that meets your needs. Quotations are provided free of charge and can normally be provided no later than the next working day.

Development opportunities

A number of opportunities are available across the borough for commercial development. Details of these opportunities are included in this document

Contact:
The Invest in Wigan team
01942 489190
business@wigan.gov.uk
@WiganBusiness
www.wearewigan.org



Map of Wigan Borough showing key investment opportunities



The opportunities

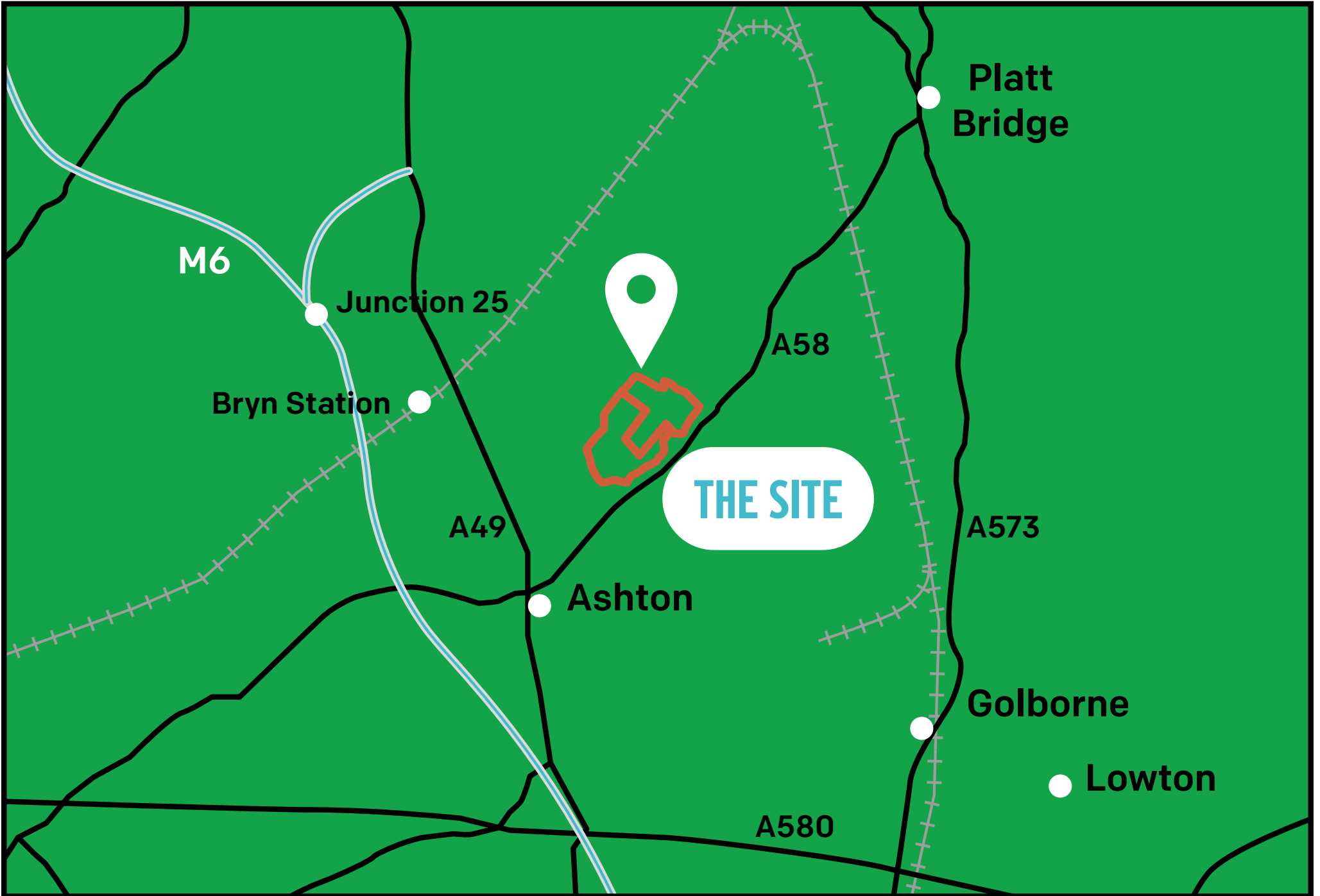


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South Lancashire Industrial Estate Extension



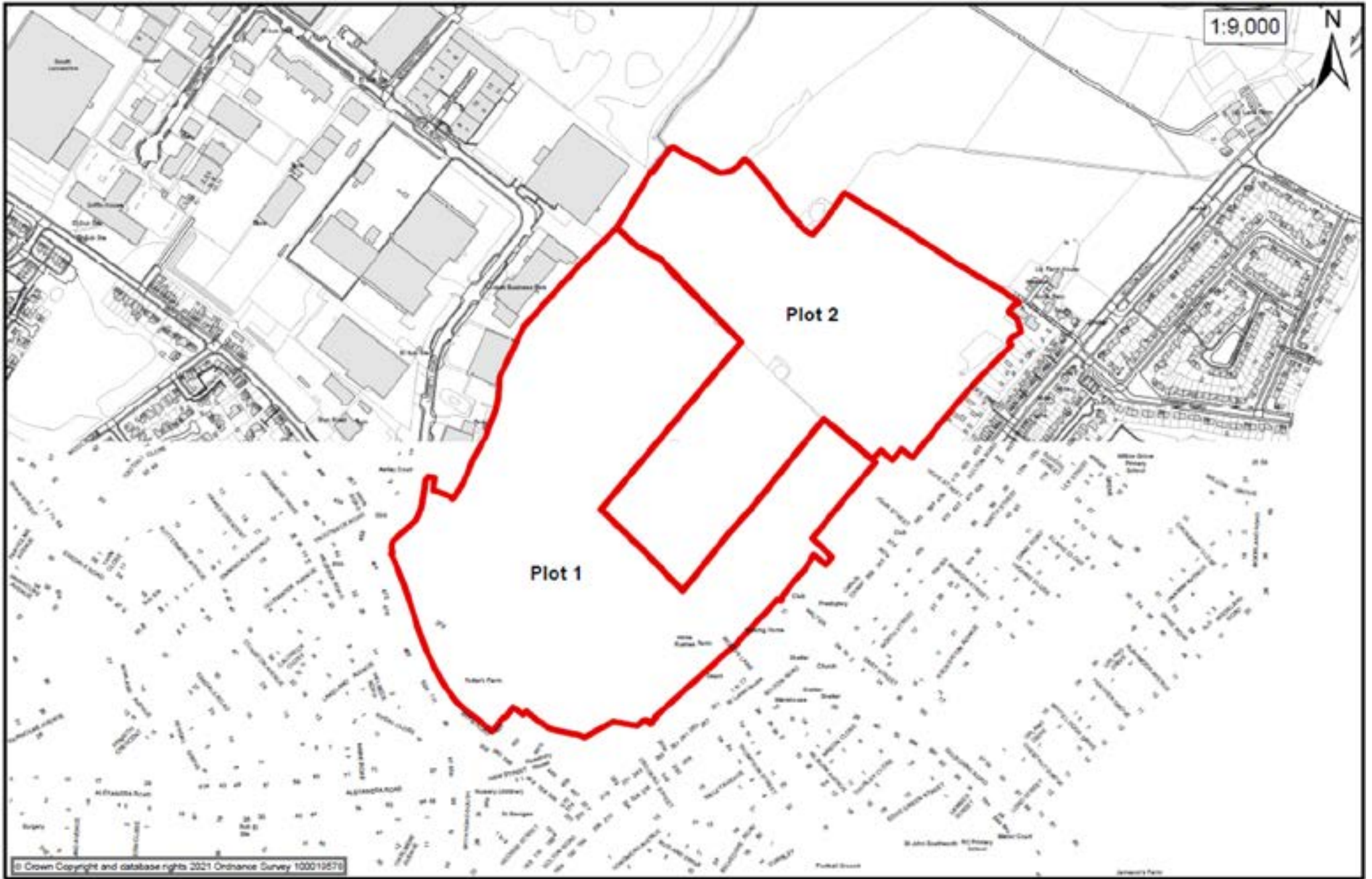
Data Title	Description
Site reference	EM1A/36/01&02
UPRN (Address Point Reference)	10093941621
Site Address	Land south of South Lancashire Industrial Estate, Ashton
Employment Supply Name	South Lancashire Industrial Estate Extension
Postcode	WN4 8AH
Site Size	34.01 ha (Plot 1 = 19.531 ha & Plot 2 = 14.587 ha)
Site Description	The site is rectangular in shape, is largely greenfield and has good proportions extending to 34.01 hectares in size. The site is large and there is potential for access points to be formed from the existing South Lancashire Industrial Estate (Lockett Road) to the north together with Bryn Road and Bolton Road. The site borders the South Lancashire Industrial Estate to the north and residential properties to the south and east.
Location	South Lancashire Industrial Estate is a popular and successful industrial location. The estate is in mixed ownership and extends to 91.05 hectares in total comprising a variety of relatively modern facilities including headquarter buildings, large scale warehouse and distribution sheds, manufacturing facilities, starter units, office accommodation etc. This location has proven to be a successful location and this extension to the industrial estate seeks to capitalise on this success by providing additional modern and spacious buildings. M6 Junction 25 is located 1 mile away.
Access	There is potential vehicular access to the site from Lockett Road to the north, Bryn Road to the west and Bolton Road to the south. Bryn railway station is located conveniently nearby and provides regular services to Wigan and St. Helens.
Planning Position	"A planning application has been submitted for part of the site. Please see here https://planning.wigan.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QW51RERRKKN00
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 36)
Potential Uses	The site is suitable for a range of employment uses including general industry and storage and distribution.
Land ownership	The land is in two separate ownerships. Plot 1 is owned by the Barton Family and Plot 2 is in the control of Glenbrook Industrial Ltd.
Other Contacts	-
Site Marketing	See here - https://www.glenbrookproperty.co.uk/development/meridian-6-wigan-planning-submission-q1-2021/
Availability	The site is considered to be available



South Lancashire Industrial Estate Extension site map
November 2021



South Lancashire Industrial Estate Extension - drone capture May 2021

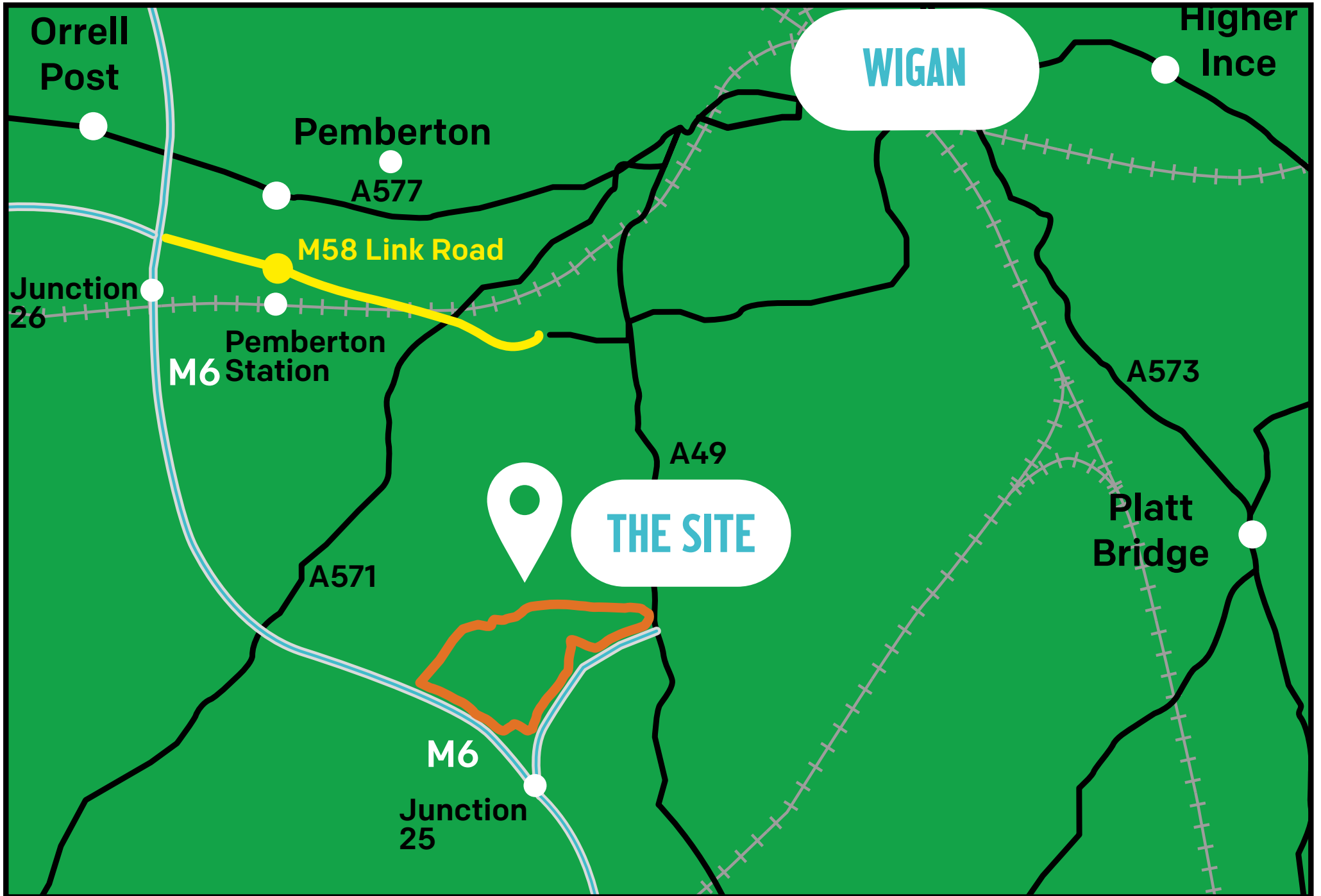


South Lancashire Industrial Estate Extension - OS map

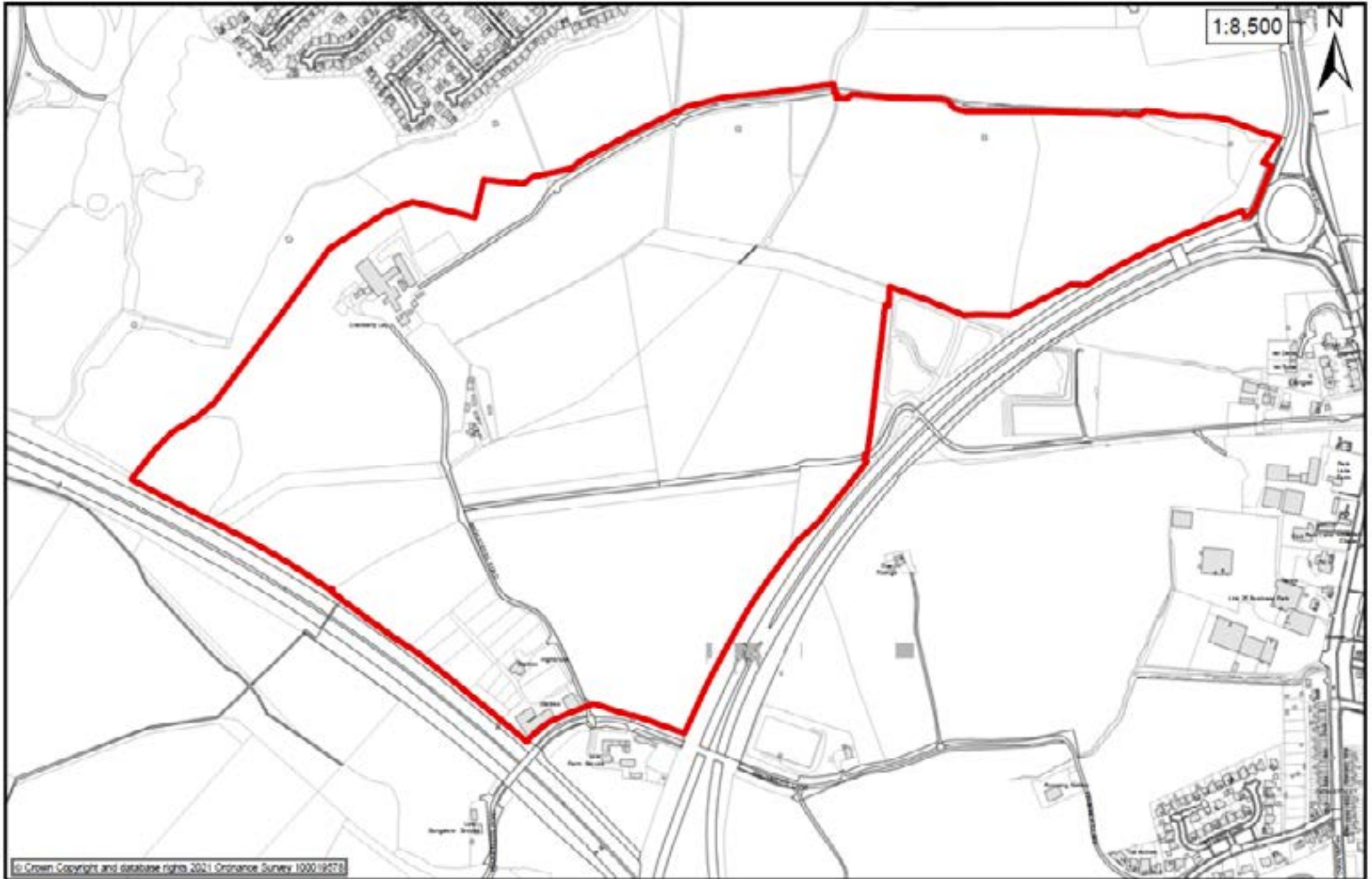
Land at M6 Junction 25



Data Title	Description
Site reference	EM1C/06/01
UPRN (Address Point Reference)	010090387319
Site Address	Land at M6 Junction 25
Employment Supply Name	Symmetry Park / Land at M6 Junction 25
Postcode	WN3 6XB
Site Size	54.41 hectares
Site Description	The site is a large, relatively unconstrained greenfield site directly accessible to the motorway and has a long visible frontage along the M6. The site extends to 54.4 hectares in size. To the North are fields which provide a green buffer between the employment site and existing residential properties at Winstanley.
Location	Junction 25 is the main southern gateway into Wigan offering a strategic location which has the scale, prominence and motorway connectivity to satisfy business demand and generate new jobs and investment for the local economy. The site is situated on the M6 which is a major business asset being the UKs most important strategic route for freight movement between the north and south of the country. These characteristics make the site highly attractive to the market, including key growth sectors such as logistics and advanced manufacturing which are growing rapidly in the North West given the relatively close proximity of global connections at Manchester Airport and the new deep water port at Liverpool 2.
Access	Access onto the site will be provided by a new high quality link from the existing A49 Warrington Road / M6 Link Road roundabout.
Planning Position	The site has planning permission (A/18/85947) for the erection of 133,966 square meters of B8 floorspace with ancillary office space.
Development Plan Status	The site is a draft allocation within the Greater Manchester Spatial Framework (2019) GM Allocation 48 / Places for Everyone Plan JPA34 (2021)
Potential Uses	The site has permission for B8 and ancillary office space however the size and location of the site suggests a wider range of employment uses could be accommodated (eg manufacturing)
Land ownership	The land is within the ownership and control of Tritax Symmetry
Other Contacts	-
Site Marketing	See here - https://tritaxsymmetry.com/projects/symmetry-park-wigan/
Availability	The site is considered to be available



Land at M6 Junction 25 site map
November 2021



Land at M6 Junction 25 - OS map

Warrington Road (Plot 1)

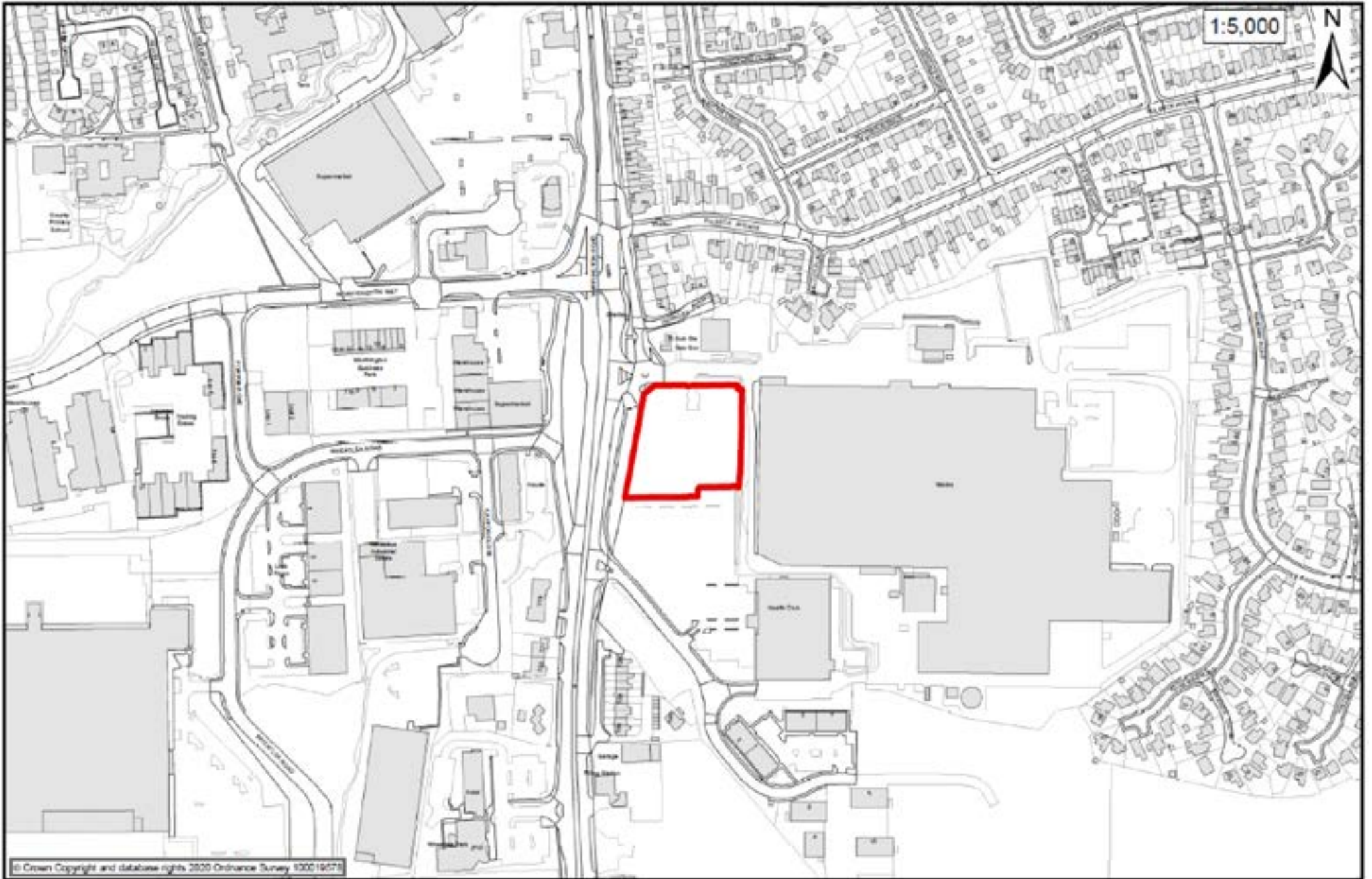


Data Title	Description
Site reference	EM1A/32/01
UPRN (Address Point Reference)	10014057543
Site Address	Warrington Road, Hawkley, Wigan
Employment Supply Name	Warrington Road, Hawkley (Plot 1)
Postcode	WN3 6XD
Site Size	0.58 hectares
Site Description	A vacant rectangular site approx. 0.58 hectares in size, in single ownership with direct frontage onto the A49.
Location	The site is located within a mixed commercial area in a highly accessible location on the A49 Warrington Road, within 600 metres of M6 Junction 25. Saica Pack (cardboard packaging manufacturer) and Total Fitness gym and car park border the site. The area also includes a mix of retail units, large industrial and warehousing units, and some modern office accommodation for local businesses.
Access	Access to the site is from the southbound A49. Site access for northbound traffic, including traffic exiting the M6, is via Wheatlea Industrial Estate. The A49 is a high frequency bus route providing services to Wigan town centre.
Planning Position	Permission granted for erection of 4 B8 trade counter uses in 2015 (since lapsed) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F15%2F80314%2FMAJOR&viewdocs=true
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 32)
Potential Uses	The site is suitable for a range of uses included general industry, storage/logistics and office space.
Land ownership	Derwent Management Limited
Other Contacts	-
Site Marketing	None
Availability	The site is considered to be available





