

# Property Weekly



Thursday 17-Oct-2019

## Weekly list of homes available from Wigan Council

**You have six days to bid for a property** from 9.00am Thursday to 5.30pm Tuesday.

You can bid at any time during this period through the **website** ([www.wigan.gov.uk](http://www.wigan.gov.uk)) or you can call at the Life Centres – see details below.

**Please note that the text bidding service is not available at the moment.**

**Some of our properties are advertised whilst they are still occupied. Please be respectful of the people living in the properties and do not approach them or enter the garden/property.**

### Housing Advice

Leigh Life Centre  
Turnpike Centre  
Civic Square  
Leigh  
WN7 1EB

### Housing Advice

Wigan Life Centre  
The Wiend  
Wigan  
WN1 1NH

email: [houreg@wigan.gov.uk](mailto:houreg@wigan.gov.uk)

website: [www.wigan.gov.uk](http://www.wigan.gov.uk)

## Increased demand for Council Housing

**We have seen a substantial increase in demand for all Council properties and would like to make customers aware of this so we can better manage expectations.**

**We now have just over 8,500 customers on the Housing Register, with approximately 4500 customers bidding for properties on a regular basis. Around 1600 properties become vacant each year, which equates to just 7.5% of Council stock. The average number of bids received for each property is 178 and waiting times have substantially increased, even for those in urgent housing need.**

**We ask that you consider alternative housing options if these are available to you, which may include;**

- Renting a private property**
- Renting a Housing Association property**
- Home ownership/affordable home ownership**
- A mutual exchange if you are a secure tenant**

**Visit what are my housing options on our website for further information.**

**\*Figures quoted correct as at 30.08.19**

# Affordable Home Ownership in Wigan Borough

Wigan Council's Affordable Homes Scheme is now available on a number of new housing developments across the borough. Properties are available to purchase either through an interest free equity loan or at a discounted price depending on the development. You will need to secure a mortgage from a lender, and a minimum 5% deposit is required on properties.

There are various property types and sizes available with the current schemes available detailed below:

**Cat l' Th' Window, Standish (Wainhomes)**

2 bedroom houses & apartments

Affordable prices starting from £108,465 (with 30% equity loan)

**Churchfields, Standish (Morris Homes)**

3 bedroom houses

Affordable prices starting from £122,325 (with 30% equity loan)

**The Fairways, Standish (Persimmon)**

2 bedroom houses

Affordable prices starting from £97,997 (with 30% equity loan)

**Heathfields, Lowton (Wainhomes)**

2 bedroom houses & apartments

Affordable prices starting from £73,465 (with 30% equity loan)

**Persimmon Gardens, Hindley Green (Persimmon)**

2 bedroom & 3 bedroom houses

Affordable prices starting from £86,797 (30% equity loan)

**Pocket Green, Lowton (Bellway)**

2 bedroom & 3 bedroom houses

Affordable prices starting from £99,750 (with 30% equity loan)

For further details please visit [www.wigan.gov.uk/affordablehomeownership](http://www.wigan.gov.uk/affordablehomeownership)

There are several other schemes and options currently available in the borough, including shared ownership. Current schemes available include:

**Bridgwater View, Tyldesley – Torus Homes**

2 & 3 bedroom houses available through shared ownership with prices starting from £69,997

[www.torushomes.co.uk/developments](http://www.torushomes.co.uk/developments)

**Lowton Heath, Lowton – Torus Homes**

2 & 3 bedroom houses, 2 bedroom flats available through shared ownership with prices starting from £44,000

[www.torushomes.co.uk/developments](http://www.torushomes.co.uk/developments)

**Pennington Wharf, Leigh – Torus Homes**

3 bedroom houses available through shared ownership with prices starting from £75,250

[www.torushomes.co.uk/developments](http://www.torushomes.co.uk/developments)

**Rothwells Farm, Golborne – Heylo**

2 bedroom bungalows available through shared ownership with prices starting from £68,495

[www.homereach.org.uk](http://www.homereach.org.uk)

There are also other buying options through the Government's Help to Buy scheme. For further details please visit [www.helptobuynw.org.uk/](http://www.helptobuynw.org.uk/)

# Jigsaw Homes New Build Properties

## Heathfields, North Acre Close, Lowton

We are pleased to announce an exciting new development at Heathfields in Lowton. The development is due for completion by the end of 2019. The development consists of the following properties:

- 6 x 2 bed house's
- 2 x 3 bed house's

The properties are situated in a highly sought-after area which offer privacy on a new estate, and is local to easily accessible amenities within Lowton, such as shops and transport links to Leigh Town Centre and Manchester City Centre.

The properties are complete with front and rear gardens, parking facilities, and may allow pets at Jigsaw Homes discretion.

