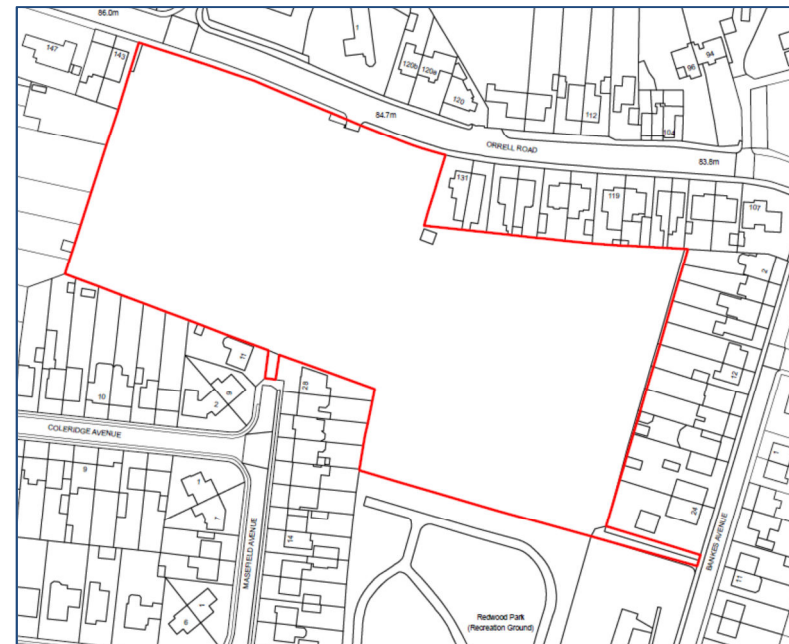


For Sale

Address: Former Abraham Guest Site Orrell Road
Town: Wigan
Postcode: WN5 8HN

MAJOR DEVELOPMENT OPPORTUNITY 2.04 HA (5.05ACRE)

- Prominent site approximately three miles to the West of the Town Centre.
- Excellent transport links with A577 frontage close to M6/M58 interchange.
- Considered suitable for residential development and included within the Strategic Housing Land Availability Assessment.
- Walking distance from local centre shops and facilities.
- Cleared site with all mains services available
- Freehold



For Sale

Location

The site lies approximately three miles from Wigan Town Centre on the main A577 Orrell Road.

Description

The site, which was previously developed as a school, is bounded by existing residential development whilst also having a substantial frontage to Orrell Road. All mains services are available in the surrounding area.

Ground Conditions

The Council has commissioned Phase 1 and 2 ground condition reports which will be assignable to the buyer, it is anticipated that the reports will be available to download by late October together with a topographical survey and historic ground condition information which is available for download immediately.

Planning & Highways

The Council has included the site in its' Strategic Housing Land Availability Assessment (SHLAA).

For further information or discussions relating to Planning matters please contact Gareth Jones on 01942 489136, for Highways matters Danny Orrell on 01942 489302, for information relating to the Tree Preservation Order Andy Smallshaw on 01942 489246 or in relation to the sale Mark Webster:- mark.webster@wigan.gov.uk or 01942 827478.

Proposal

The Council will take offers for its interest in the site on an informal tender basis, the successful bidder will then enter into contract conditional upon the grant of satisfactory Planning Permission. Site Investigation reports are available for viewing. The intention being that each bidder will be able to confidently formulate an offer with 'full knowledge' of the site and be in a position to enter a legally binding contract. Offers should be made on a net basis having regard to abnormals, Planning requirements including affordable housing requirements, Section106 costs and all other costs.

Bids can be submitted by e-mail to mark.webster@wigan.gov.uk or Philip.Haslam@wigan.gov.uk or if preferred by hand to reception at Wigan Town Hall, Hewlett Street, Wigan by 5pm on Wednesday 23 January 2019.

Interested parties should contact Mark Webster or in his absence Phil Haslam in case of query and should be prepared to provide the following information in their bid:-

- Identity of the intended bidder.
- Company background.
- Track record of delivering similar developments.
- A demonstration of the financial capability to complete both the acquisition and development of the site.

Important Notice

Wigan Council give notice that:

1. Their officers have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wigan Council have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.