Warrington Road (Plot 1) - drone capture May 2021



Warrington Road (Plot 1) - OS map

Warrington Road (Plot 2)

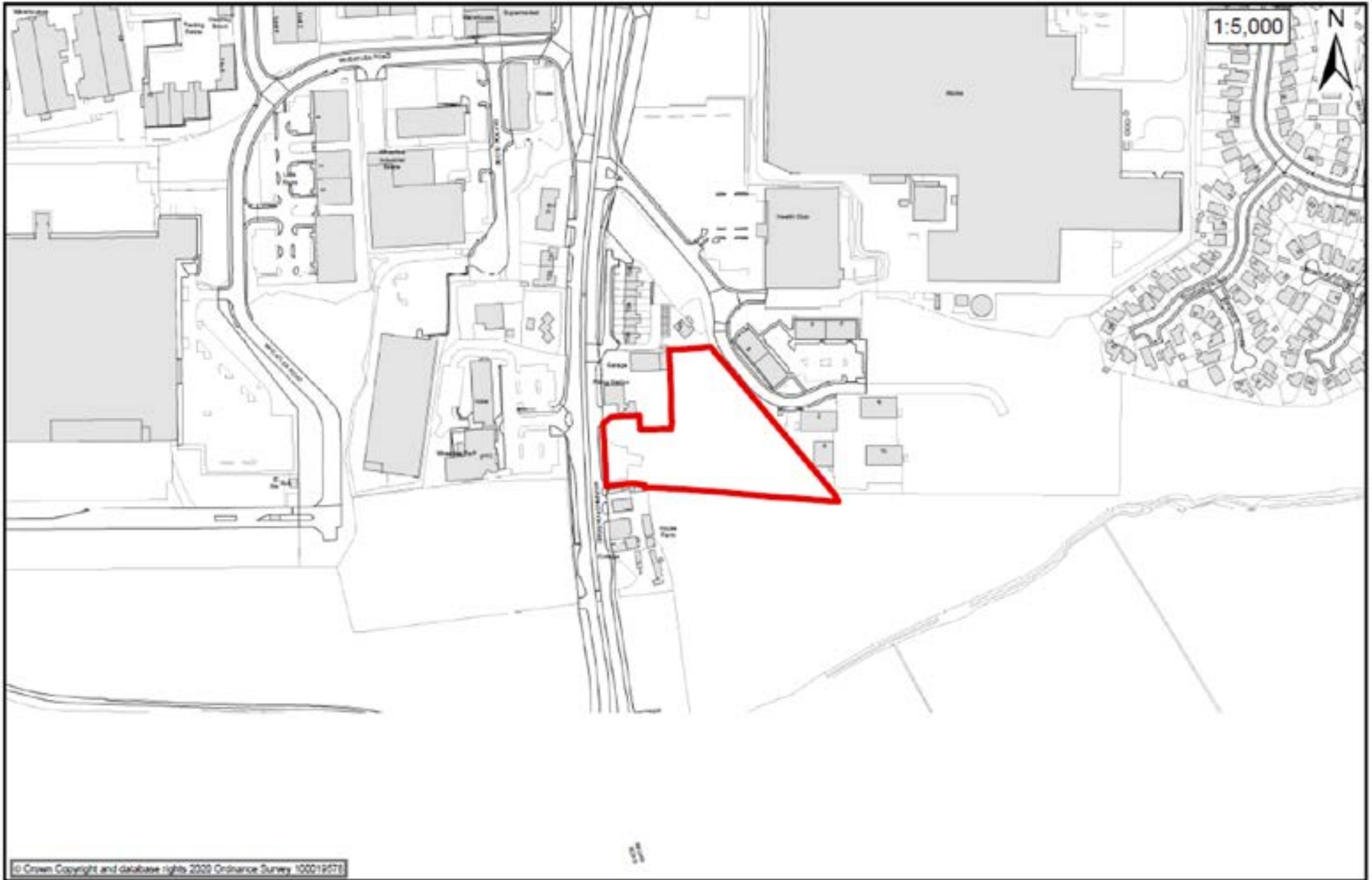


Data Title	Description
Site reference	EM1A/32/02
UPRN (Address Point Reference)	10014058037
Site Address	Adjoining Glass House Business Park, Warrington Road, Hawkley, Wigan
Employment Supply Name	Warrington Road, Hawkley (Plot 2)
Postcode	WN3 6XB
Site Size	0.98 hectares
Site Description	A vacant site approx 0.98 hectares in size, in single ownership with access to the A49. The land sits adjacent to Glass House Business Park a modern commercial office location close to M6 Junction 25. Servicing and utilities are available for this site.
Location	The site is located within a mixed commercial area in a highly accessible location on the A49 Warrington Road, within 600 metres of M6 Junction 25. The area also includes a mix of retail units, large industrial and warehousing units, and some modern office accommodation for local businesses.
Access	Access to the site is from the southbound A49. Site access for northbound traffic, including traffic exiting the M6, is via Wheatlea Industrial Estate. The A49 is a high frequency bus route providing services to Wigan town centre.
Planning Position	An application is currently being assessed for this site (here) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F21%2F90935%2FMAJOR&viewdocs=true
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 32)
Potential Uses	The site is suitable for a range of uses included general industry, storage/logistics and office space.
Land ownership	Derwent Management Limited
Other Contacts	-
Site Marketing	-
Availability	The site is considered to be available





Warrington Road (Plot 2) - drone capture May 2021



Warrington Road (Plot 2) - OS map

Warrington Road (Plot 3)



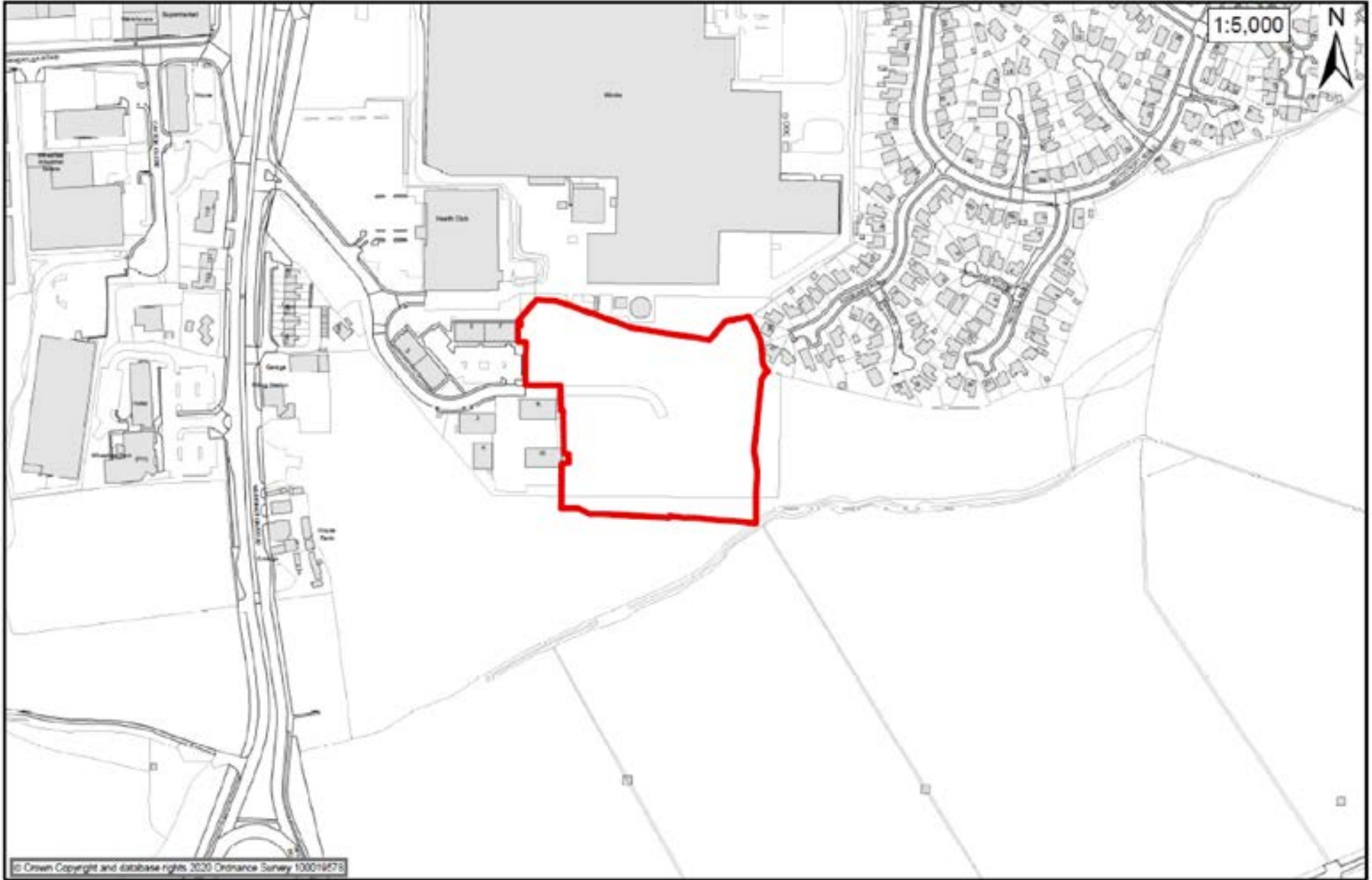
Data Title	Description
Site reference	EM1A/32/03
UPRN (Address Point Reference)	10014058037
Site Address	Adjoining Glass House Business Park, Warrington Road, Hawkley, Wigan
Employment Supply Name	Warrington Road, Hawkley (Plot 3)
Postcode	WN3 6XD
Site Size	2.08 hectares
Site Description	A vacant site approx 2.08 hectares in size, in single ownership with access onto the A49. The land sits adjacent to Glass House Business Park, a modern commercial office location close to M6 Junction 25. Servicing and utilities are available for this site.
Location	Located within a mixed commercial area in a highly accessible location on the A49 Warrington Road, just 500 metres from M6 Junction 25. It includes a mix of retail units, large industrial and warehousing units, and some modern office accommodation for local businesses.
Access	The site is conveniently located adjacent the A49 within 500 metres of M6 Junction 25. Site access for northbound traffic exiting the M6 is via Wheatlea Industrial Estate. The adjoining A49 is a very busy route providing a high frequency bus service to the heart of Wigan where there is access to the West Coast Mainline.
Planning Position	An application is currently being assessed for this site (here) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F21%2F90935%2FMAJOR&viewdocs=true
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 32)
Potential Uses	The site is suitable for a range of uses included general industry, storage/logistics and office space.
Land ownership	Derwent Management Limited
Other Contacts	
Site Marketing	Glass House Business Park is being marketed – see here - https://www.thederwentgroup.com/portfolio/commercial/glass-house-business-park-wigan/
Availability	The site is considered to be available



Warrington Road (Plot 3) site map
November 2021



Warrington Road (Plot 3) - drone capture May 2021



Warrington Road (Plot 3) - OS map

Smithy Brook Pemberton

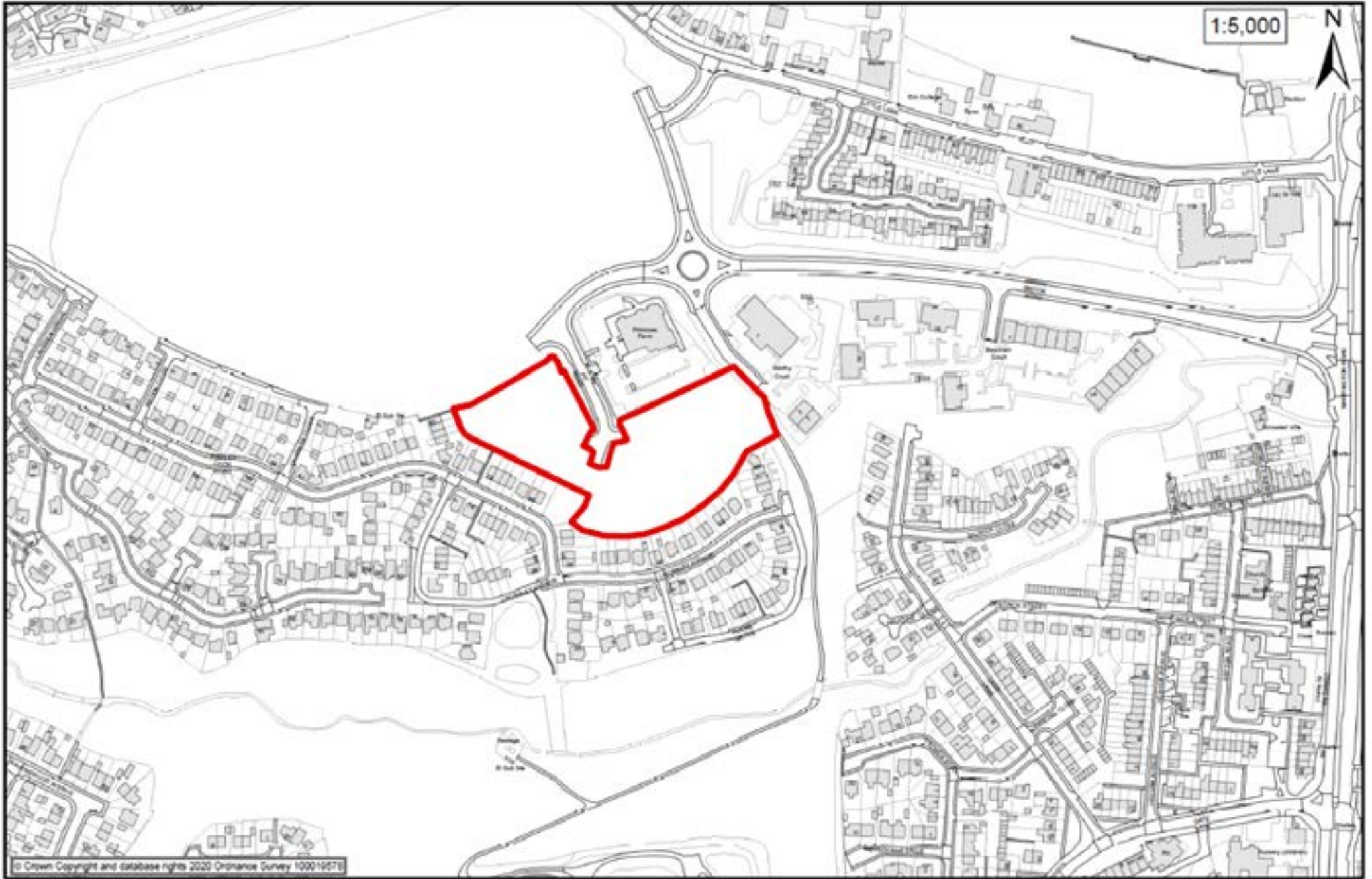


Data Title	Description
Site reference	EM1A/30/01
UPRN (Address Point Reference)	10093943375
Site Address	Land at Smithy Brook Road, Pemberton, Wigan
Employment Supply Name	Smithy Brook, Pemberton
Postcode	WN3 6PR
Site Size	1.51 ha
Site Description	A flat previously developed site 1.51 hectares in size which has been remade and reprofiled. The site is adjacent to a modern family restaurant and an attractive modern residential development.
Location	This site is situated very close to Pemberton Business Park which is an attractive commercial office location. It is located 1 mile away from the M6 and benefits from a choice of access points from Junction 25 or Junction 26. Adjoining the site is a modern and attractive residential scheme. To the north of the site is land which has permission for 250+ new homes.
Access	The site benefits from a dedicated access road off Smithy Brook Road. The approved residential scheme on the adjacent site will deliver new road infrastructure which will connect the recently completed A49 link road to the proposed M58 link road which is committed with works scheduled to start in the short term. This will significantly enhance access between the site and the M6 at Junction 26.
Planning Position	The site does not have planning permission
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 30).
Potential Uses	The site would suit light industrial or office uses.
Land ownership	Peel L & P Investments (North) Limited
Other Contacts	-
Site Marketing	This site is currently being marketed - https://www.primelocation.com/to-rent/commercial/property/pemberton/#expired
Availability	The site is considered to be available





Smithy Brook Pemberton site - drone capture May 2021



Smithy Brook Pemberton site - OS map

Martland Park (Plot 1)



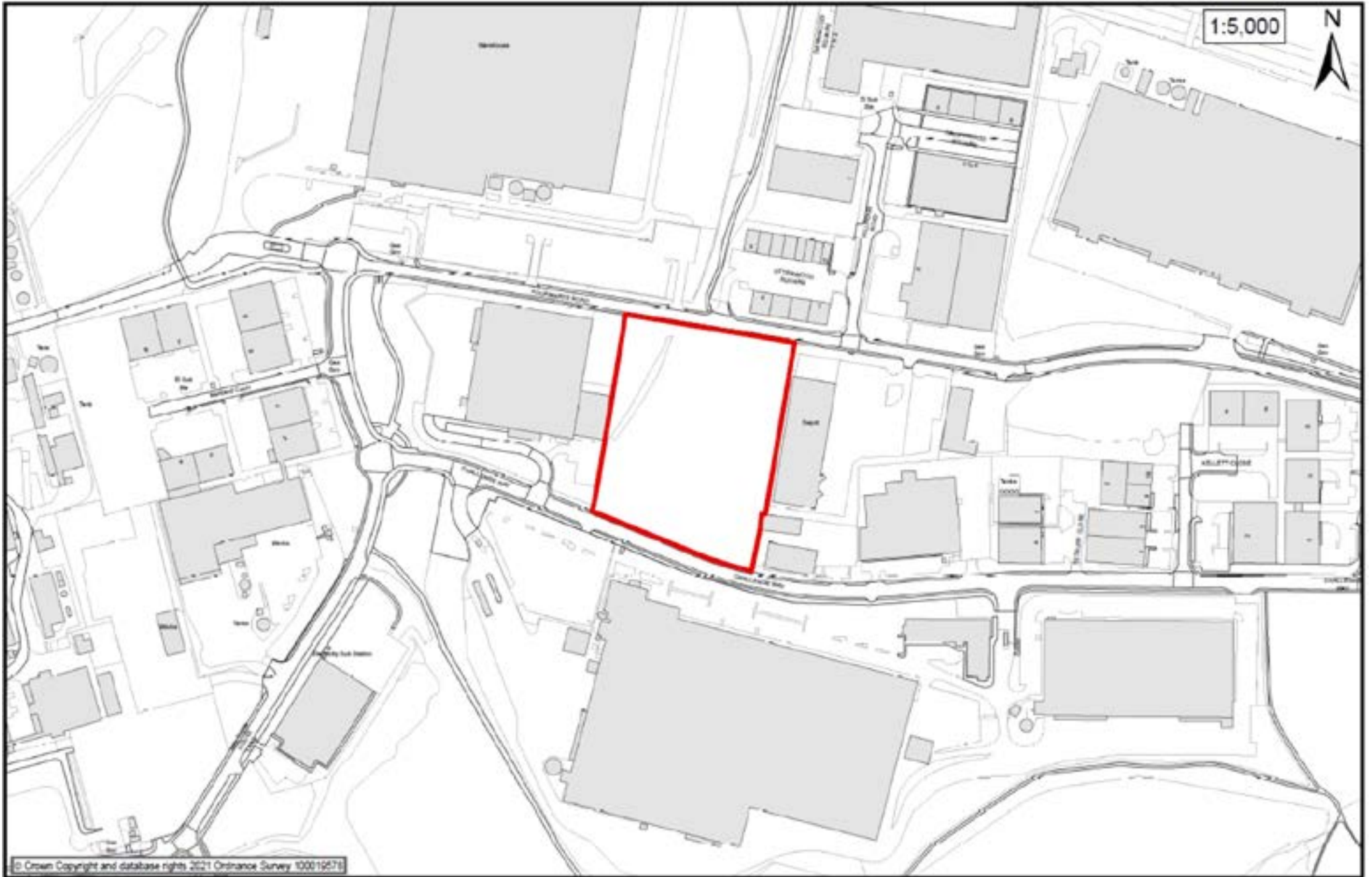
Data Title	Description
Site reference	EM1A/25/01
UPRN (Address Point Reference)	010009212206 (nearby)
Site Address	Challenge Way, Martland Park, Wigan
Employment Supply Name	Martland Park (Plot 1)
Postcode	WN5 0LD
Site Size	1.84 hectares
Site Description	A flat vacant previously developed rectangular site approx. 1.84 hectares in size, in single ownership fronting onto both Challenge Way and Fourmarts Road. The site is overgrown and has well defined boundaries. The land sits adjacent to existing industrial units within the popular Martland Park.
Location	The site is located within the Martland Park employment area fronting onto Challenge Way and Fourmarts Road. It is situated 2.5 miles to the M6 at Junction 26 and the M58. Martland Park is the largest employment area within the borough extending to 100.39 hectares in total and is in mixed ownership. The employment uses and property types, on the site, are mixed including manufacturing, warehouse and distribution, office use and some trade counter/retail use. The property types range from small starter units right through to large scale warehouse and distribution facilities including Heinz.
Access	Site access points available from Challenge Way and Fourmarts Road.
Planning Position	No recent planning history (2000 onwards)
Development Plan Status	The land is included within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 25).
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Computationics Ltd
Other Contacts	-
Site Marketing	-
Availability	The site is considered to be available