Applicants must meet the local lettings policy applied to this development, which includes a local connection to the Wigan borough. Other criteria include but are not limited to applicants in housing need, and age and/or household type restrictions, and there cannot be any under occupancy.

**All offers are subject to a financial assessment to ensure that any property offered is affordable.**

Bidding closes on Tuesday 22<sup>nd</sup> October 2019, at 17:30. If you're interested, place your bid today!

Ref	Property Type	Address	Area	Parking	Gardens	Heating	Criteria & Special Features	Monthly Rent
52668	Two Bedroom House	Plot 1, Northacre Close, Lowton, WA3 2SP	Lowton	Driveway	Front and Rear	Gas	Preference families with children Maximum 4-person household	417.00
52669	Three Bedroom House	Plot 2, Northacre Close, Lowton, WA3 2SP	Lowton	Driveway	Front and Rear	Gas	Preference families with children Maximum 5-person household	473.72

# Wigan Council Private Sector Lease Property

## [47 Edge Green Lane, Golborne](#)

We are pleased to announce an available property on Wigan Council's Private Sector Leasing scheme.

The property is situated in a highly sought-after area in Golborne. The area has an abundance of easily accessible amenities, such as shops, schools, and entertainment options.

The 3-bedroom house is available almost immediately. If you're successful, your tenancy will be non-secure, as the lease has a fixed end date.

**All offers are subject to a financial assessment to ensure that any property offered is affordable.**

Bidding closes on Tuesday 22<sup>nd</sup> October 2019, at 17:30. If you're interested, place your bid today!

**Needs Based Properties**

Offered to applicants with the highest group and/or points

**Time Based Properties**

Preference given to Wigan Council tenants with the earliest registration date

**Three Bedroom Houses**

Ref	Address	Area	Housing Assoc	Monthly Rent	List Type	Criteria & Special Features
52654	60 Crompton Way, Lowton, WA3 1FS	Oaklands	Jigsaw	473.72	Need	Preference families with children Maximum 5-person household No under occupancy <b>*This property is managed by Jigsaw Homes</b>
52669	Plot 2, Northacre Close, Lowton, WA3 2SP	Church Lane	Jigsaw	473.72	Need	Preference families with children Maximum 5-person household No under occupancy <b>*New build</b> <b>*This property is managed by Jigsaw Homes</b>
51769	47 Edge Green Lane, Golborne, Warrington, WA3 3TA	Edge Green Lane	PSL	473.72	Need	Preference families with children. <b>*This property is managed by Wigan Council</b>
52410	17 Pennine Lane, Golborne, Warrington, WA3 3EZ	Pennine Lane		357.37	Need	Preference families with children
52427	19 Exeter Road, Hindley, Wigan, WN2 3QW	Chapelfields		318.50	Need	Preference families with children Shower Polyfloor/Tiled Ramp access to front of property
52481	3 Silverdale Avenue, Ince, Wigan, WN2 2NS	Busy Bee/ Petticoat		351.13	Need	Preference families with children Shower Polyfloor/Tiled
45763	27 Appleton Grove, Wigan, WN3 6NY	Goose Green	Jigsaw	473.72	Need	Preference families with children Maximum 5-person household No under occupancy <b>*This property is managed by Jigsaw Homes</b>
52357	74 Walpole Avenue, Worsley Mesnes, Wigan, WN3 5LT	St Pauls Avenue		346.32	Need	Preference families with children Shower Tray
52610	28 Marlborough Avenue, Lower Ince, Wigan, WN3 4PY	Spring View		350.48	Need	Preference families with children Property has a Dining Room
52288	37 Beverley Road, Marsh Green, Wigan, WN5 0EW	City Road		349.18	Time	Preference families with children
52237	11 Bombay Road, Marsh Green, Wigan, WN5 0EJ	City Road		345.45	Need	Preference families with children
52603	12 Sunderland Place, Marsh Green, Wigan, WN5 0QT	Marsh Green Central		339.60	Need	Preference families with children
52619	40a Marsh Green, Pemberton, Wigan, WN5 0PU	Scot Lane		345.45	Need	Preference families with children
52407	27 Guildford Crescent, Wigan,, WN6 8NG	Beech Hill Central		356.07	Need	Preference families with children
52546	13 Dale Street, Leigh,, WN7 4RA	Plank Lane		342.29	Need	Preference families with children
52105	7 Tennyson Avenue, Leigh,, WN7 5LG	Tamar		356.03	Need	Preference families with children
52579	177 Astley Street, Tyldesley, Manchester, M29 7AG	Astley		361.70	Need	Adapted - preference to family requiring adaptations Shower Tray Ramp access to front of property Stairlift to property
52508	200 Sale Lane, Tyldesley, Manchester, M29 8PS	Sale Lane		360.88	Need	Preference families with children
52542	15 Coniston Avenue, Atherton, Manchester, M46 9WP	Windermere Road		347.49	Need	Preference families with children

