

LAND SOUTH OF DARLINGTON STREET WIGAN

FREEHOLD DEVELOPMENT AND
OPEN STORAGE OPPORTUNITY
EXTENDING TO CIRCA **5.4 ACRES** (2.2 HECTARES)



- Freehold development or open storage opportunity extending to circa 5.4 acres (2.2 hectares)
- Potential for development of residential and commercial uses subject to planning consent
- Centrally located on the edge of Wigan Town Centre, adjacent to A557 and close to A49, circa 3 miles east of J26 of the M6
- Circa 500 metres south east of Wigan North Western and Wallgate train stations

FREEHOLD DEVELOPMENT AND OPEN STORAGE OPPORTUNITY EXTENDING TO CIRCA 5.4 ACRES (2.2 HECTARES)





The Property is located on the edge of Wigan town centre. The A577 (Darlington Street) is to the north of the Property, which connects to the A49 (Chapel Lane/River Way) to the west, with J26 of the M6 circa 3 miles east.

The surrounding area includes Chapel Lane car park to the west, with other car parking, a Lidl supermarket, Wigan Magistrates Court and a Premier Inn to the north. There is a commercial building and land to the east of the Property, with Sovereign Business Park further east. There is an operational gas compound (owned by Cadent Gas) and a railway line to the south of the Property.

The nearest train stations are Wigan North Western and Wallgate, located circa 500 metres northwest, offering direct connections to a number of towns and cities in the north west of England including Manchester, Liverpool, Preston, and London.

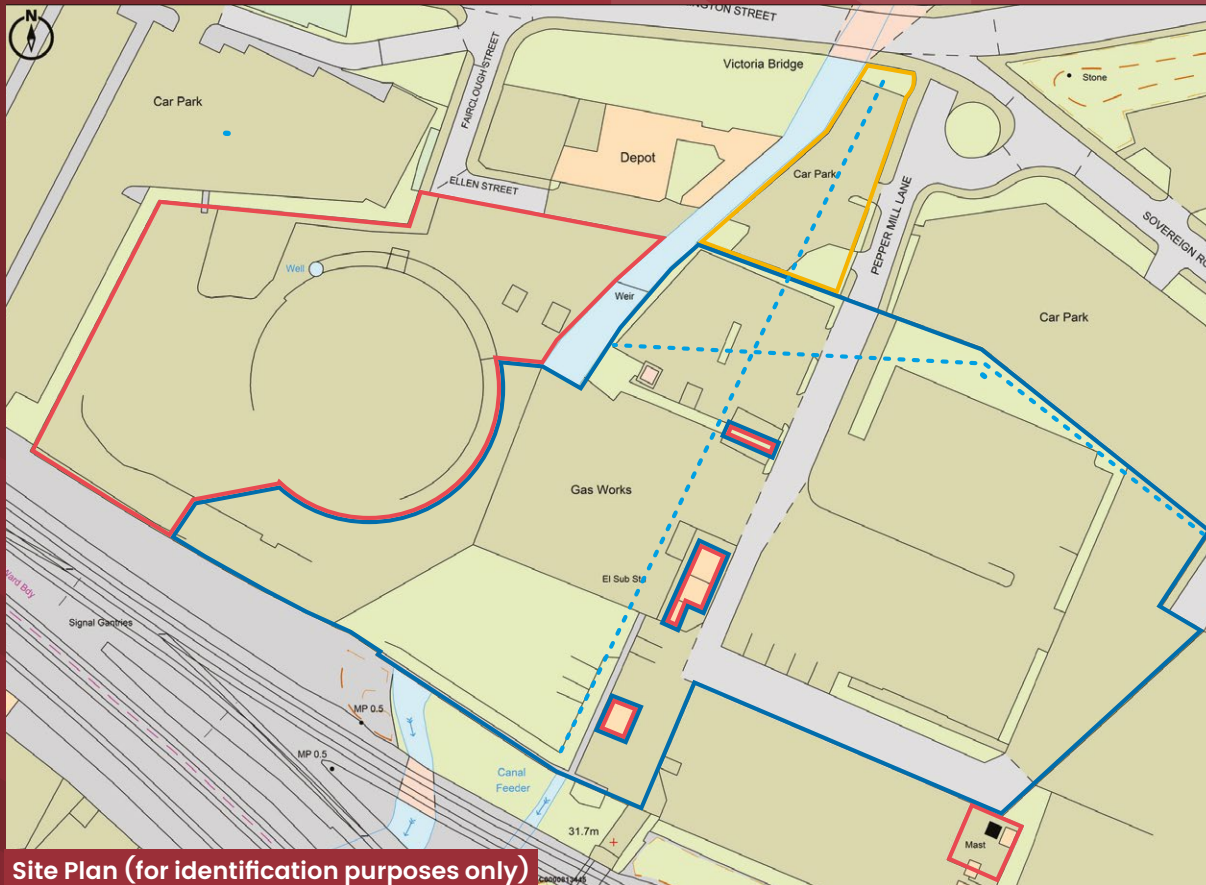




**THE SURROUNDING
AREA INCLUDES CHAPEL
LANE CAR PARK TO THE
WEST, WITH OTHER
CAR PARKING, A LIDL
SUPERMARKET, WIGAN
MAGISTRATES COURT
AND A PREMIER INN TO
THE NORTH**