Martland Park (Plot 1) site map
November 2021



Martland Park (Plot 1) - drone capture May 2021

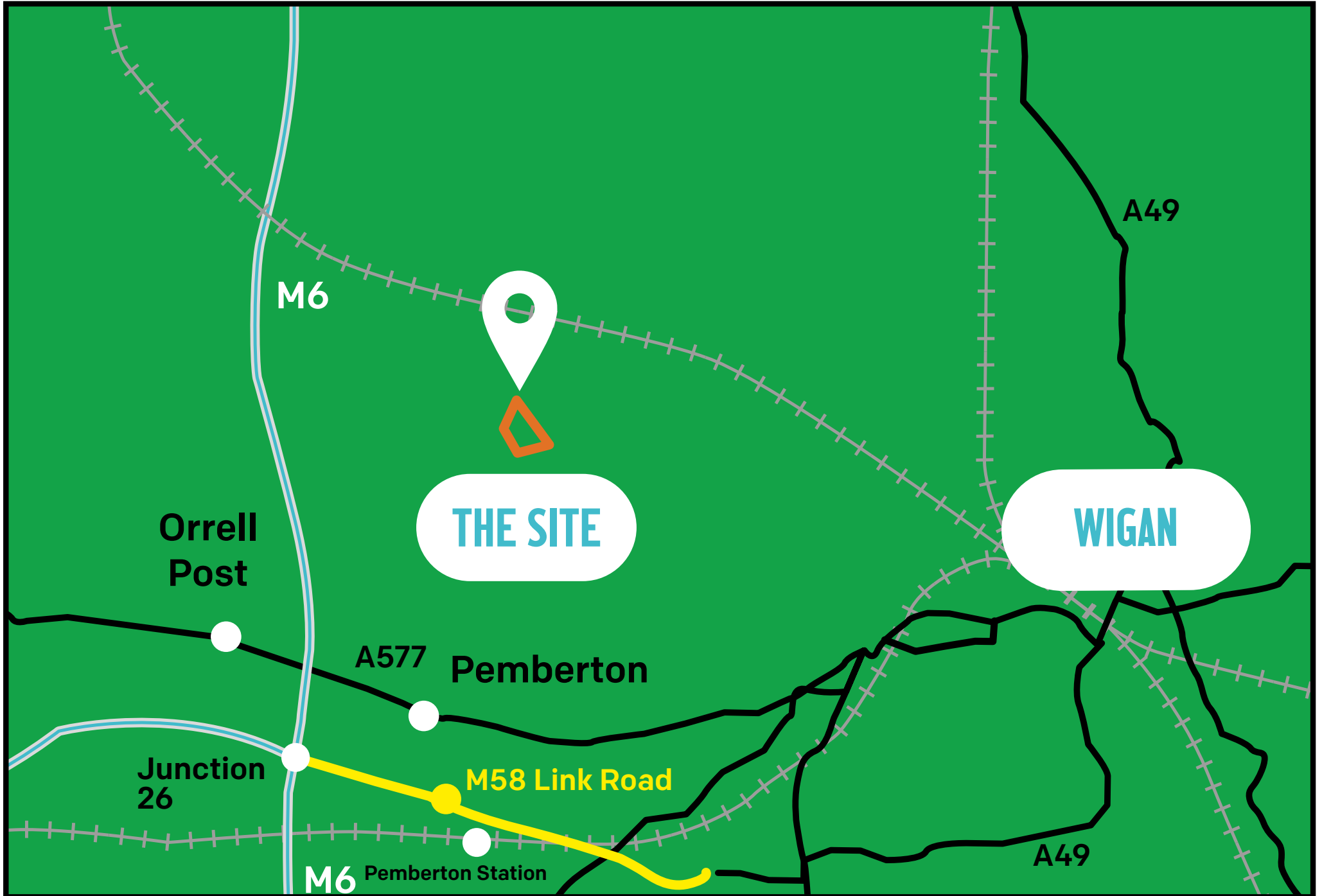


Martland Park (Plot 1) - OS map

Martland Park (Plot 2)

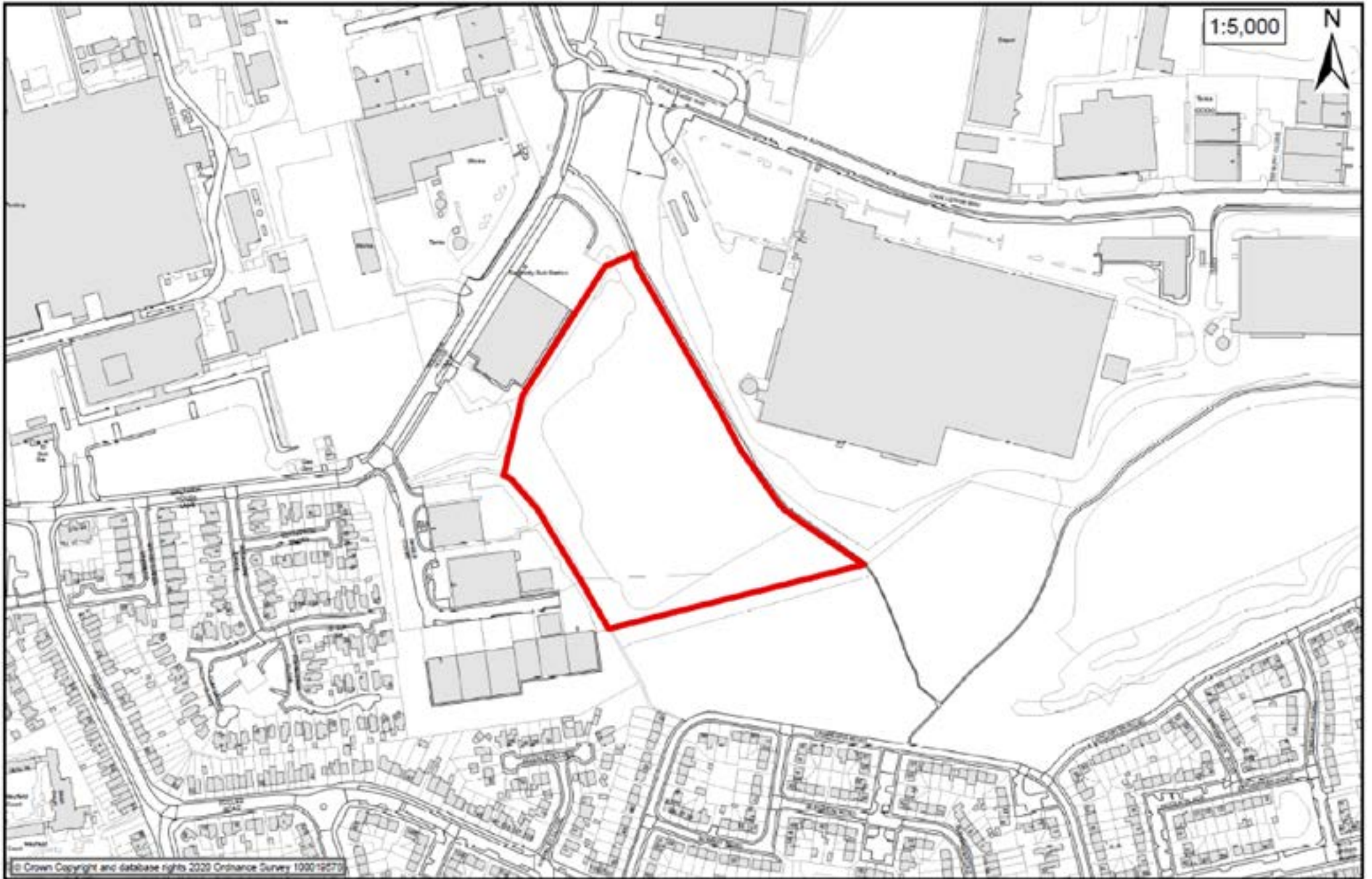


Data Title	Description
Site reference	EM1A/25/01
UPRN (Address Point Reference)	10009210379
Site Address	Walthew House Lane, Martland Park, Wigan
Employment Supply Name	Martland Park (Plot 2)
Postcode	WN5 0LF
Site Size	3.33 hectares
Site Description	A vacant overgrown and previously developed rectangular site approx. 3.33 hectares in size, situated off Walthew House Lane. The largest available development plot on Martland Park the site lies on the periphery of the industrial estate benefiting from extensive landscaping and screening.
Location	Martland Park is situated within 2.5 miles of M6 Junction 26 and 2 miles from Wigan Town Centre. This is a large employment site located on the periphery of Wigan town centre. The estate is the largest employment area within the Borough extending to 100.39 hectares in total and is in mixed ownership. The employment uses and property types, on the site, are mixed including manufacturing, warehouse and distribution, office use and some trade counter/retail use. The property types range from small starter units right through to large scale warehouse and distribution facilities including Heinz.
Access	Site access point available from Walthew House Lane.
Planning Position	The site does not have planning permission. In 2003 permission was granted for 13,000 sqm of B8 floorspace in 2 units (see here) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F03%2F58110&viewdocs=true
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 25)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Project J Newco No 1 Ltd and Wigan Council
Other Contacts	-
Site Marketing	Unknown
Availability	The site is considered to be available





Martland Park & Heinz - drone capture May 2021



Martland Park & Heinz - OS map

Martland Park (Plot3)

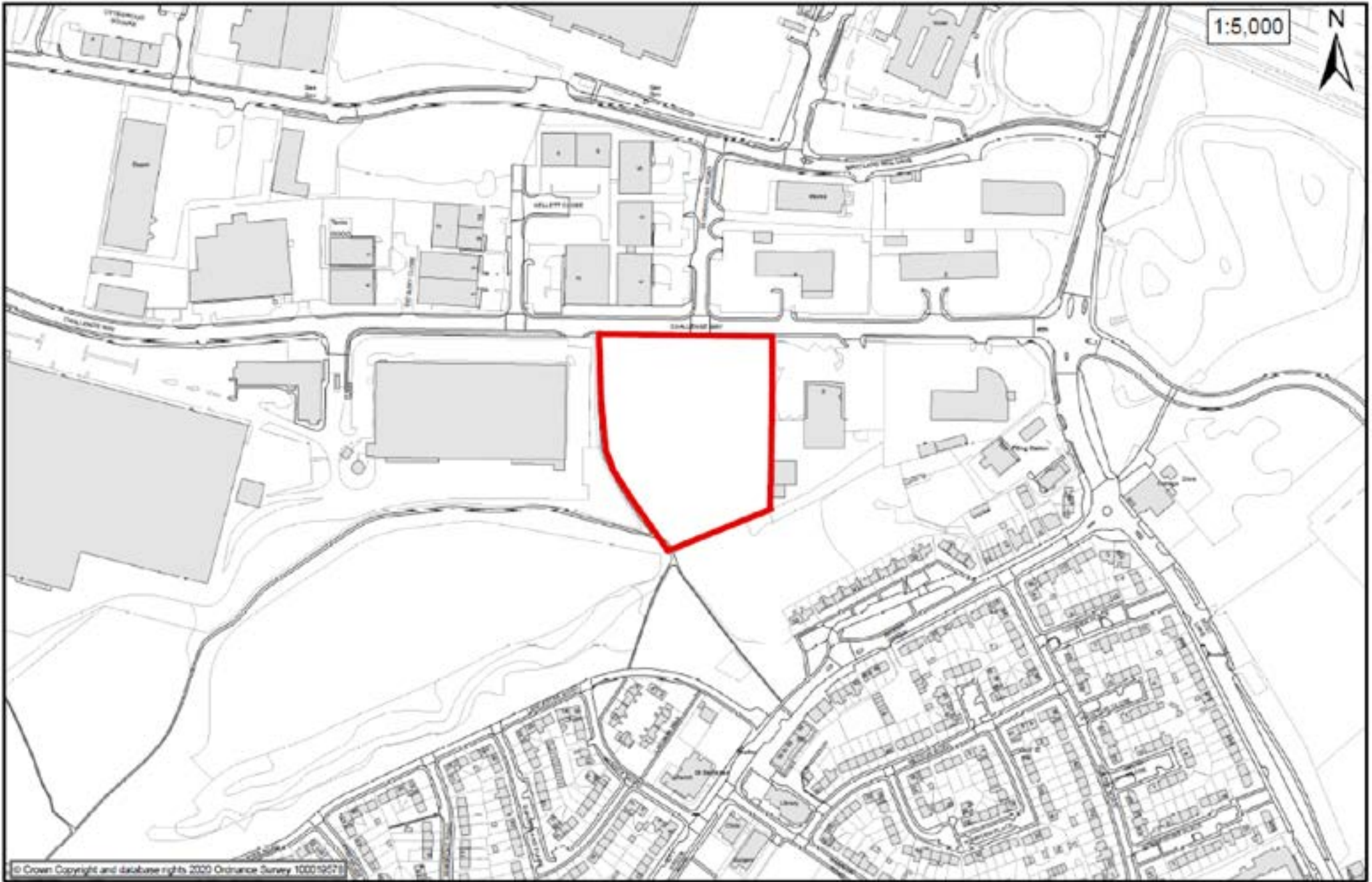


Data Title	Description
Site reference	EM1A/25/03
UPRN (Address Point Reference)	10093942999
Site Address	Challenge Way, Martland Park, Wigan
Employment Supply Name	Martland Park (Plot 3)
Postcode	WN5 0LD
Site Size	1.6 hectares
Site Description	A flat vacant previously developed rectangular site approx. 1.6 hectares in size, fronting onto Challenge Way. The land sits adjacent to existing industrial units on Martland Park and is located 1 mile from the M6.
Location	Martland Park is situated close to the M6 and Wigan Town Centre. This is a large employment site located on the periphery of Wigan town centre. The estate is the largest employment area within the Borough extending to 100.39 hectares in total and is in mixed ownership. The employment uses and property types, on the site, are mixed including manufacturing, warehouse and distribution, office use and some trade counter/retail use. The property types range from small starter units right through to large scale warehouse and distribution facilities along with a substantial manufacturing complex currently operated by Heinz.
Access	Site access is served from Challenge Way. The site is conveniently located within 1 mile of the M6 and 3 km of M6 J26. Wigan Town Centre and access to the West Coast Mainline are situated 1 mile away.
Planning Position	Permission for motor repair workshop and parking (2018) see here (Expires August 2021) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F18%2F85786%2FMAJOR&viewdocs=true
Development Plan Status	The land is included within the Primary Employment Area as contained within the Revised UDP (EM1A 25)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Tameside Council
Other Contacts	-
Site Marketing	See here - https://www.novaloca.com/industrial-unit/for-sale/wigan/challenge-way/182130?search=true
Availability	The site is considered to be available





Martland Park (Plot3) - drone capture May 2021



Martland Park (Plot3) - OS map

Springfield Miry Lane



Data Title	Description
Site reference	EM1A/24/01
UPRN (Address Point Reference)	10014057613
Site Address	Pagefield Industrial Estate, Miry Lane, Wigan
Employment Supply Name	Springfield / Miry Lane, Wigan
Postcode	WN6 7LA
Site Size	2.05 hectares
Site Description	A former sports ground with good proportions approx. 2.05 ha in size, in single ownership accessed from Miry Lane. The site lies adjacent to the Wigan-Southport railway line (north), the Leeds-Liverpool canal (south) and to existing industrial premises (south east) on Miry Lane. The site boundaries are well defined and the site benefits from significant natural screening on three boundaries.
Location	Miry Lane Industrial Estate is an established business location approximately 1 mile west of Wigan town centre. This highly accessible location has a readily available workforce nearby and convenient access to the town centre and rail services on the West Coast Mainline. It is a well-established employment estate with a range of age units to suit a wide range of local business needs.
Access	Vehicular access to the site is from Miry Lane. There is also pedestrian links from the site to Frog Lane which enables convenient direct walking and cycling links into the town centre.
Planning Position	The site does not have planning permission. In 2003 Outline Permission was granted for B1, B2 and B8 uses (see here) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F03%2F58212&viewdocs=true
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 24)
Potential Uses	The site is suitable for a range of employment uses including general industry and storage.
Land ownership	Thermal Hire Ltd.
Other Contacts	-
Site Marketing	Unknown
Availability	The site is considered to be available





Springfield Miry Lane - drone capture May 2021



Springfield Miry Lane - OS map

Wigan Pier Quarter Plot 1



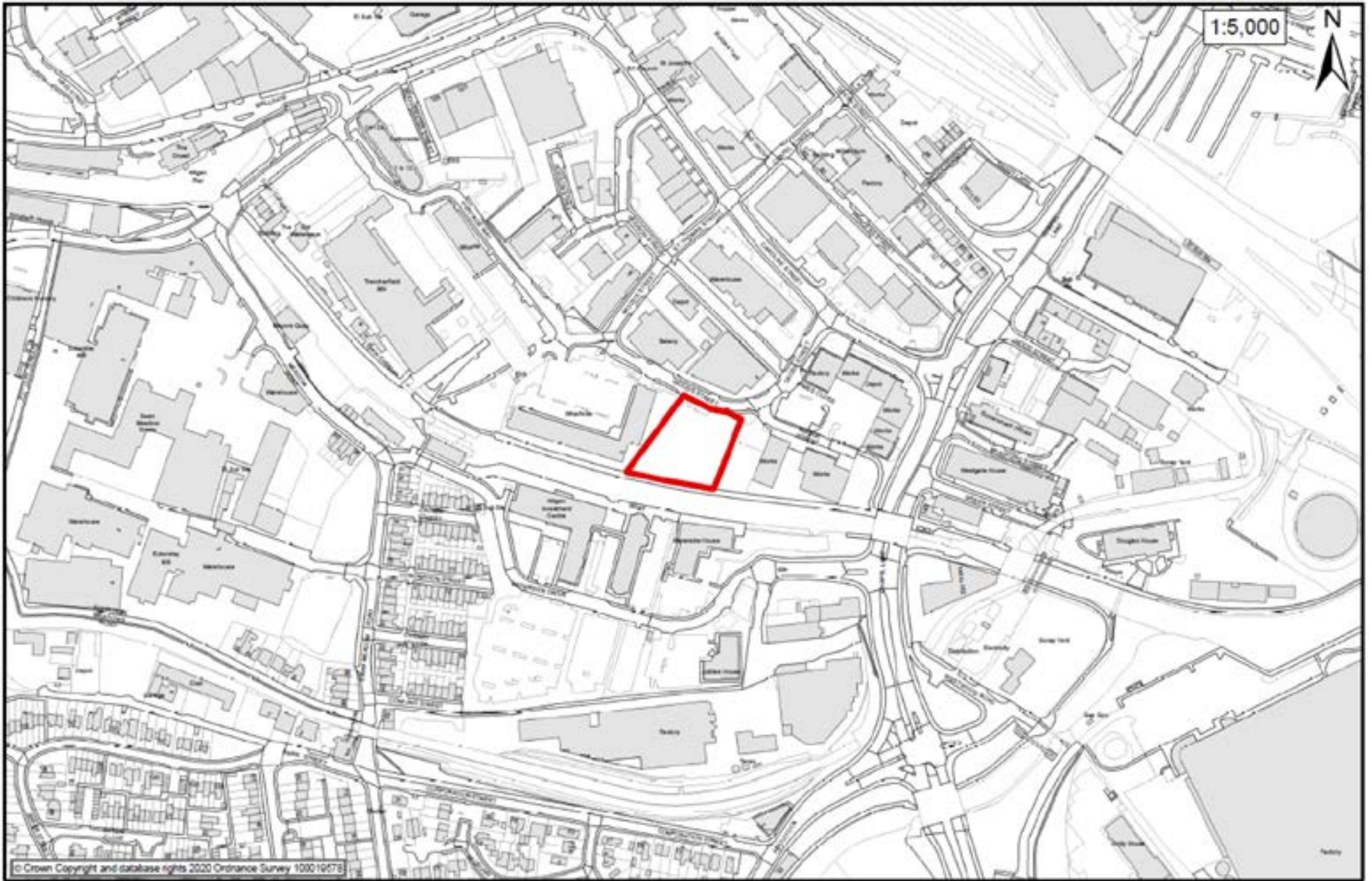
Data Title	Description
Site reference	EM1A/22/01
UPRN (Address Point Reference)	10009212489
Site Address	Wood's Street, Wigan
Employment Supply Name	Wigan Pier Quarter Plot 1
Postcode	WN3 4EY
Site Size	0.32 hectares
Site Description	A vacant previously developed rectangular site approx. 0.32 hectares in size, in single ownership fronting onto Wood's Street. The site is composed of concrete hardstandings with boundary trees. The land sits adjacent to existing commercial uses to the east and residential apartments to the west and the Leeds-Liverpool canal.
Location	Located 500 metres south of Wigan town centre, on Wood's Street and close to Wigan Pier and the Trencherfield Mill Complex. The area is characterised by commercial offices and some light industry. Well served by transport infrastructure, services and amenities this is a popular commercial location in walking distance to Wigan town centre and rail stations.
Access	The site is accessed off Caroline Street. Rail access at town centre stations within 500 metres.
Planning Position	The site does not have planning permission.
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 22).
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Wigan Council
Other Contacts	-
Site Marketing	No recent marketing
Availability	The site is considered to be available



