



## FOR SALE

Residential Development  
Site, Larch Avenue,  
Pemberton, Wigan,  
WN5 9QN

- Freehold.
- Site area 0.86 acres (0.34 hectares).
- Located in popular residential area.

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## Location

The site is situated on the northerly side of Larch Avenue in Pemberton, Wigan. It is located approximately 1.4 miles (2.4 km) south west of Wigan Town Centre, and 1.25 miles (2 km) east of Junction 27 of the M6.

It is situated in a popular residential area, comprising a mixture of semi-detached and terraced houses.

## The Property

The site is of rectangular shape, and is currently occupied by a vacant Presbytery, plus the site of a former social club, which has been demolished. The Presbytery is two storey and of traditional brick construction, with a concrete tiled roof. There are attractive gardens to the front and rear elevations. The Presbytery is suitable for conversion of up to 3 town houses, or alternatively could be demolished to permit complete redevelopment of the whole site.

## Site Area

0.86 acres (0.3 hectares)

## Tenure

The site is Freehold.

## Planning

Wigan Borough Council Planning Department have indicated that they would consider residential redevelopment of the whole site.

## Outline Planning Brief

A outline planning brief is available upon request.

## Price

Offers are invited for the site on a subject to planning basis. The guide price is £700,000.

## VAT

All prices quoted are exclusive of VAT.

## Viewings

Further information can be obtained from sole agents SK Real Estate (Liverpool) Ltd

Contact: Chris Hennessy BSc, MRICS

Tel: 0151 207 9339

M: 07435 986 377

Email: [chris.hennessy@skrealestate.co.uk](mailto:chris.hennessy@skrealestate.co.uk)