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## Two Bedroom Houses

Ref	Address	Area	Housing Assoc	Monthly Rent	List Type	Criteria & Special Features
52668	Plot 1, Northacre Close, Lowton, WA3 2SP	Church Lane	<b>Jigsaw Homes</b>	417.00	Need	Preference families with children Maximum 4-person household No under occupancy <b>*New Build</b> <b>*This property is managed by Jigsaw Homes</b>
52635	29 Holt Street, Hindley, Wigan, WN2 3JB	Hindley Town Centre		337.26	Need	Preference families with children
52587	93 Dovedale Road, Ashton-In-Makerfield, Wigan, WN4 0DY	Landgate		330.68	Need	Preference families with children
52344	2 Daisy Road, Worsley Hall, Wigan, WN5 9PG	Worsley Hall South		318.98	Need	Preference families with children
45997	35 Crooke, Standish, Wigan, WN6 8LR	Standish Lower Ground	<b>Jigsaw Homes</b>	417.00	Need	Preference families with children Maximum 4-person household No under occupancy Shower Tray <b>*This property is managed by Jigsaw Homes</b>
52628	117 Bright Street, Leigh,, WN7 5QN	Bright Street		319.37	Need	Preference families with children
52376	25 East Avenue, Leigh,, WN7 3BJ	Butts Bridge		314.95	Need	Preference families with children
52646	29 Kensington Drive, Leigh,, WN7 2YG	Higher Folds North		323.83	Need	Preference families with children
52657	7 Hampson Court, Leigh, WN7 2EX	Higher Folds North	<b>Bolton At Home</b>	471.25	Need	Preference families with children No under occupancy <b>*This property is managed by Bolton at Home</b>
52519	9 Lord Street, Atherton, Manchester, M46 9BA	Hindsford		322.75	Need	Preference families with children

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## Two Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Monthly Rent	List Type	Criteria & Special Features
51030	53 Brook House, Warrington Lane, Wigan, WN1 3RR	Scholes Multi Storey		6th	306.71 + 64.74*	Need	Over 40's - no children under 12 years No cats and dogs allowed <b>*Service Charge</b>
52608	2 Derby House, Wigan,, WN1 3RN	Scholes Multi Storey		Ground	306.71 + 64.74*	Need	Over 40's - no children under 12 years No cats and dogs allowed Shower Polyfloor/Tiled <b>*Service Charge</b>
52408	11a Keats Avenue, Worsley Mesnes, Wigan, WN3 5TU	Keats		1st	309.40	Need	Shower Tray
52382	14a Viscount Road, Marsh Green, Wigan, WN5 0RE	Marsh Green Central		1st	303.72	Need	None
52627	7a Waverley Grove, Leigh,, WN7 2XD	Higher Folds North		1st	298.48	Time	Over 40's Shower Polyfloor/Tiled
52640	43 Lever Street, Tyldesley, Manchester, M29 8BL	Tyldesley Town Centre		Ground	310.57	Need	Shower Polyfloor/Tiled
52384	2a Peak Avenue, Atherton, Manchester, M46 9WG	Everest Road		1st	304.50	Need	None
52545	12 The Beeches, George Street, Atherton, Manchester, M46 0EN	Atherton Town Centre		2nd	308.06	Time	None

## One Bedroom Flats

Ref	Address	Area	Housing Assoc	Floor Level	Monthly Rent	List Type	Criteria & Special Features
52656	30 Fowler Court, Wigan, WN1 3JG	Scholes Cambridge	<b>Your Housing Group</b>	Ground	303.33	Need	<b>*This property is managed by Your Housing Group</b>
52650	22 Boyswell House, Wigan,, WN1 3QG	Scholes Multi Storey		4th	276.16 + 64.74*	Need	Over 40's - no children under 12 years No cats and dogs allowed *Service charge
52653	120 Linney Square, Wigan,, WN1 3LN	Scholes Platt Lane		1st	282.45	Need	None
52428	34 Silverdale Avenue, Ince, Wigan, WN2 2NS	Busy Bee/ Petticoat		Ground	281.54	Need	None
52484	25 Silverdale Avenue, Ince, Wigan, WN2 2NS	Busy Bee/ Petticoat		Ground	281.54	Need	Shower Polyfloor/Tiled
52651	2 Belvedere Place, Worsley Mesnes, Wigan, WN3 5XH	Worsley Mesnes Drive		Ground	275.82	Need	None
52630	21 Conrad Close, Worsley Mesnes, Wigan, WN3 5UA	Keats		Ground	280.58	Need	None
52629	53 Logwood House Place, Newtown, Wigan, WN5 9SY	Logwood House Place		2nd	279.37	Need	None
52236	35 Church Drive, Orrell, Wigan, WN5 8ST	Orrell Village		Ground	290.42	Need	None
52643	8 Tamar Grove, Leigh,, WN7 5LP	Tamar		Ground	278.42	Need	Shower Tray
52475	39 Westbourne Avenue, Leigh,, WN7 5SN	Bright Street		Ground	277.98	Need	None
52432	47a Westbourne Avenue, Leigh,, WN7 5SN	Bright Street		1st	277.98	Need	None
45968	11 Cowper Street, Leigh, WN7 4ST	Wigan Road	<b>Jigsaw</b>	Ground	296.57	Need	Over 25's only No cats and dogs allowed <b>*This property is managed by Jigsaw Homes</b>
52412	17 Milton Close, Atherton, Manchester, M46 9PB	Poets Corner		Ground	275.43	Need	Shower Polyfloor/Tiled