Wigan Pier Quarter Plot 1 site map
November 2021



Wigan Pier Quarter Plot 1 - drone capture May 2021



Wigan Pier Quarter Plot 1 - OS map

Wigan Pier Quarter, Plot 2

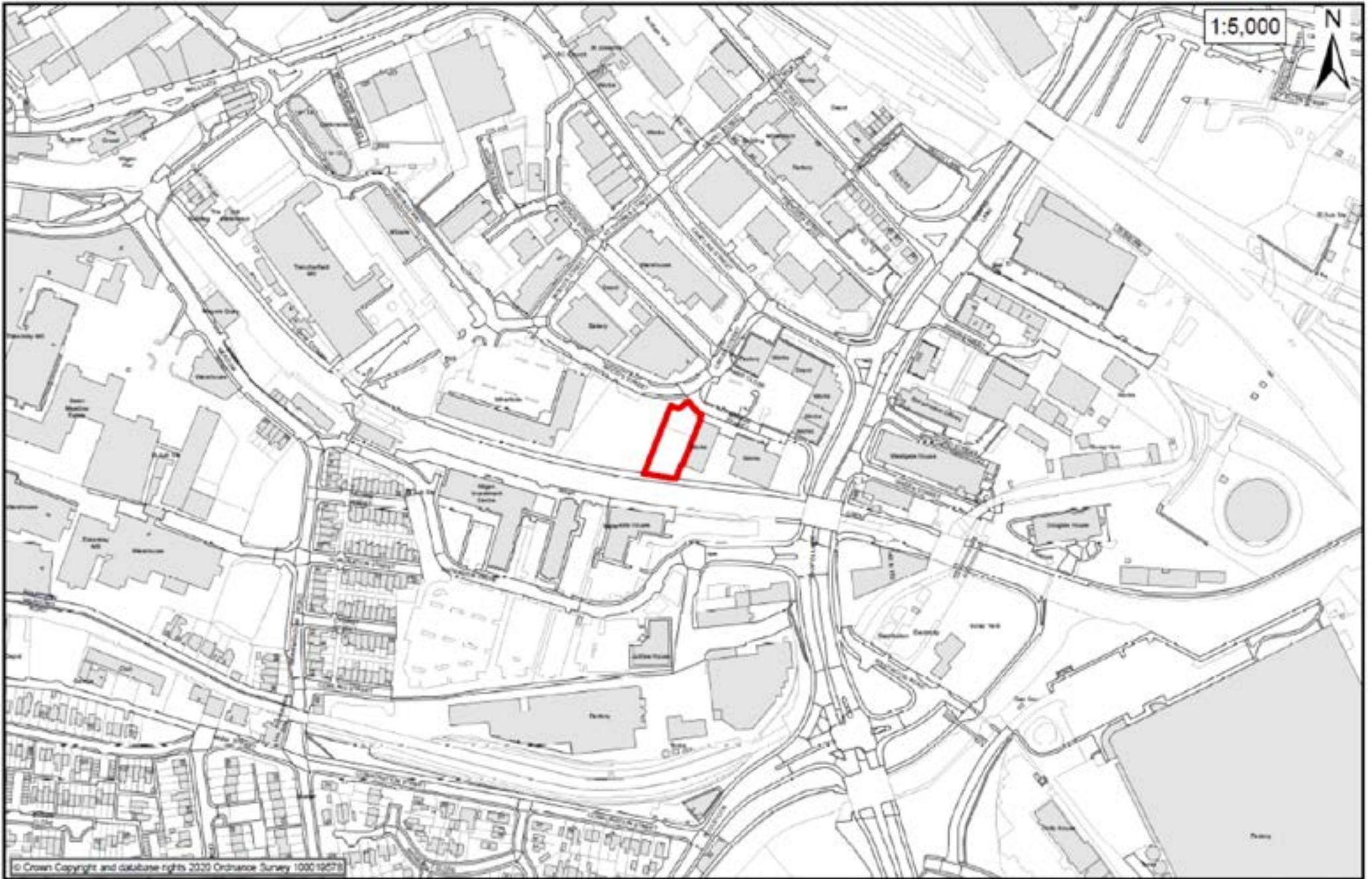


Data Title	Description
Site reference	EM1A/22/02
UPRN (Address Point Reference)	10009212489
Site Address	Wood's Street, Wigan
Employment Supply Name	Wigan Pier Quarter, Plot 2
Postcode	WN3 4EY
Site Size	0.12 hectares
Site Description	A vacant previously developed rectangular site approx. 0.12 hectares in size, in single ownership fronting onto Wood's Street. The land is a mixture of hardstandings and vegetated land enclosed by a metal palisade fence. The land sits adjacent to existing commercial uses and benefits from an existing point of access.
Location	Located 500 metres south of Wigan town centre, on Wood's Street and close to Wigan Pier and the Trencherfield Mill Complex. The area is characterised by commercial offices and some light industry. Well served by transport infrastructure, services and amenities this is a popular commercial location in walking distance to Wigan town centre and rail stations.
Access	The site is accessed off Caroline Street. Rail access at town centre stations within 500 metres.
Planning Position	The site has permission for a detached warehouse with associated car parking, landscaping and hardstanding. See here. https://planning.wigan.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=PJBKF3RRM7600
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 22).
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Times of Wigan Ltd.
Other Contacts	-
Site Marketing	-
Availability	The site is considered to be available





Wigan Pier Quarter, Plot 2 - drone capture May 2021



Wigan Pier Quarter, Plot 2 - OS map

Westwood Park

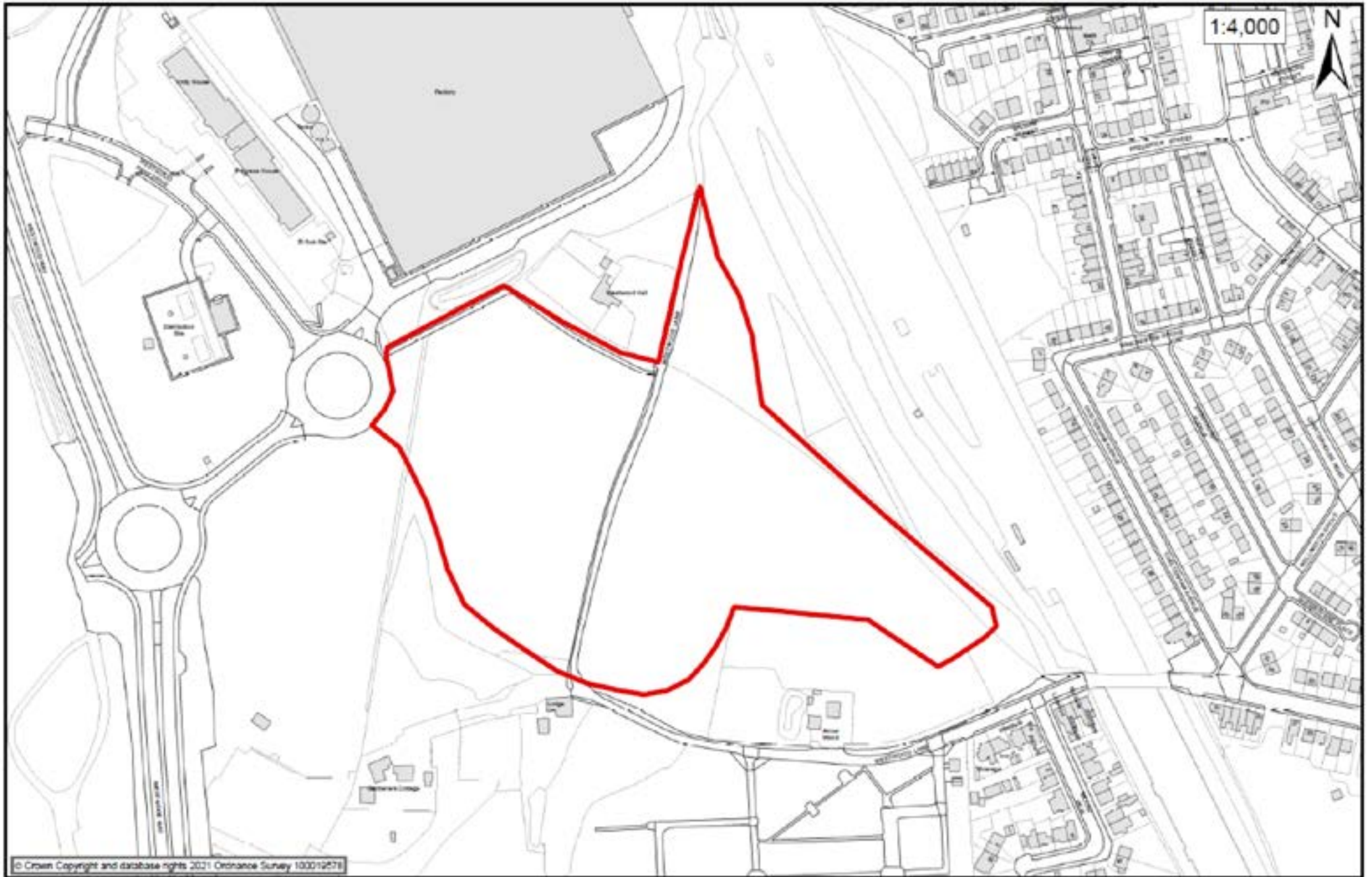


Data Title	Description
Site reference	EM1A/20/01
UPRN (Address Point Reference)	200004816740
Site Address	Westwood Park, Wigan
Employment Supply Name	Westwood
Postcode	WN3 6PD
Site Size	4.86 ha
Site Description	A reasonably flat 4.8 hectare previously developed site located adjacent to the Nice Pak manufacturing factory at Westwood Park. The site benefits from significant screening with woodlands on the east, west and southern boundaries. Access to the site is via Westwood Park Drive and the enhanced Westwood Way which connects to the A49.
Location	The site is located within the wider Westwood Park redevelopment area which is being promoted for residential led mixed use development served directly by the recently completed A49 link road which crosses the site. The site offers a strategic opportunity for Wigan to enhance existing communications and connectivity to the M58 and the M6. The link road connecting the town centre with the A49 has now been completed and further works to connect to Junction 26 of the M6 will further increase site accessibility.
Access	Access to the site is via Westwood Park Drive and Westwood Way which provides excellent access to the A49 and Junction 25 of the M6. Access to Junction 26 will be significantly enhanced on completion of the committed M58 link road.
Planning Position	Mixed Use Development Scheme (here) now expired - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F12%2F77633&viewdocs=true
Development Plan Status	The land is included within the Primary Employment Area as contained within the Revised UDP (EM1A 20)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Wigan Council and Greenbank Partnerships
Other Contacts	-
Site Marketing	Site is to be promoted by Wigan Council
Availability	The site is considered to be immediately available





Westwood Park site - drone capture May 2021

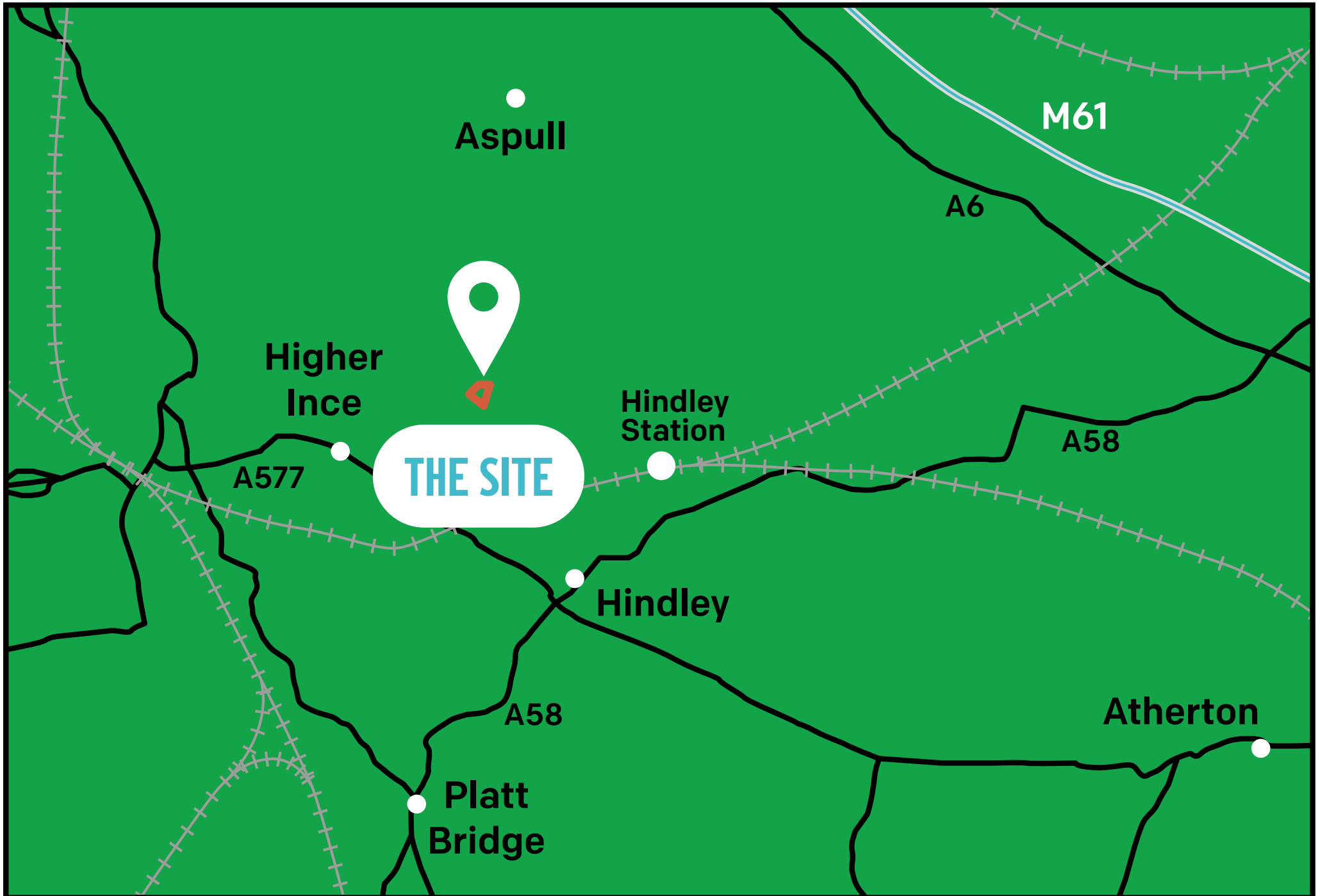


Westwood Park site - OS map

Makerfield Way Ince (Plot 1)



Data Title	Description
Site reference	EM1A/16/01
UPRN (Address Point Reference)	010090387176 (nearby)
Site Address	Makerfield Way, Ince, Wigan
Employment Supply Name	Makerfield Way, Ince, Plot 1
Postcode	WN2 2PR
Site Size	1.45 hectares
Site Description	A former landfill site approx. 1.45 hectares in size, in single ownership accessed from Makerfield Way. The land is open, overgrown and sits adjacent to existing industrial units on Cinammon Brow Business Park. 2 miles to the west is Wigan Town Centre and the West Coast Mainline.
Location	The site is located within the established Makerfield Way employment area, which is located to the north east of Ince accessed from the A577 Manchester Road. The estate consists of a mix of employment uses including industrial, manufacturing, waste and recycling uses.
Access	The site is accessed off Makerfield Way, Ince and is located within 2 miles of Wigan Town Centre. The nearest rail station is at Hindley (less than 1 mile) which has regular services to Bolton and Manchester.
Planning Position	There is no recent planning history.
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 16)
Potential Uses	General industrial and waste uses
Land ownership	Wigan Council
Other Contacts	-
Site Marketing	None
Availability	The site is considered to be available





Makerfield Way Ince (Plot 1) - drone capture May 2021

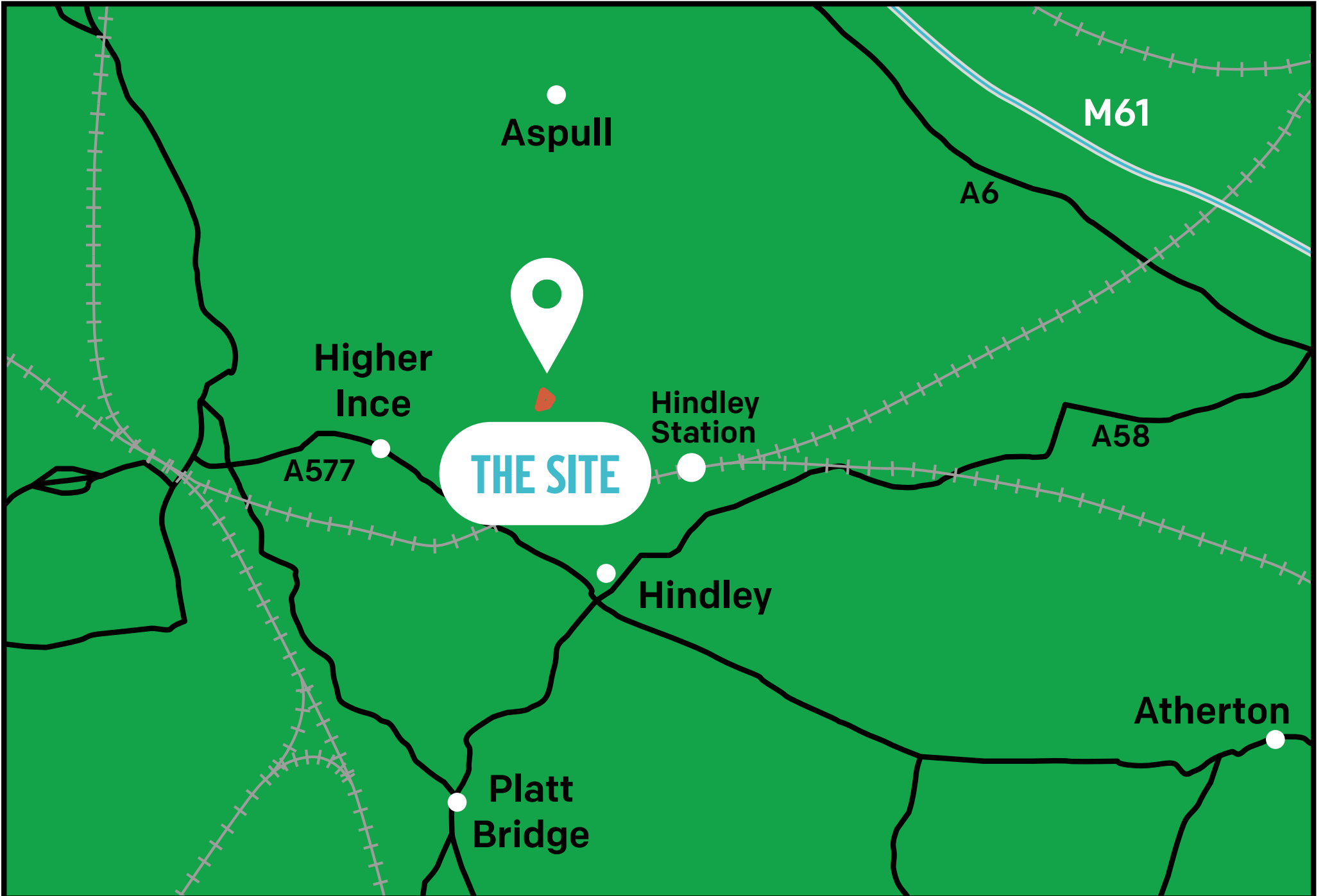


Makerfield Way Ince (Plot 1) - OS map

Makerfield Way Ince (Plot 2)

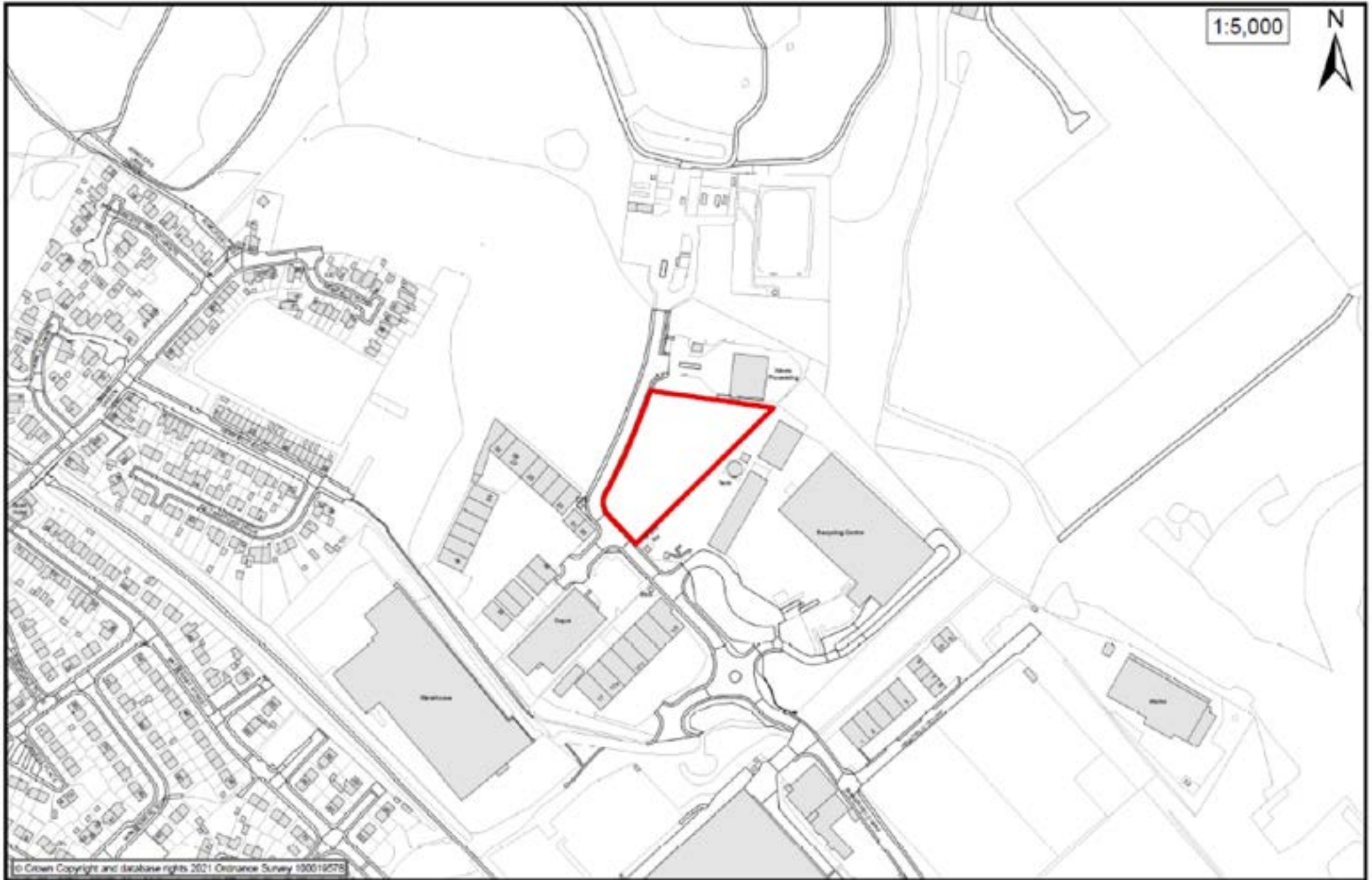


Data Title	Description
Site reference	EM1A/16/02
UPRN (Address Point Reference)	10090387176
Site Address	Makerfield Way, Ince, Wigan
Employment Supply Name	Makerfield Way, Ince, Plot 2
Postcode	WN2 2PR
Site Size	0.63 hectares
Site Description	A former landfill site approx. 0.76 hectares in size, the site is vacant, has good rectangular proportions and is previously developed. The site is overgrown and has good screening on its southern boundary by emerging tree thicket. The land is in single ownership accessed from Makerfield Way. It sits adjacent to existing industrial units on Cinammon Brow Business Park and is located 2 miles from Wigan Town Centre .
Location	The site is located within the established Makerfield Way employment area, which is located to the north east of Ince accessed from the A577 Manchester Road. The estate consists of a mix of employment uses including industrial, manufacturing, waste and recycling uses. Wigan town centre is around 2 miles to the west. The nearest rail station is at Hindley (less than 1 mile) which has regular services to Bolton and Manchester.
Access	The site is accessed off Makerfield Way, Ince.
Planning Position	Part of the northern tip of the site (0.15ha) was the subject of a permission for a recycling facility which has since been implemented (here) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F13%2F78792&viewdocs=true The site area has been amended to reflect this development.
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 16)
Potential Uses	General industrial and waste uses
Land ownership	Wigan Council
Other Contacts	
Site Marketing	None
Availability	The site is considered to be available