The Property extends to circa 5.4 acres (2.2 hectares), roughly split into three areas:

1. A former surface car park (circa 25 spaces) outside of the fence line to the north of circa 0.3 acres (previously leased to Wigan Council)
2. A hardstanding area of circa 3.7 acres east of the River Douglas
3. The site of the two former gasholders on circa 1.5 acres to the west of the River Douglas



Site Plan (for identification purposes only)

--- Clarington Brook and Canal Feeder

THE CURRENT MAIN ACCESS TO THE PROPERTY IS FROM WILTON STREET TO THE NORTHEAST



The main access to the Property is from Wilton Street to the northeast and there is also a closed gated access from Pepper Mill Lane to the north.

There is high level pipework between the operational gas compound to the south east and the site of the former gasholders to the west of the River Douglas.

There is also a Telecommunications Mast and electrical Sub Station within the Property, adjacent to the operational gas compound to the south east.

Culverts

Three culverts are located within the site boundary as follows (a) River Douglas Culvert (b) Leeds and Liverpool Canal Feeder Channel (c) Clarington Brook Culvert. Surveys of all three culverts have been completed on several occasions. Factual information pertaining to their condition is provided in the Land Condition Summary Statement and the redacted environmental reports.

The plan left shows the Property roughly outlined, with the blue lines being the approximate line of the Clarington Brook and Canal Feeder.



The local planning authority is Wigan Borough Council and its current Development Plan which was adopted in September 2013 consists of saved policies from the Replacement Unitary Development Plan of 2006 and its Core Strategy of 2013.

The Property is not allocated for any use within the existing Wigan Development Plan. The most notable designation is that the eastern portion of the site is within Flood Zone 2 with an area to the north of the site within Flood Zone 3. The Western portion of the Property is within Flood Zone 1 (an area with a low probability of flooding). It is not in a Conservation Area nor are there listed buildings on or near the site or adjacent to it.

The 2019 Strategic Regeneration Framework for Wigan Town Centre identified the Property as being part of the River Douglas Quarter and an area of opportunity around Fairclough Street but did not provide a clear designation of uses and was mainly aspirational for the changes needed to stimulate investment in all areas of the town centre.

There are various rights and covenants that relate to the Property, including easements relating to above and below ground service media. Access to the operational gas compound will need to be maintained 24/7. Further details are set out in the Title Documents and Title Summary Report.

Environmental

The Property was a former gas works. The former gas holders have been demolished and the below ground gas holder voids have been infilled. Remediation works are planned to address historical land contamination across the wider site. The works are the subject of a planning application with reference A/23/96532/MAJOR. A summary of the proposed remediation works is provided in the Land Condition Summary Statement. The works are expected to be completed in Summer 2024 subject to receipt of planning consent from Wigan MBC.

Factual environmental information relating to the Property is provided in the Land Condition Summary Statement and redacted Environmental Reports.

Services

Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory body. BNP Paribas Real Estate have not tested any of the service installation and provide no warranties as to their condition.



Planning application submitted for new development in the area surrounding the Property include the following:

Former Heaton's Bakery
Boundary Street, Wigan
– to the east of the Property.



Erection of three storey building containing 38 self-contained apartments (Use Class C3) with communal and training spaces, car parking, recreation and amenity space and landscaping.

Ref. A/22/94798/MAJOR
Approved May 2023

Depot
Ellen Street, Wigan
– immediately to the north of the Property.



Erection of a six storey building comprising of 30 flats and covered parking area together with associated landscaping and additional outdoor parking area following demolition of existing buildings.

Ref. A/23/94923/MAJOR
Decision pending

Further Information

Further information on the Property is available in the data room (darlingtonstreet-wigan.co.uk), including:

- Title Documents & Title Summary Report
- Draft Heads of Terms (including non negotiable environmental provisions)
- Culvert information
- Japanese Knotweed and Himalayan Balsam Information
- Topographical Survey
- Land Condition Summary Statement and redacted Environmental Reports
- Flood Risk Assessment

VAT

We understand that the Property is elected for VAT and therefore VAT may be chargeable on the sale.

Method of Sale

The vendor is seeking unconditional offers for the freehold interest of the Property with limited title guarantee. Offers are invited by way of informal tender by **1pm on 13th December 2024**.

Details on the requirements for offers will be released to interested parties prior to the offer deadline. However, all offers should confirm that the seller's non-negotiable environmental provisions are accepted.

Anti Money Laundering

BNP Paribas Real Estate (BNP PRE) must comply with Anti Money Laundering Regulations. As part of this requirement, BNP PRE must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.



Viewings

Viewings are strictly by appointment only, with specific viewing dates to be announced to interested parties.

Interested parties should note that BNPPRE take no responsibility for any injury or accident at the Properties. Viewers and visitors of the Properties do so at their own risk.

Contact

For more information, access to the data room or to arrange a viewing, please contact the sole agent:

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