## One Bedroom Bungalows

Ref	Address	Area	Housing Assoc	Monthly Rent	List Type	Criteria & Special Features
52517	6 Ashbourne Gardens, Hindley, Wigan, WN2 4JH	The Hollins		302.47	Need	Over 55's - preference 60+ or recognised need Shower Polyfloor/Tiled Ramp access to front of property
52626	1 Petticoat Lane, Ince, Wigan, WN2 2LH	Busy Bee/ Petticoat		292.80	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled Ramp access to front of property
52591	21 Turriff Grove, Ince, Wigan, WN2 2JP	Careless Lane		293.58	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled
52426	58 Woodcock Drive, Platt Bridge, Wigan, WN2 5NW	Woodcock Drive		273.65	Need	Over 55's - preference 60+ or recognised need Shower Polyfloor/Tiled
52622	133 Selkirk Grove, Norley Hall, Wigan, WN5 9XY	Norley Quarry		278.68	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled

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## Sheltered Accommodation (IHM – Intensive Housing Management Charge)

Ref	Address	Area	Housing Assoc	Property Type	Monthly Rent	List Type	Criteria & Special Features
47257	3 Clarington Place, Bird Street, Ince, Wigan, WN2 2AS	Lower Ince	<b>Riverside</b>	1 Bed 1st Floor Flat	441.83	Need	Over 55's Walk in Shower <b>*This property is managed by Riverside Housing</b>
52176	6 Hollydene, St. Davids Crescent, Aspull, Wigan, WN2 1SU	Aspull Hilton		1 Bed Ground Floor Flat	281.02 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Polyfloor/Tiled No Cats and dogs allowed
47460	3 St Clements Court, Worsley Mesnes Drive, Wigan, WN3 5UF	Worsley Mesnes Drive	<b>Anchor</b>	Ground Floor Bedsit Flat	476.10	Need	Over 55's <b>*This property is managed by Anchor Housing</b>
52423	6 Chapel Close, Lower Ince, Wigan, WN3 4LA	Lower Ince		1 Bed Bungalow	293.58 + 49.70 IHM*	Need	Over 55's - preference over 60's Shower Tray
52675	20 Mellor Close, Standish, Wigan, WN6 0NG	Standish Avondale	<b>Riverside</b>	1 Bed Bungalow	368.94	Need	Over 55's Walk in Shower <b>*This property is managed by Riverside Housing</b>
52589	23 The Rowans, Lindale Road, Worsley, Manchester, M28 1BG	Mosley Common		1 Bed 1st Floor Flat	254.97 + 49.70 IHM*	Need	Over 55's - preference 60+ or recognised need Shower Polyfloor/Tiled
52362	15 Lindale Road, Worsley, Manchester, M28 1BG	Mosley Common		1 Bed Bungalow	287.73 + 49.70 IHM*	Need	Over 55's – preference 60+ Shower Polyfloor/Tiled

**\*Please note that if you are in receipt of Housing Benefit, you will still have a charge to pay each week. The charge will be determined by your own individual financial circumstances.**

### What is Sheltered Accommodation?

Sheltered accommodation could suit you if you want to live within a scheme in your own home, with your own front door but with the company of other residents, should you want this. To give you peace of mind there is support in place that can be accessed 24/7 via a Scheme manager or a response service. We want sheltered accommodation to be a lively place for residents and the local community where our resident's skills are celebrated, and lives enriched to keep people living independently and well for longer. We have social events that you can access and there are no rules on when you come and go from the scheme.

### IHM Charge – what does this cover?

To cover the cost of the communal areas and to ensure your security a management fee applies in sheltered accommodation schemes. The majority of our sheltered schemes have communal facilities and are therefore subject to the higher fee to pay (maximum £11.40 per week). However, you may be able to get assistance with this fee if you are entitled to housing benefit (maximum £2.01 per week). The fee you pay will depend on which scheme you choose to live in.