Makerfield Way Ince (Plot 2) - drone capture May 2021



Makerfield Way Ince (Plot 2) - OS map

Makerfield Way Ince (Plot 3)

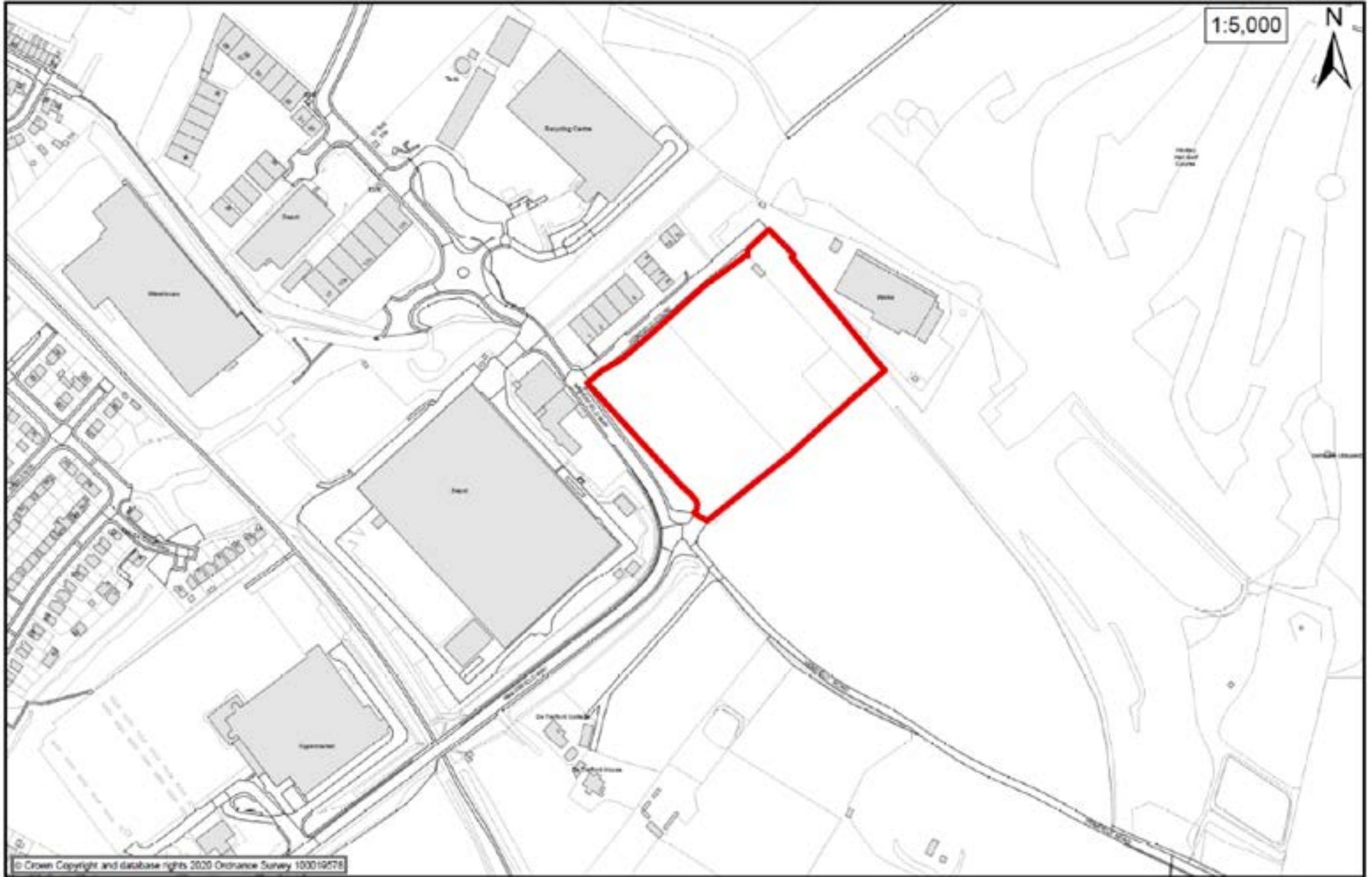


Data Title	Description
Site reference	EM1A/16/02
UPRN (Address Point Reference)	10090387176
Site Address	Makerfield Way, Ince, Wigan
Employment Supply Name	Makerfield Way, Ince, Plot 3
Postcode	WN2 2PR
Site Size	2.18 hectares
Site Description	A vacant previously developed rectangular site approx. 2.18 hectares in size, in single ownership accessed from Makerfield Way. The site has well defined boundaries and is almost entirely covered in concrete hardstanding. The land sits adjacent to existing industrial units on Hemfield Court and is located 2 miles from Wigan Town Centre.
Location	The site is located within the established Makerfield Way employment area, which is located to the north east of Ince accessed from the A577 Manchester Road. The nearest rail station is at Hindley (less than 1 mile) which has regular services to Bolton and Manchester. The estate consists of a mix of employment uses including industrial, manufacturing, waste and recycling uses.
Access	The site is accessed off Makerfield Way, Ince
Planning Position	Permission was granted in 2013 for a Metal Recycling Facility (here) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F13%2F77931&viewdocs=true which has since lapsed.
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 16)
Potential Uses	General industry and warehousing / logistics
Land ownership	Praedius UK Ltd.
Other Contacts	
Site Marketing	See here - https://www.rightmove.co.uk/commercial-property-to-let/property-99526562.html
Availability	The site is considered to be available





Makerfield Way Ince (Plot 3) - drone capture May 2021



Makerfield Way Ince (Plot 3) - OS map

Wigan Enterprise Park, Ince

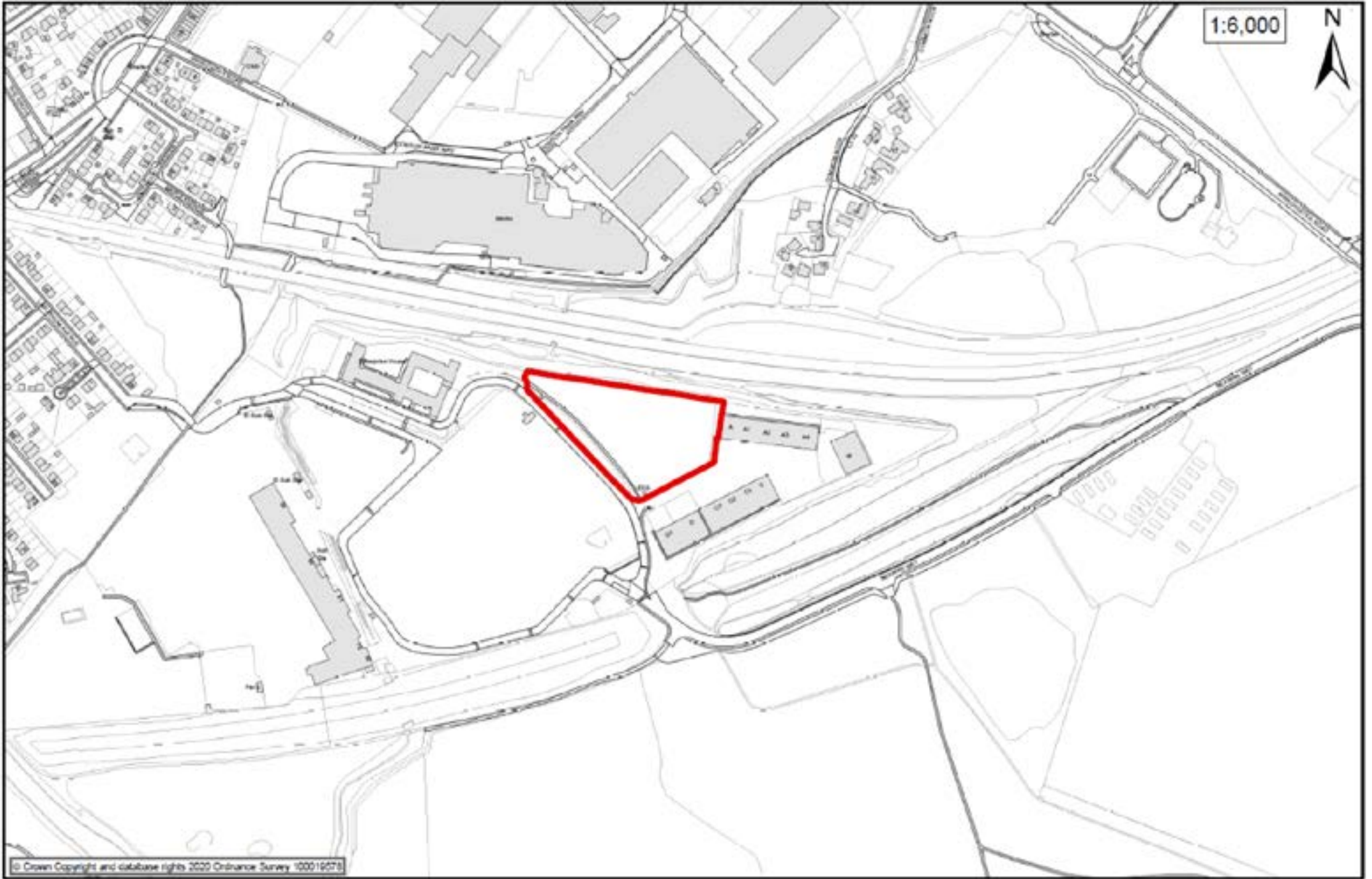


Data Title	Description
Site reference	EM1A/17/01
UPRN (Address Point Reference)	10014059023
Site Address	Enterprise Court, Seaman Way, Ince, Wigan
Employment Supply Name	Wigan Enterprise Park Ince
Postcode	WN2 2LE
Site Size	1.08 hectares
Site Description	A vacant previously developed site with good proportions approx. 1.08 ha in size, in single ownership accessed from Seaman Way and the A577. The land is vegetated and has well defined boundaries in the form of the railway to the north, a tree lined hedgerow to the west and the site access road to the south. The site lies adjacent to Enterprise Court offices and light industrial uses.
Location	Enterprise Court is situated on the edge of Wigan in Ince. It accommodates a mixture of light industrial uses, and office development within Enterprise House. A modern and attractive residential scheme is currently being developed on land adjoining the business park on land formerly in employment use. The site will be well landscaped as part of the ongoing residential development which will add to the attractiveness of this business location.
Access	The site is accessed off Seaman Way from the A577 Manchester Road. It is 1.5km from Hindley town centre and 3 km from Wigan town centre. Ince rail station, which provides hourly services between Wigan and Manchester is within a 700 metre walk.
Planning Position	2007 permission for 3 new B1, B2 / B8 units (here) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F07%2F69154&viewdocs=true
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 17)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	St Modwen
Other Contacts	
Site Marketing	See here - http://www.avisonyoung.co.uk/properties/-/property/detail-gva+15592
Availability	The site is considered to be available





Wigan Enterprise Park, Ince - drone capture May 2021

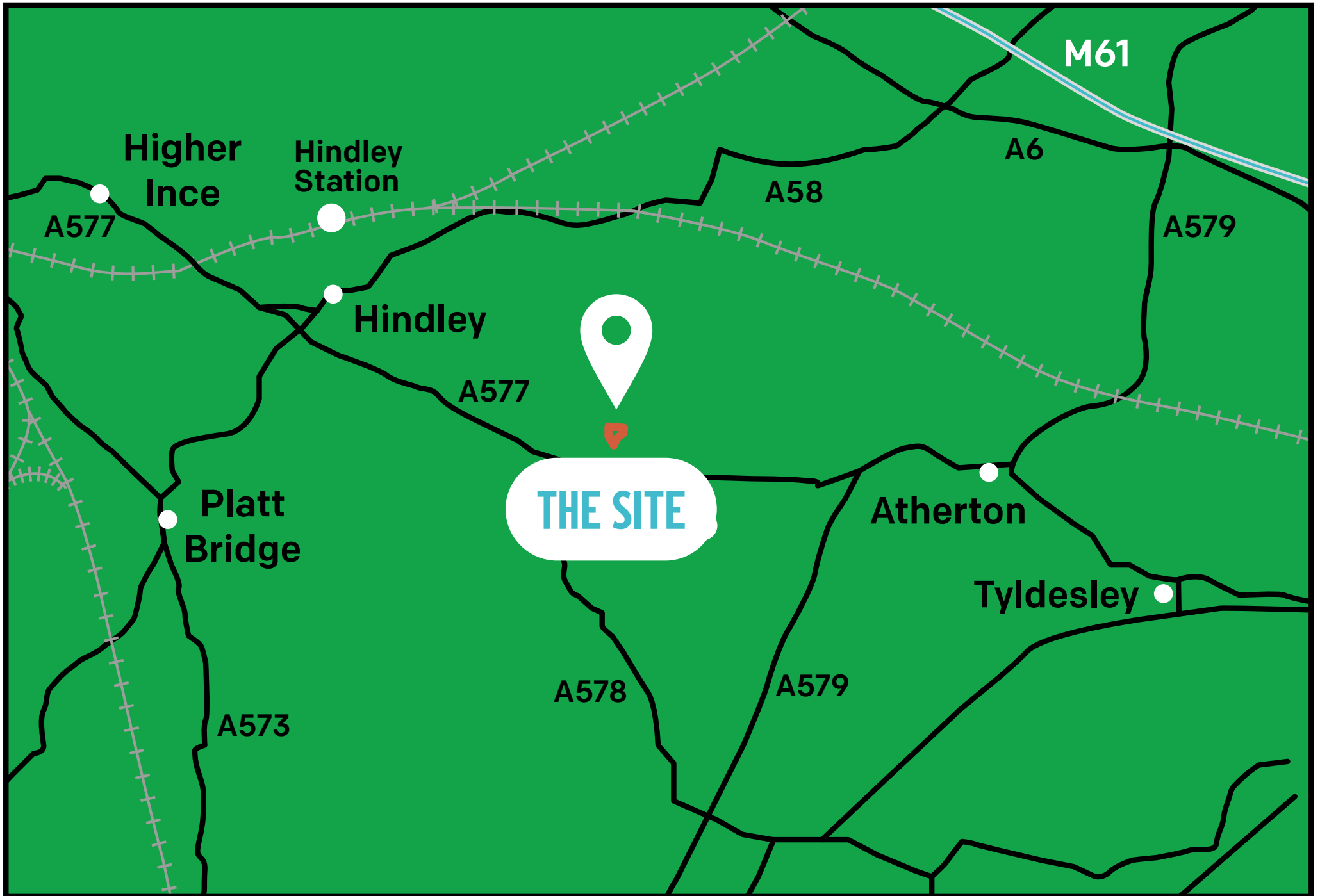


Wigan Enterprise Park, Ince - OS map

Swan Lane (Plot 2) Hindley Green

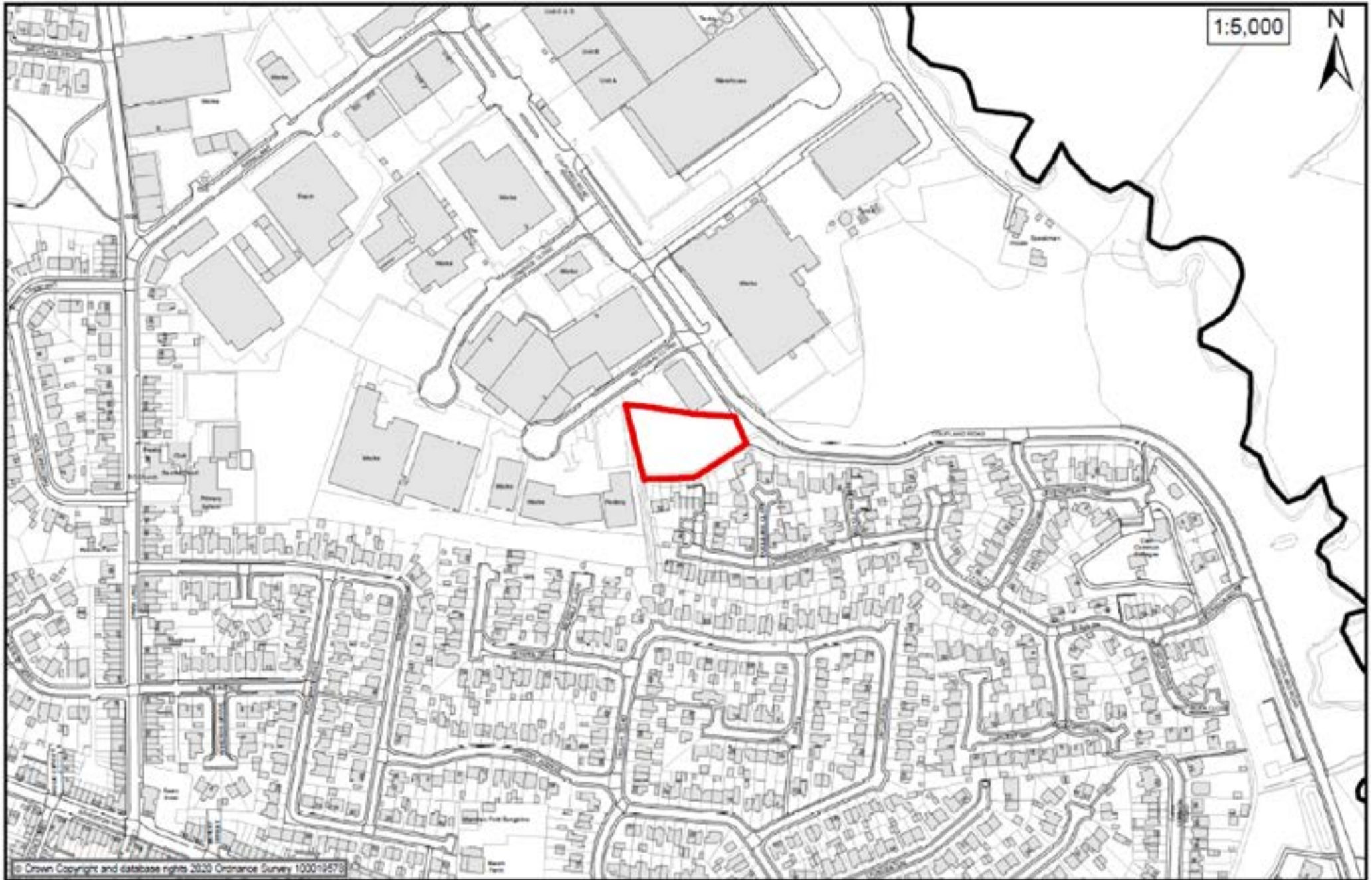


Data Title	Description
Site reference	EM1A/15/01
UPRN (Address Point Reference)	010009206413 (near)
Site Address	Swan Lane Industrial Estate, Coupland Road, Hindley Green
Employment Supply Name	Swan Lane Hindley Green (Plot 2)
Postcode	WN2 4HS
Site Size	0.32 hectares
Site Description	A vacant previously developed site approx. 0.32 hectares in size, in single ownership accessed from Coupland Road. The site comprises vehicle hardstandings and vegetated land enclosed by a metal palisade fence. The land sits adjacent to existing industrial units on Swan Lane Industrial Estate to the north and west and to residential properties to the south.
Location	The site is located within Swan Lane Industrial Estate accessed from Coupland Road, around 4 miles west of Wigan town centre and 3 miles north of Leigh town centre This substantial estate of around 30 hectares is in mixed ownership and provides a variety of employment types and uses. It is well-established and is popular with small to medium sized local businesses. The Council has firm aspirations to enhance east-west connectivity through the borough, including much improved access to the M61 at Junction 5, which would significantly benefit this site.
Access	Access to the site is from Coupland Road, which is accessed from the A577 in Hindley Green. The site is 3.5 miles to M61 Junction 5 via B5235 and A58.
Planning Position	The site was granted planning permission in August 2020 for the change of use of land to create vehicle loading/unloading and storage area, together with perimeter fencing (A/20/88383).
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 15)
Potential Uses	The site is suitable for a range of employment uses including general industry and office space.
Land ownership	M & R Property and Holdings Ltd. Unit 1, Wetheral Close, Hindley Industrial Estate, Hindley Green, Wigan, WN2 4HS
Other Contacts	-
Site Marketing	None
Availability	The site is available





Swan Lane (Plot 2) Hindley Green - drone capture May 2021

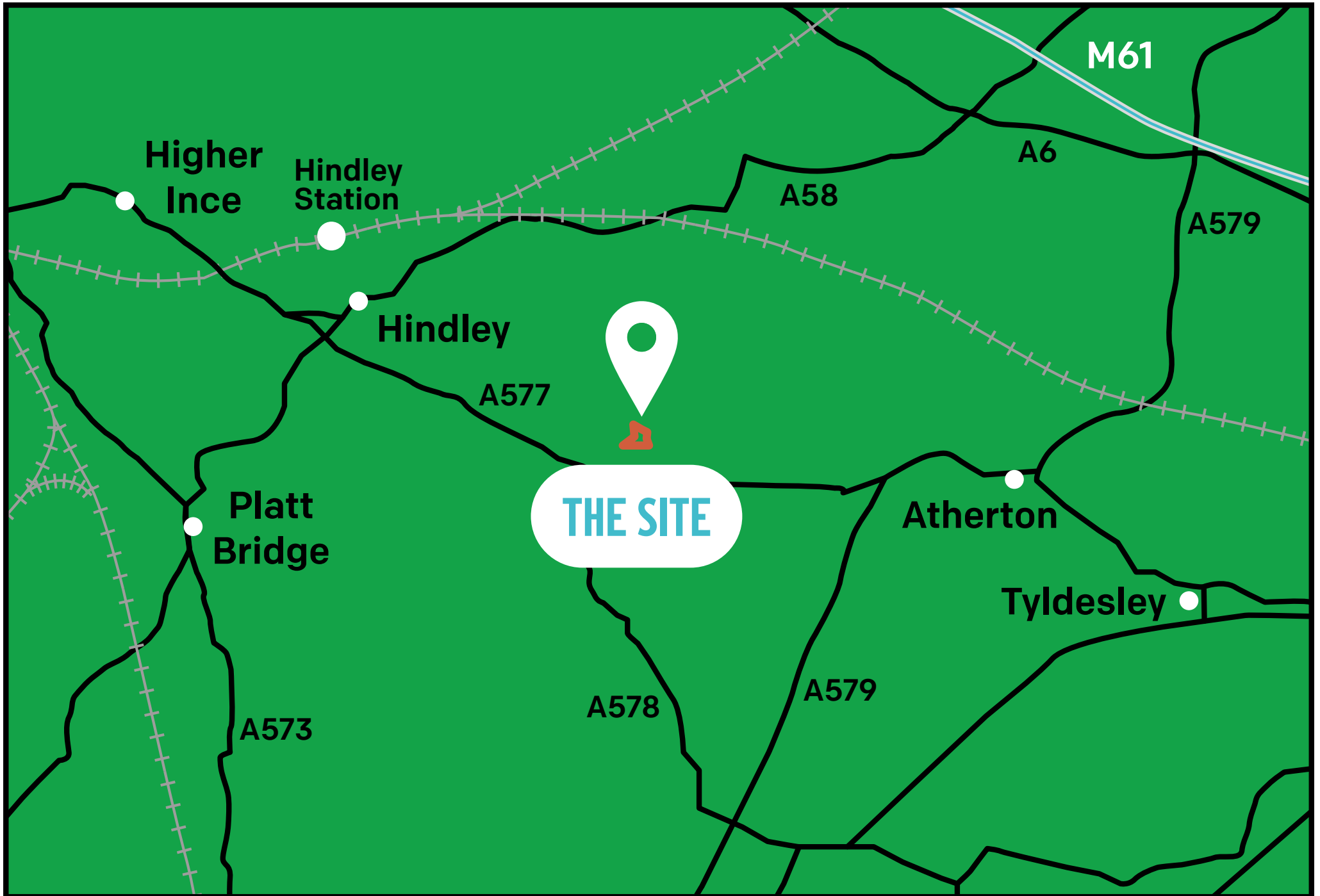


Swan Lane (Plot 2) Hindley Green - OS map

Swan Lane (Plot 3) Hindley Green



Data Title	Description
Site reference	EM1A/15/02
UPRN (Address Point Reference)	10009211457
Site Address	Swan Lane Industrial Estate, Coupland Road, Hindley Green
Employment Supply Name	Swan Lane, Hindley Green (Plot 3)
Postcode	WN2 4HS
Site Size	3.24 hectares
Site Description	A vacant rectangular site approx. 3.24 hectares in size, mixed brownfield and greenfield characteristics accessed from Coupland Road. The land sits adjacent to existing industrial units on Swan Lane Industrial Estate benefiting from extensive landscaping and screening.
Location	The site is located within Swan Lane Industrial Estate accessed from Coupland Road, around 4 miles west of Wigan town centre and 3 miles north of Leigh town centre. This substantial estate of around 30 hectares is in mixed ownership and provides a variety of employment types and uses. It is well-established and is popular with small to medium sized local businesses. The council has firm aspirations to enhance east-west connectivity through the borough, including much improved access to the M61 at Junction 5 in Bolton, which would significantly benefit this site.
Access	Access to the site is from Coupland Road, which is accessed from the A577 in Hindley Green. The site is 3.5 miles to M61 Junction 5 via B5235 and A58.
Planning Position	Permission for lagoons related to adjoining industrial use.
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 15)
Potential Uses	General industry and warehousing / logistics
Land ownership	The site is in mixed private ownership
Other Contacts	-
Site Marketing	Unknown
Availability	The site is considered to be available





Swan Lane (Plot 3) Hindley Green - drone capture May 2021

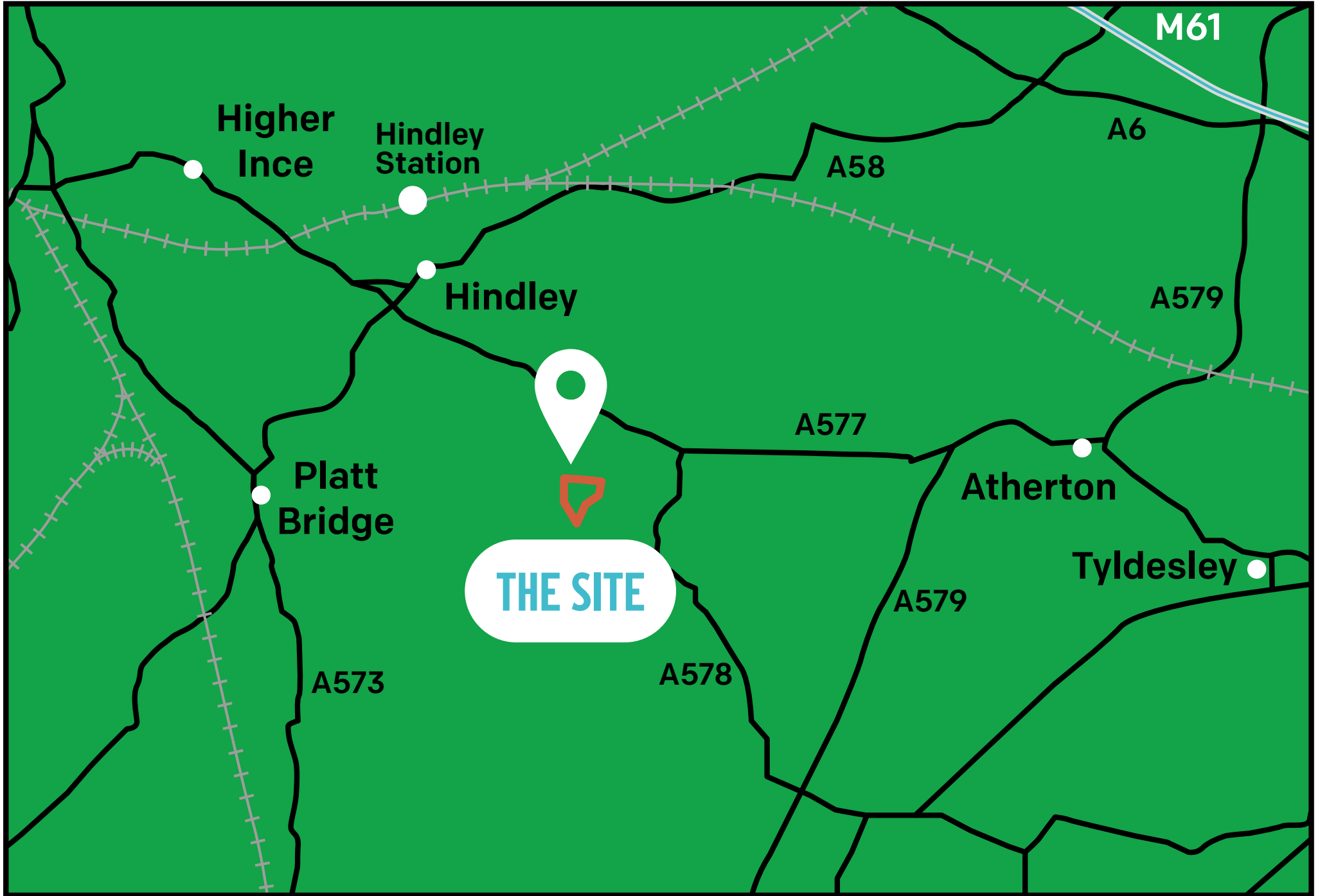


Swan Lane (Plot 3) Hindley Green - OS map

West of Leigh Road Hindley

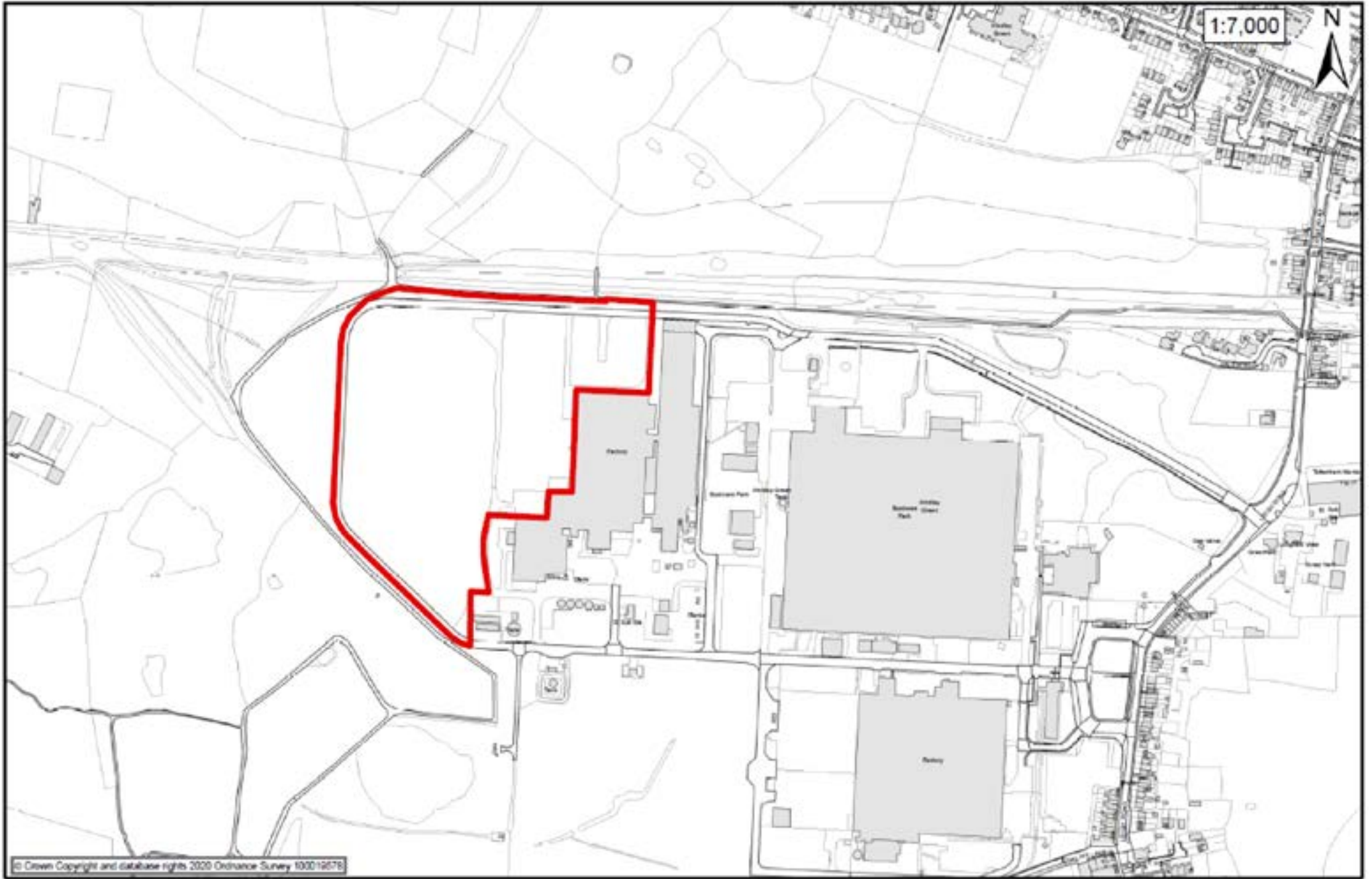


Data Title	Description
Site reference	EM1A/14/01
UPRN (Address Point Reference)	010014058960 (nearby)
Site Address	Land west of Hindley Green Business Park, Leigh Road, Hindley Green
Employment Supply Name	West of Leigh Road, Hindley
Postcode	WN2 4TN
Site Size	6.98 hectares
Site Description	A vacant previously developed site approx. 6.98 hectares in size, in single ownership accessed through Hindley Green Business Park. The land sits adjacent to existing industrial units.
Location	The site is located to the west of Leigh Road, south of Hindley Green within Hindley Green Business Park, which is a large established industrial estate (over 50 hectares) comprising manufacturing uses, including Contitech, KMI Utilities and Nippon Electric Glass (NEG) Industries. The Council has aspirations to enhance east-west connectivity in the borough through the delivery of new road infrastructure, which would significantly enhance the site's access to the M61, Wigan and the M6.
Access	Access is provided via Hindley Green Business Park to the A578 and the A571.
Planning Position	The site does not have planning permission.
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 14)
Potential Uses	General industry and warehousing / logistics
Land ownership	Electric Glass Fibre UK
Other Contacts	-
Site Marketing	None
Availability	The site is considered to be available





West of Leigh Road Hindley site - drone capture May 2021



West of Leigh Road Hindley site - OS map

Moss Industrial Estate

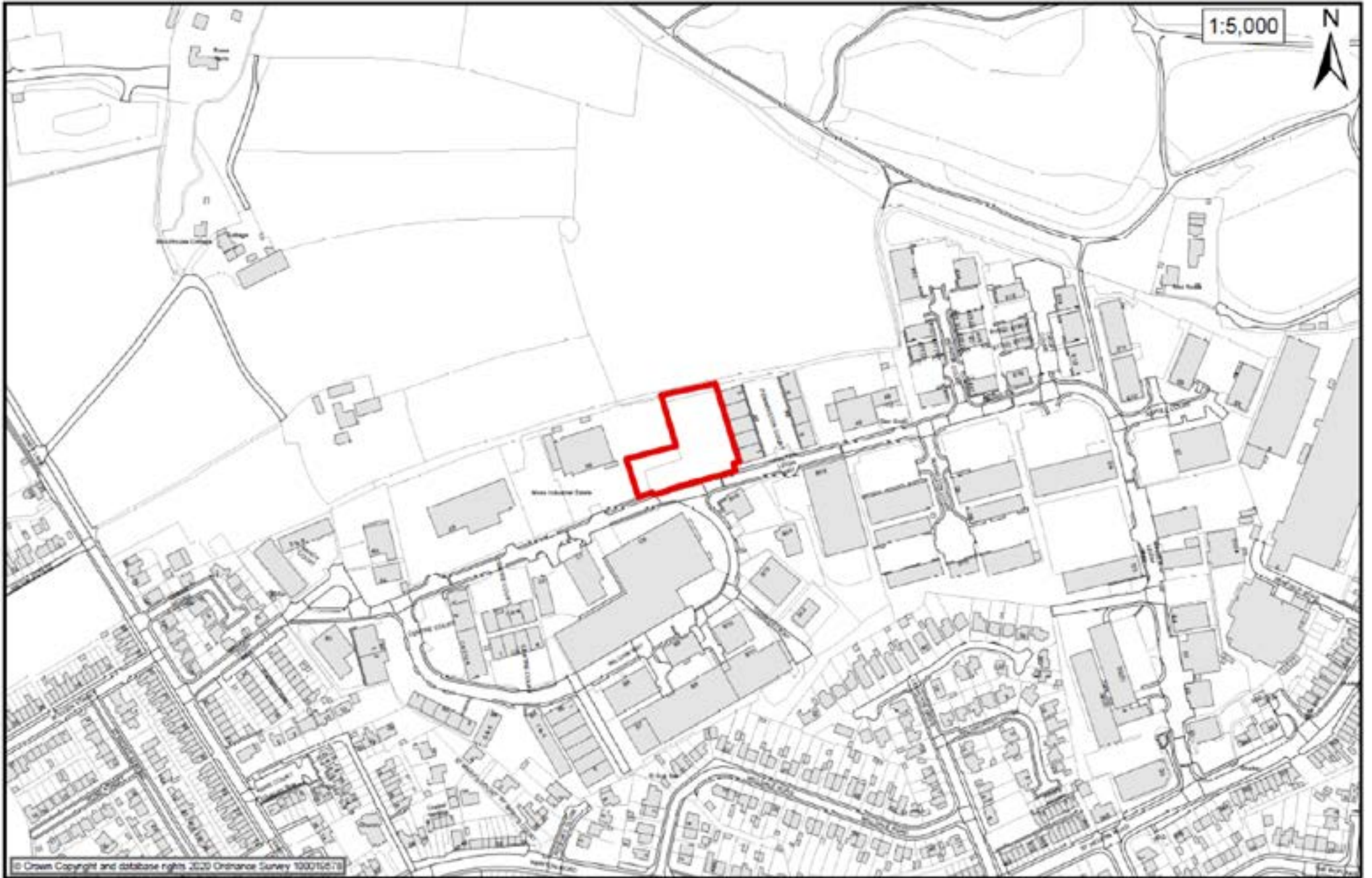


Data Title	Description
Site reference	EM1A/05/01
UPRN (Address Point Reference)	100012819621
Site Address	Plot A7, Moss Industrial Estate, Walter Leigh Way, Leigh
Employment Supply Name	Moss Industrial Estate
Postcode	Walter Leigh Way, Leigh
Site Size	WN7 3PT
Site Description	0.37 hectares
Location	A flat vacant previously developed L-shaped site approx. 0.37 hectares in size, in single ownership accessed from Walter Leigh Road. The site comprises gravel, with no onsite buildings and is enclosed with metal fencing. The land sits adjacent to existing industrial units on Moss Industrial Estate.
Access	Moss Industrial Estate is a reasonable sized, well managed and established employment site of around 20 hectares located in Lowton on the outskirts of Leigh. It is in one ownership. Employment uses and property types on the site are mixed including manufacturing, warehouse distribution and office uses. It has evolved over the years with new units being added, older units being either demolished, refurbished or extended providing what is now a well functioning industrial estate. Occupancy levels on the estate are high, suggesting high demand and satisfaction. The estate provides a wide range of accommodation choice for prospective occupiers. It provides good access via the A580 East Lancashire Road (just 1km away) and surrounding motorway network and is also near Leigh town centre and Lowton local centre. The site fronts onto Walter Leigh Way within Moss Industrial Estate. The estate is accessed from Newton Road, Lowton.
Planning Position	There is no extant planning permission on the site.
Development Plan Status	The land is included within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 5)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	George Moss & Sons Limited, Unit C4, Centre Court, William Way Moss Industrial Estate, Leigh WN7 3PT
Other Contacts	
Site Marketing	Moss Industrial Estate (here) - https://mossindustrialestate.co.uk/
Availability	The site is considered to be immediately available





Moss Industrial Estate - drone capture May 2021



Moss Industrial Estate - OS map

Gibfield Park (Plot 1)

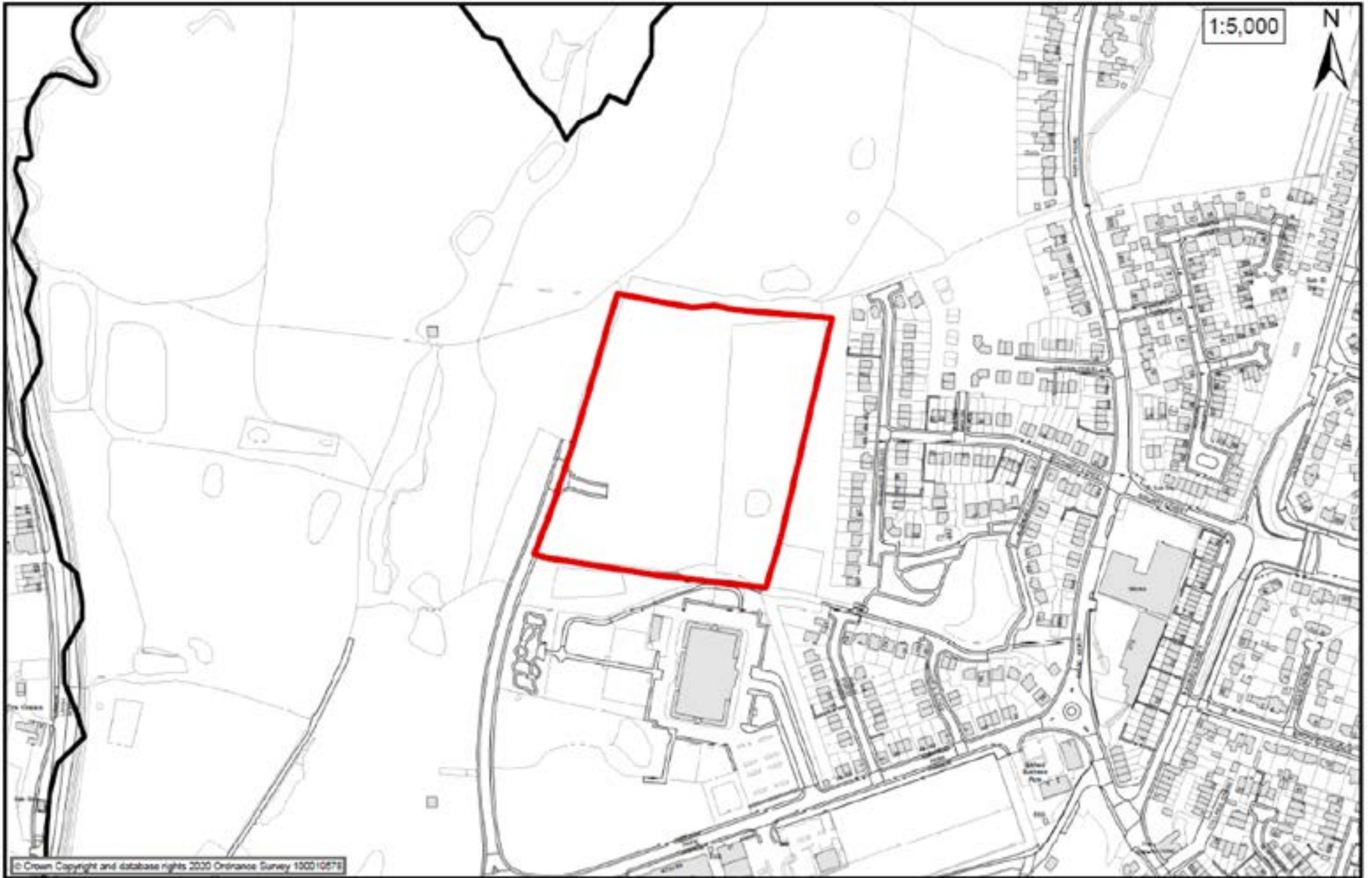


Data Title	Description
Site reference	EM1C/05/01
UPRN (Address Point Reference)	10014057971
Site Address	Gibfield Park Way, Atherton
Employment Supply Name	Gibfield Park (Plot 1)
Postcode	M46 0SU
Site Size	3.15 ha
Site Description	A reasonably flat greenfield vacant rectangular site approx. 3.15 hectares in size, in single ownership accessed from Gibfield Park Way. The site sits adjoining open fields on two sides with industrial uses on the third side and residential uses to the east.
Location	The site is located to the north west of Atherton town centre with direct access from Gibfield Park Way. The site has good access to the A577 Manchester Road and A579 Atherleigh Way which are both 1 km to the south. The Council has firm aspirations to enhance east-west connectivity in the borough through the delivery of new road infrastructure, which would significantly enhance access from this site to Wigan and to Junction 5 of the M61. The site is adjacent to the Leigh Guide Dogs for the Blind centre to the south (which is located within the existing Gibfield Park Employment Area) and new residential development to the east.
Access	The site is accessed from Gibfield Park Way, which has convenient access to both the A577 and the A579. Future road improvements here, if implemented, would enhance access towards Wigan and to the M61 at Junction 5.
Planning Position	The site benefits from planning permission for 18,590 sqm of employment floorspace. This forms part of a wider mixed use scheme of which the residential development has been implemented by Keepmoat.
Development Plan Status	Unallocated land.
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Peel Investments (North) Limited
Other Contacts	
Site Marketing	Site was marketed previously but since withdrawn see here - https://www.novaloca.com/industrial-unit/to-let/wigan/gibfield-park/15151
Availability	The site is currently available.





Gibfield Park (Plot 1) - drone capture May 2021



Gibfield Park (Plot 1) - OS map

Gibfield Park (Plot 2)

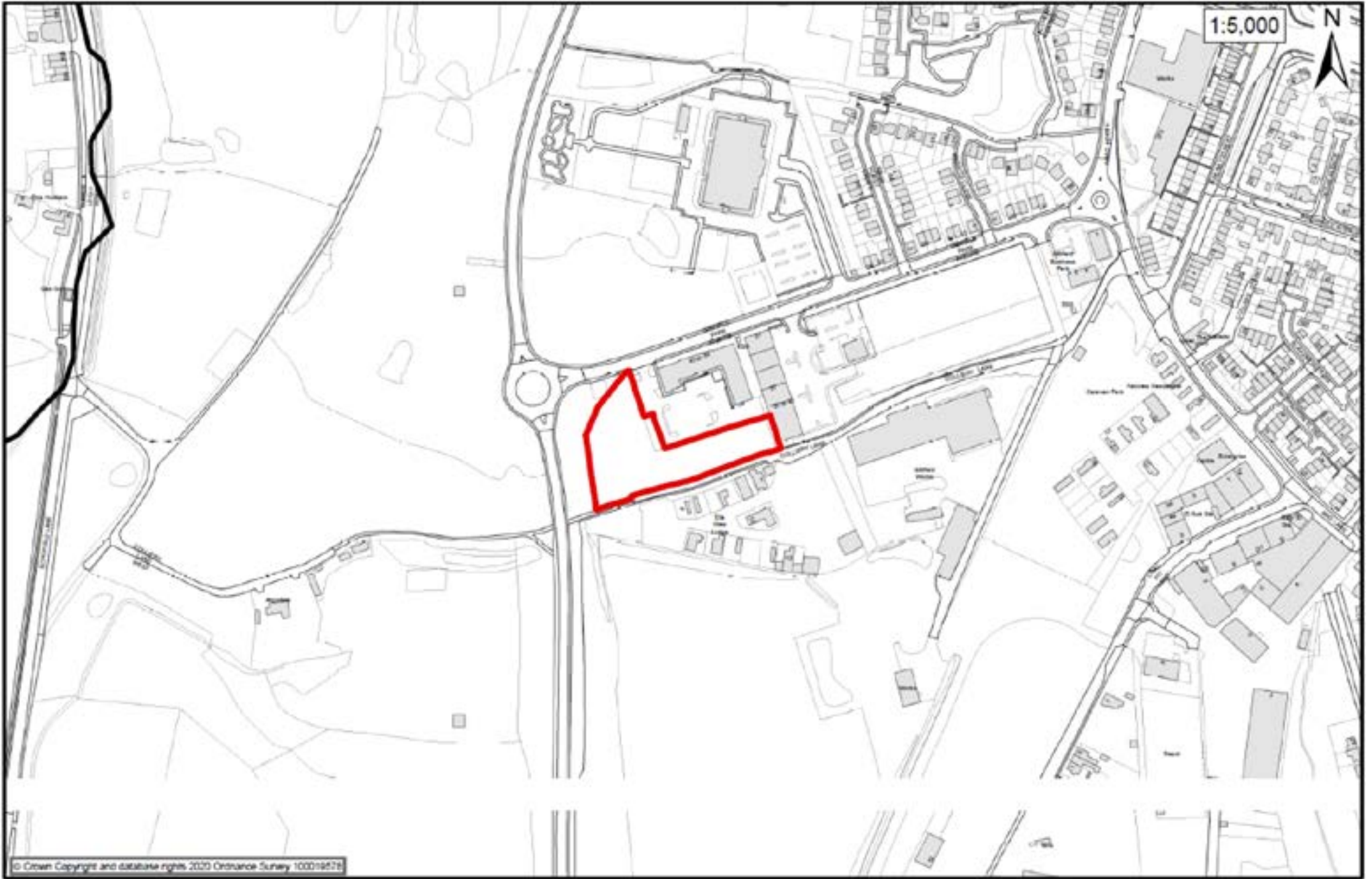


Data Title	Description
Site reference	EM1A/12/01
UPRN (Address Point Reference)	10090388084
Site Address	Land south of Gibfield Park Avenue, Atherton
Employment Supply Name	Gibfield Park (Plot 2)
Postcode	M46 0SU
Site Size	0.59 ha
Site Description	A flat vacant previously developed site approx. 0.58 hectares in size, in single ownership accessed from Gibfield Park Avenue. The land is vegetated and enclosed by a metal palisade fence situated prominently on Gibfield Park Avenue. The land sits adjacent to existing office and light industrial uses.
Location	Gibfield Park comprises modern office accommodation and some light industrial workshops. This estate is located to the north west of Atherton town centre, accessed off the A577 Manchester Road/A579 Atherleigh Way. The site is in mixed ownership. The Council has firm aspirations to enhance east-west connectivity in the borough through the delivery of new road infrastructure, which would significantly enhance access from this site to Wigan and to Junction 5 of the M61. Sites within Gibfield Park would be well placed to take advantage of this strategic opportunity to generate new investment and jobs.
Access	The site is accessed via Gibfield Park Avenue and the A577 and the A579. Future road improvements if implemented could make access to the M61, Bolton and Wigan more convenient.
Planning Position	No recent planning permissions
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 12)
Potential Uses	Offices and/or light industry workshops
Land ownership	The land is in private ownership
Other Contacts	-
Site Marketing	-
Availability	Available – site is being marketed (onsite boards) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A/06/65706&viewdocs=true





Gibfield Park (Plot 2) - drone capture May 2021



Gibfield Park (Plot 2) - OS map

Gibfield Park (Plot 3)

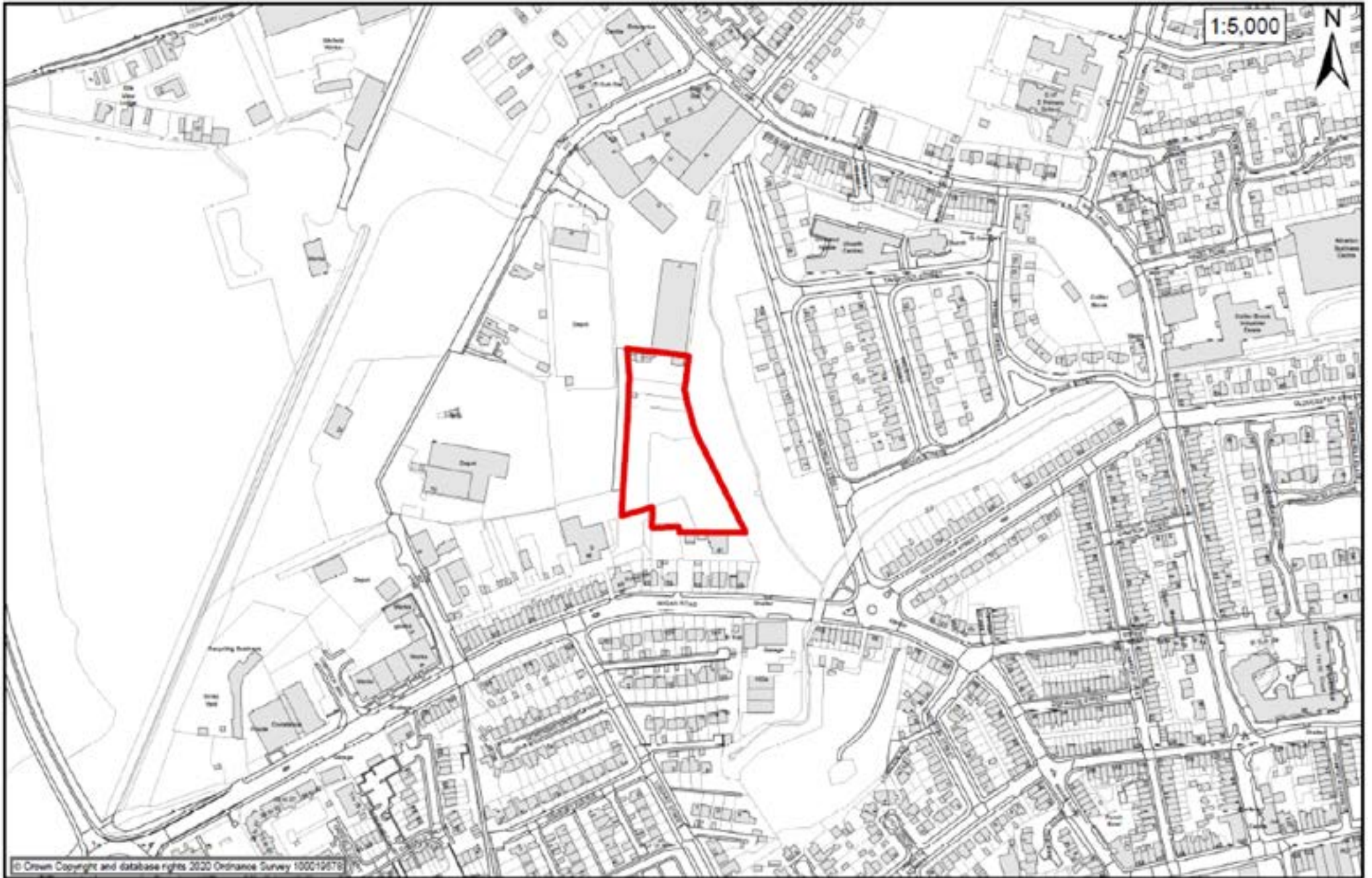


Data Title	Description
Site reference	EM1A/12/02
UPRN (Address Point Reference)	10009209166
Site Address	Prestwich Industrial Estate, Coal Pit Lane, Atherton
Employment Supply Name	Gibfield Park (Plot 3)
Postcode	M46 0FY
Site Size	0.71 ha
Site Description	A vacant previously developed site approx. 0.71 hectares in size, accessed from Prestwich Industrial Estate and the A577 / A579. The land sits adjacent to existing general industrial and warehousing.
Location	Prestwich Industrial Estate is a well-established employment area comprising general industrial, light manufacturing and distribution uses. The estate is located to the north west of Atherton town centre, accessed off the A577 Manchester Road/A579 Atherleigh Way. The Council has firm aspirations to enhance east-west connectivity in the borough through the delivery of new road infrastructure, which would significantly enhance access from this site to Wigan and to Junction 5 of the M61. Prestwich Industrial Estate would be well placed to take advantage of this strategic opportunity to generate new investment and jobs.
Access	Accessed from the A577 and the A579. Future road improvements if implemented could make access to the M61 and Wigan more convenient.
Planning Position	No extant planning permission. Previously had planning permission for 4 industrial units (expired in 2011) - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A/08/70645&viewdocs=true
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 12)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Paramount Construction Co Limited, 171 Bury New Road, Prestwich, M25 9ND
Other Contacts	-
Site Marketing	Unknown
Availability	The site is considered to be available





Gibfield Park (Plot 3) - drone capture May 2021



Gibfield Park (Plot 3) - OS map

Land at Chaddock Lane, Astley

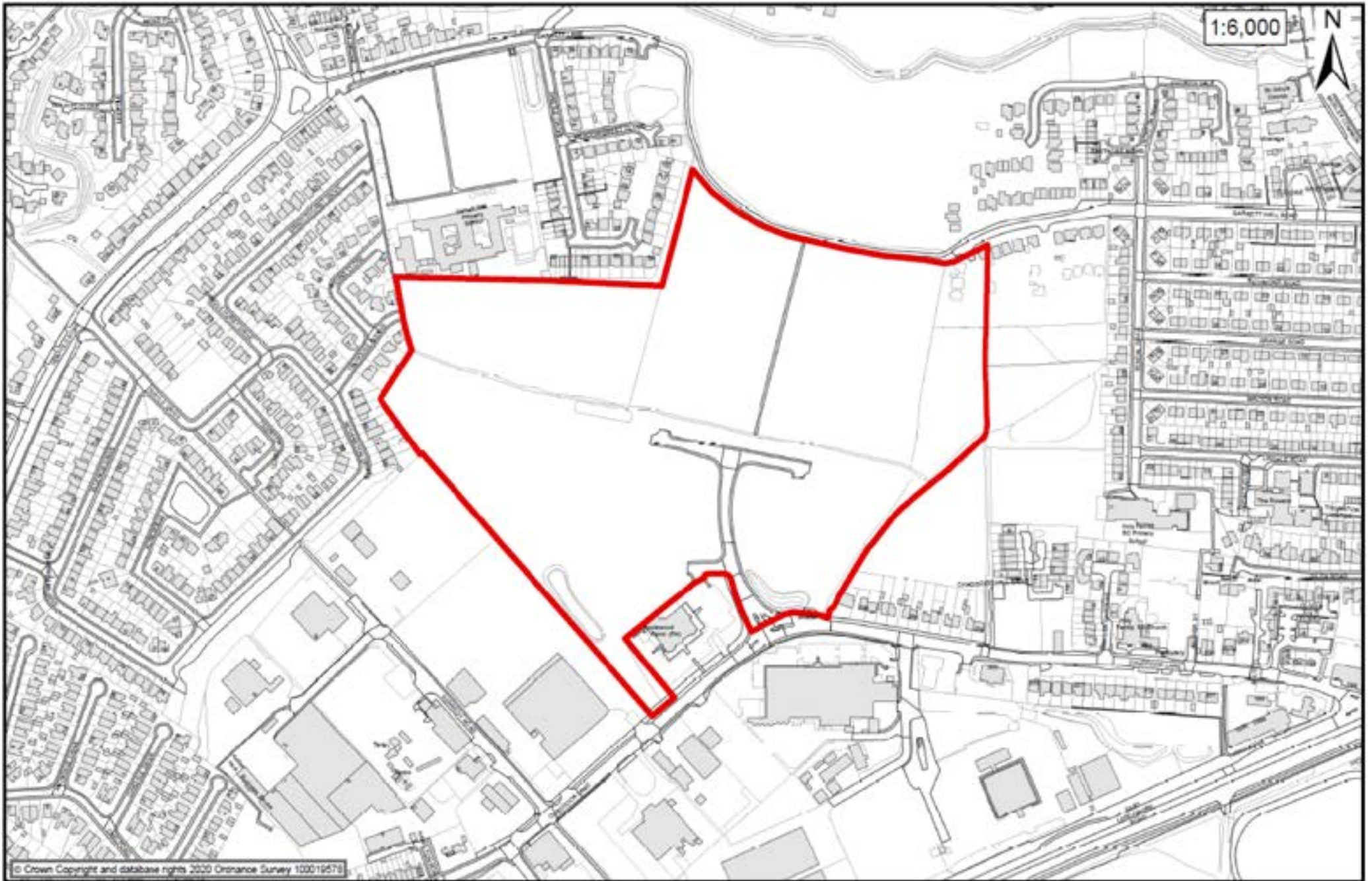


Data Title	Description
Site reference	EM1A/09/01
UPRN (Address Point Reference)	10009213531
Site Address	Land at Astley Park Way, Chaddock Lane, Astley
Employment Supply Name	Land at Chaddock Lane, Astley
Postcode	M29 7RF
Site Size	13.37 ha
Site Description	The site is 13.37ha in size, has good proportions and is predominantly greenfield. The land is reasonably flat gently rising to the north. It sits directly adjacent Astley Park Industrial Estate and benefits from a modern access road.
Location	Located just 500 metres from the A580 and on the periphery of Leigh, this site offers convenient access to the strategic road network, notably the M60 (4km), the M61 (5km) and the M6 (15km). The site is located within Astley Business Park, a 42 hectare employment area in mixed ownership comprising a range of employment uses and property types.
Access	The site benefits from a dedicated access road from Chaddock Lane just two minutes from the A580 which provides convenient access to Manchester (M60) and to Junction 23 of the M6
Planning Position	Planning permission in 2017 for 165 dwellings and 28,000 sqm of employment with open space here - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F15%2F81365%2FOUTMAJ&viewdocs=true
Development Plan Status	The land is located within a Primary Employment Area as designated in the Wigan Unitary Development Plan (EM1A 9)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Peel Investments (North) Limited
Other Contacts	-
Site Marketing	None at present
Availability	The site is considered to be available





Land at Chaddock Lane, Astley - drone capture May 2021



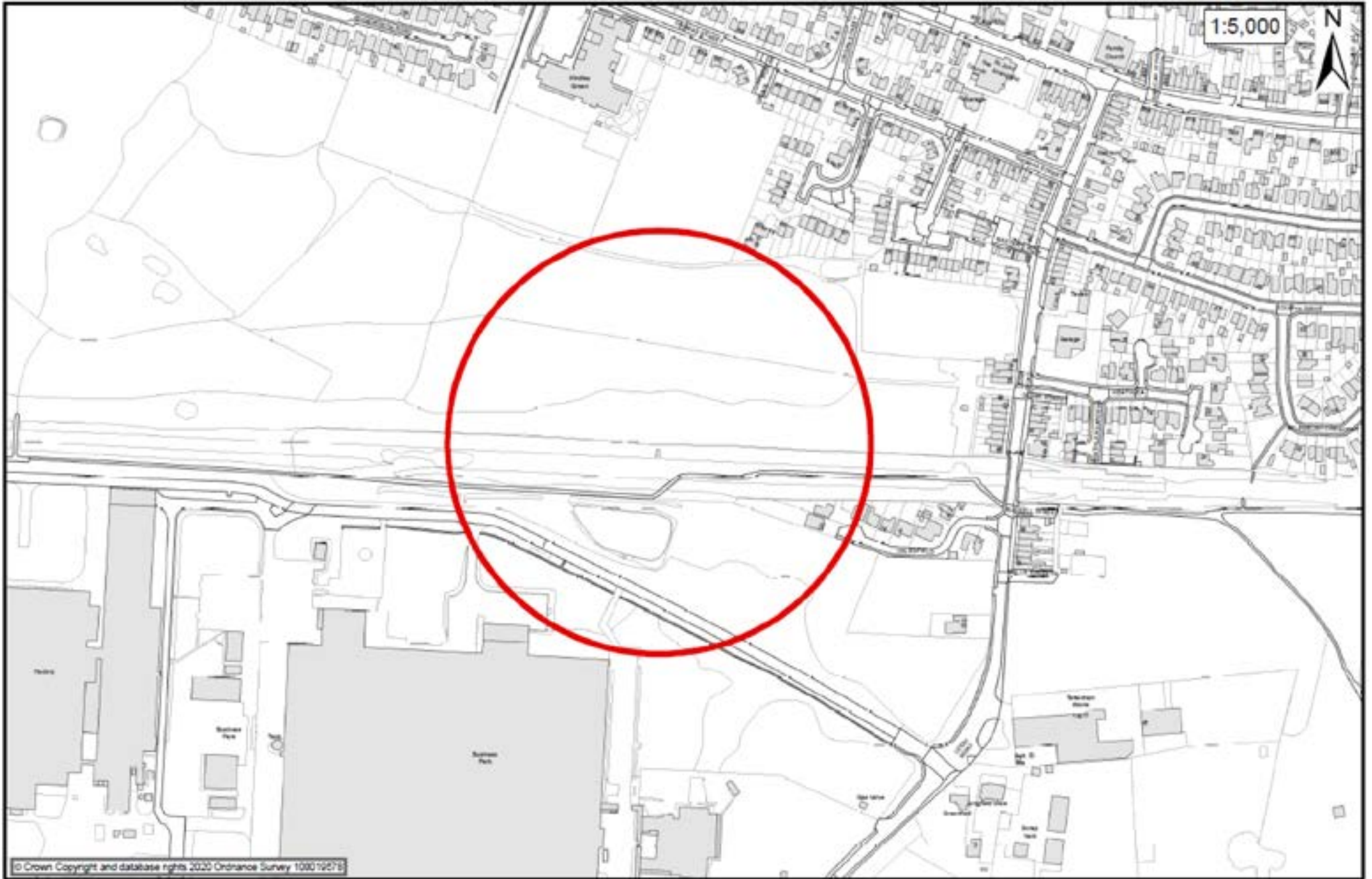
Land at Chaddock Lane, Astley - OS map

South of Hindley



Data Title	Description
Site reference	EM1C/03/01
UPRN (Address Point Reference)	10090388005
Site Address	Land to the rear of Leigh Road, Hindley Green
Employment Supply Name	South of Hindley
Postcode	WN2 4SX
Site Size	12 hectares
Site Description	The site is situated to the south of Hindley as part of a major mixed use development scheme that would require a new through road from the A578 Leigh Road to the A58 Liverpool Road.
Location	The proposals for the Wigan – Bolton growth corridor could deliver a significant quantum of development in the east of the borough over future years. South of Hindley is one such opportunity to create a new community together with supporting shops, offices and industrial and commercial premises. This major mixed use development scheme of 1,000 new homes and associated employment development could be supported by a new through road from the A578 Leigh Road to the A58 Liverpool Road. The new link road in association with other improvements would ultimately enhance connectivity to the M61 and Wigan Town Centre. South of Hindley is well placed to take advantage of this strategic opportunity to generate new investment and jobs.
Access	The site will require new road infrastructure to connect the A578 Leigh Road to the A58 Liverpool Road. Once in place this new link together with other future links will ultimately enhance connectivity to the M61 and Wigan Town Centre.
Planning Position	Application for 2000 dwellings and 12 hectares of employment with open space and local centre (here) – not determined
Development Plan Status	The site is within a designated broad location for new development in Policy SP4 of the Wigan Local Plan Core Strategy.
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Wigan Council
Other Contacts	-
Site Marketing	The development has been promoted on the Council Website
Availability	Long Term - The site is constrained by inadequate access arrangements to accommodate this strategic extension of Hindley. Long term – dependent upon new Wigan – M61 link road





South of Hindley site - OS map

East of Atherton

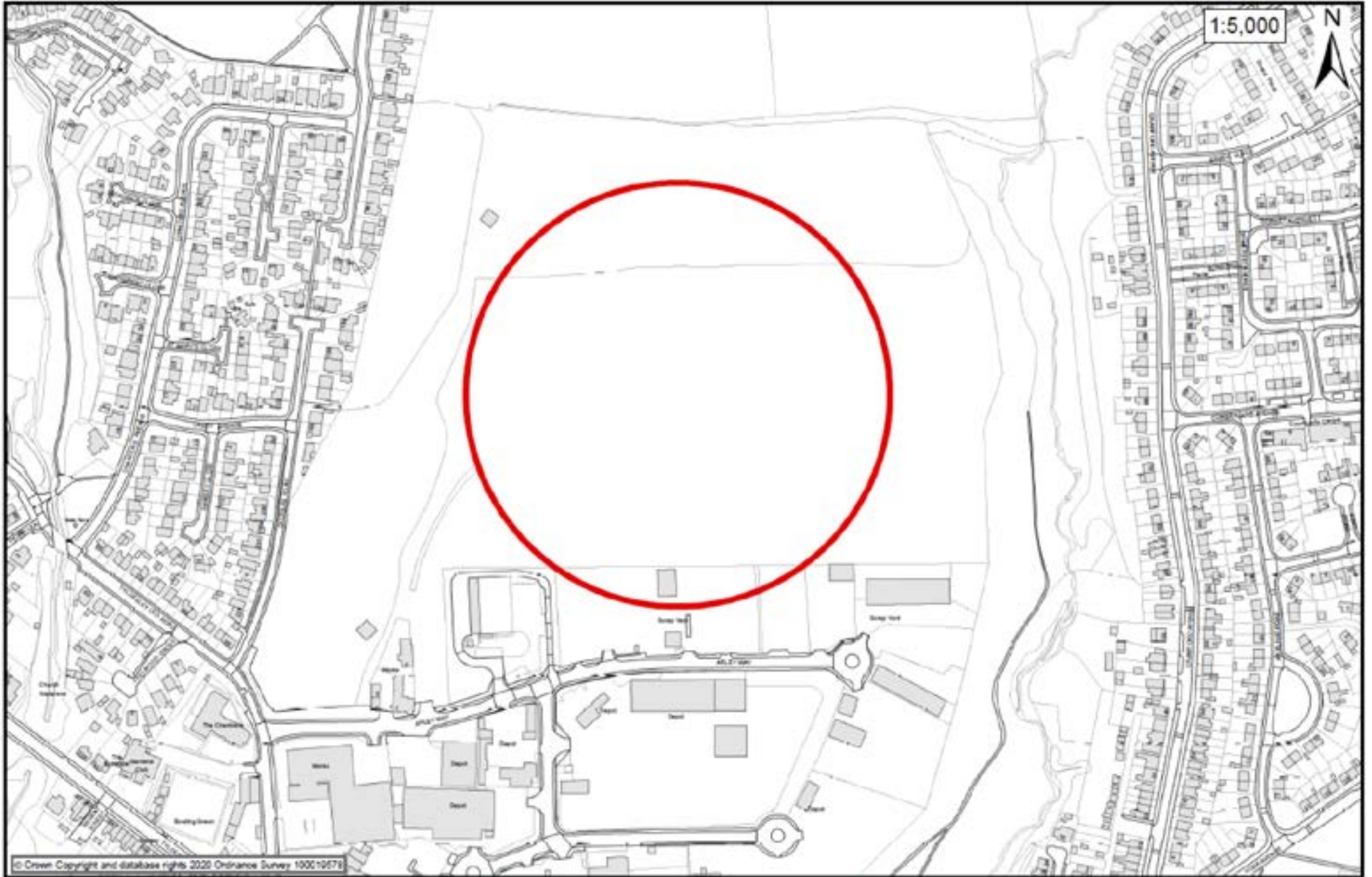


Data Title	Description
Site reference	EM1C/04/01
UPRN (Address Point Reference)	10091703916
Site Address	North of Chanters Industrial Estate, Arley Way, Atherton
Employment Supply Name	East of Atherton
Postcode	M46 9BP
Site Size	9 hectares
Site Description	A 9 hectare site located to the rear of the existing Chanters Industrial Estate on open land. Access to the site would need to be created from the existing industrial estate on Arley Way. Around 3 hectares of the site has planning permission for a new waste recycling centre, with around 6 hectares remaining without planning permission.
Location	Located off the A577 Tyldesley Road, south east of Atherton town centre, Chanters Industrial Estate is a well-established business location in Wigan Council ownership. It accommodates a variety of uses, including manufacturing units, car repairs and body shops, recycling centres and scrap yards. The land to the north of the estate offers the opportunity to expand the industrial estate to accommodate business needs.
Access	Access to the site would need to be created from the existing industrial estate on Arley Way.
Planning Position	3 hectares of the site has planning permission for a waste recycling centre - see here - https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F17%2F83795%2FMAJMIN&viewdocs=true
Development Plan Status	The site is located within a designated broad location for housing and employment development in the Wigan Local Plan Core Strategy (Policy SP4)
Potential Uses	General industry
Land ownership	Wigan Council
Other Contacts	Unknown
Site Marketing	None
Availability	The site is considered to be available in the medium to long term





East of Atherton site - drone capture May 2021

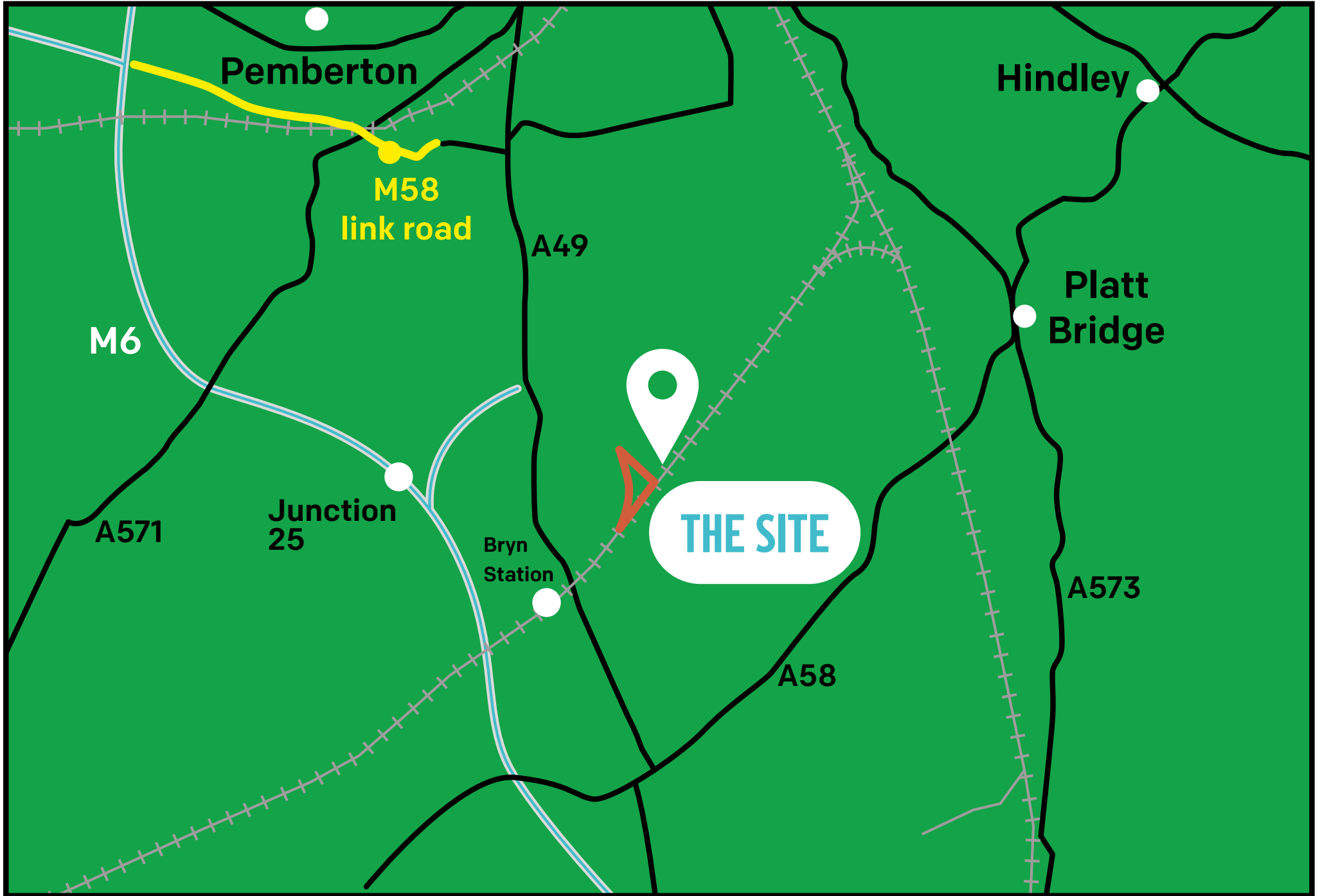


East of Atherton site - OS map

Land at Landgate Lane, Landgate, Bryn

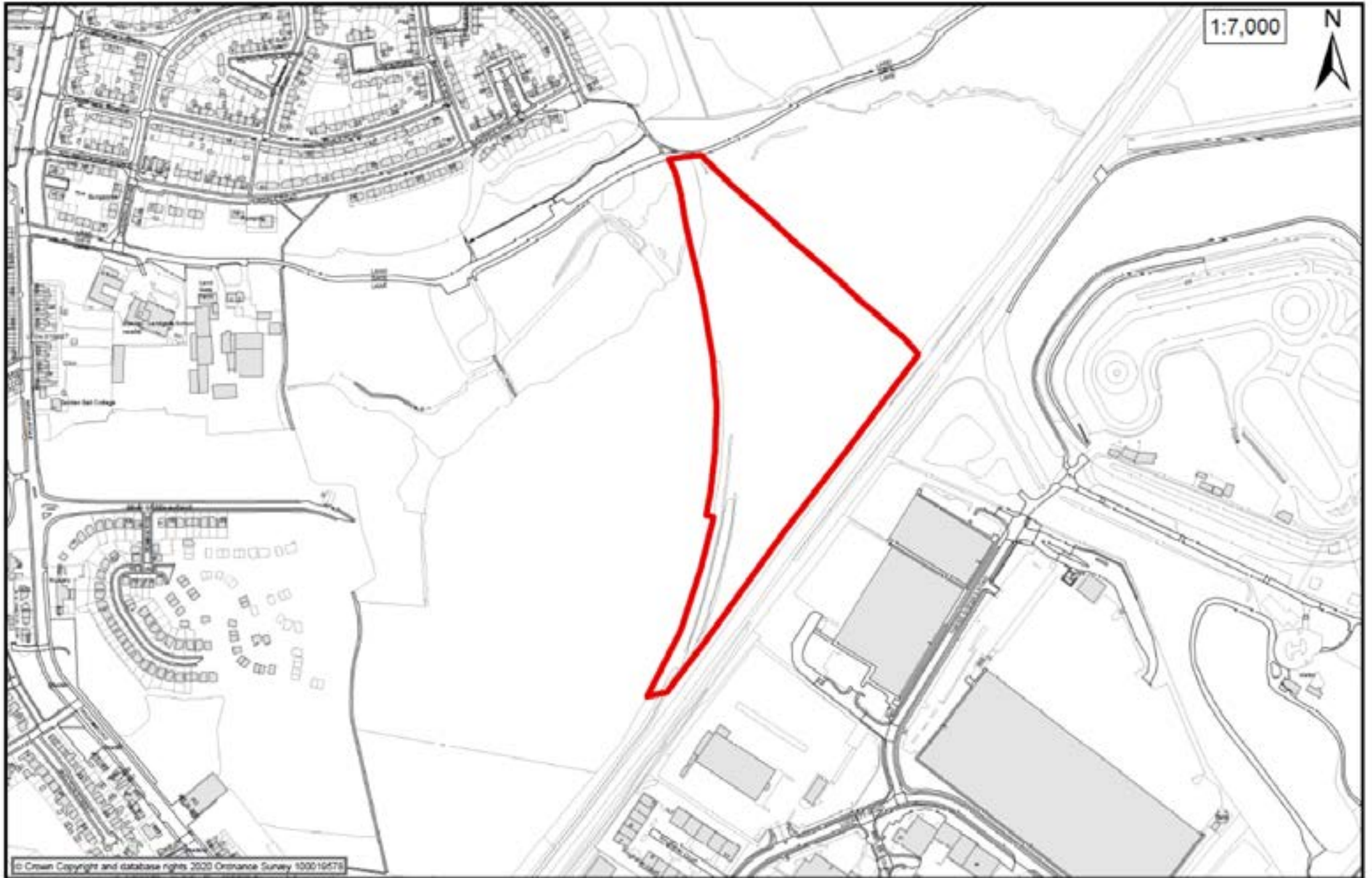


Data Title	Description
Site reference	EM1C/02/01
UPRN (Address Point Reference)	010014063629 (nearby)
Site Address	Land at Landgate Lane, Landgate, Bryn
Employment Supply Name	Land at Landgate Lane
Postcode	WN4 0BS
Site Size	5.51 ha
Site Description	Former railway sidings and farmland that will be accessed via a new link road to be delivered in association with the Landgate residential led mixed use scheme. The southern boundary is defined by the Liverpool-St.Helens-Wigan railway. This greenfield site has a triangular shape and presently abuts undeveloped land. The land to the west is being developed for housing whilst the land to the north and east is in agricultural use.
Location	The site is conveniently located within 1 kilometre of M6 Junction 25 and is adjacent to, and accessed from, land currently the subject of a mixed use residential led development. This adjacent scheme includes the delivery of new road infrastructure which will provide access to this site and improved access to the M6 at Junction 25.
Access	The site will be accessed through the Landgate residential led development scheme which is expected to deliver a new access road. The adjoining land to the west is being developed for housing and will deliver a new link road to improve accessibility between the M6 Junction 25 and the South Lancashire Industrial Estate.
Planning Position	No recent planning history
Development Plan Status	The site is designated as a broad location for new development in the Local Plan Core Strategy (Policy SP4)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	In private ownership
Other Contacts	-
Site Marketing	None
Availability	Access to the site is dependent on the completion of new road infrastructure proposed as part of the adjacent mixed use scheme at Landgate.





Land at Landgate Lane, Landgate, Bryn site - drone capture May 2021



Land at Landgate Lane, Landgate, Bryn site - OS map

Land at Landgate Lane, Landgate, Bryn

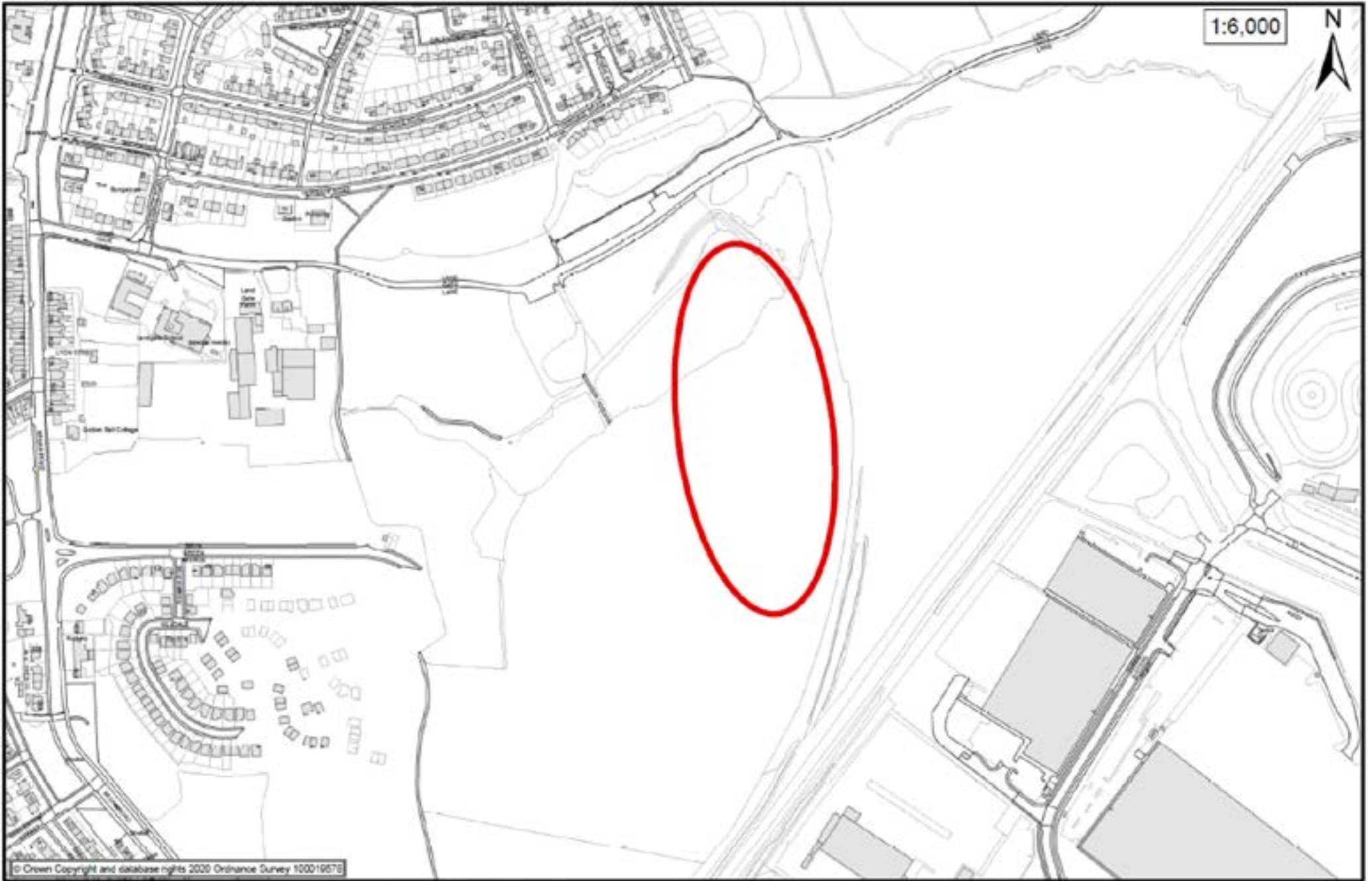


Data Title	Description
Site reference	EM1C/05/01
UPRN (Address Point Reference)	10014066961
Site Address	Land at Landgate Lane, Landgate, Bryn
Employment Supply Name	Land at Landgate Lane
Postcode	WN4 OBS
Site Size	2 hectares
Site Description	A vacant 2 hectare site located to the rear of the Bellway Homes residential mixed use scheme at Landgate. The residential led mixed use development scheme at Landgate will improve accessibility to the South Lancashire Industrial Estate and open up opportunities for new business development on land to rear of Landgate for employment uses.
Location	The site is conveniently located within 1 kilometre of the M6 at Junction 25 and currently has an open countryside setting. The adjacent site is currently the subject of a residential-led mixed use development scheme, which will improve accessibility to the South Lancashire Industrial Estate to the south and open up opportunities for new business development on land to the rear of Landgate.
Access	The site will be accessed through the Landgate residential led development scheme which is expected to deliver a new access road. The adjoining land to the west is being developed for housing and will deliver a new link road to improve accessibility between the M6 Junction 25 and the South Lancashire Industrial Estate.
Planning Position	The site was proposed for employment uses as part of a mixed use residential led development scheme which has now expired, see here https://planningdocs.wigan.gov.uk/planning/planning-documents?SDescription=A%2F14%2F79481&viewdocs=true
Development Plan Status	This area is designated as a broad location for employment led development in the Wigan Local Plan Core Strategy (Policy SP4)
Potential Uses	The site is suitable for a range of employment uses including general industry, storage/logistics and office space.
Land ownership	Site is in Private Ownership
Other Contacts	Unknown
Site Marketing	Unknown
Availability	Medium-Long Term. The site is located to the rear of the mixed use scheme at Landgate that is currently being developed. Access to this site is dependent on access through the site (see map overleaf)





Land at Landgate Lane, Landgate, Bryn - drone capture May 2021



Land at Landgate Lane, Landgate, Bryn - OS map



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Drone photography by MIDI