



For Sale

Former Whelley Labour Club

Northumberland Street, Wigan WN1 3PZ

Former club premises & site

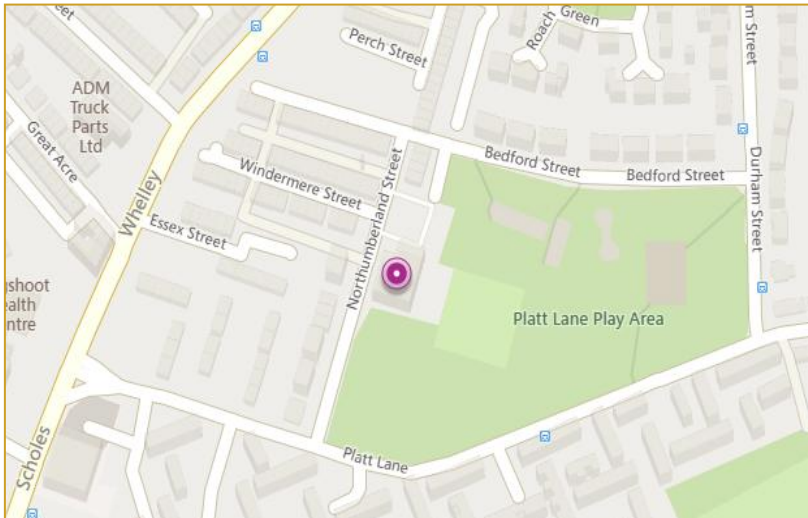
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e: info@parkinsonre.com

w: parkinsonre.com

Key Highlights

- **Building 880 sqm (9,473 sqft)**
- **Site 0.56 acres or thereabouts**
- **Potential development opportunity**
- **Well appointed and would be suitable for ongoing leisure use purposes**



Location

The subject property is positioned fronting onto Northumberland Street within the residential location of Whelley, which is approximately 1 mile north-east of Wigan town centre.

The subject site sits amongst traditional housing whilst to the rear and side is open green space providing for a play area and general landscaping. Northumberland Street is reached via Platt Lane off the B5238 which acts as the main through Whelley and connects direct to Wigan town centre to the south and through to Aspull, Blackrod and Bolton beyond to the north.

The surrounding locality is characterised by traditional terrace housing, predominately in single occupancy, albeit 2 traditional terraced houses, predominately of single occupancy in nature, albeit there is an abundance of commercial property offerings providing services and local convenience offerings fronting the B5238 just 200 or so yards from the subject site.



Description

This former sports and social club provides for a single storey building of brick elevations sat within a site that fronts Northumberland Street and provides for tarmacadam car parking and walkways surrounding the building. The extent of the site ownership is yet to be established but from information available at present the site, in total, is understood to extend to 2,263 sqm (0.56 acres) or thereabouts.

The property is deemed suitable for ongoing social and community use purposes along with offering opportunity to be repurposed or redeveloped for a variety of uses subject to gaining of necessary planning consents with residential development or repurposing for alternative leisure or retail uses considered appropriate.

Additional Plans / Photos





Accommodation

The building on the site provide for a total gross internal area of 880 sqm (9,473 sqft) or thereabouts. The accommodation of the building as laid out at present provides for the following:

Entrance hallway, open plan lounge, ancillary lounge/seating, snooker room, bar service area, managers office,, cleaning cupboard, service cupboard, 3 stores rooms, WCs.

Secondary open plan lounge area, secondary service bar, further hallway, kitchenette, storeroom, further WCs, traditional bar cellar area, 3 further dry storage areas and delivery area.

The extent of the site is understood to provide for 2,263 sqm (0.56 acres) subject to title confirmation.

Rating



	Rateable Value	Estimated Rates Payable
Club & Premises	£23,000	£11,477 p.a.



Price

Guide price £275,000



Tenure

The prospect is understood to be held by way of an unregistered freehold interest with site boundaries as identified however this is to be confirmed in due course.



Planning

Whilst the sites current use is as a bar, function room and social club the site is considered suitable for a variety of alternative uses and redevelopment and interested parties should make enquiries directly with Wigan Borough Council Planning Department in respect of their interest in the site.



Services

It is understood that mains water, gas, drainage and electricity are available to the property. Please note service connections have not been confirmed nor any appliances tested.



EPC

The property has an EPC rating of D-98 valid until March 2029.



VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT. The VAT status of the property is to be confirmed and any agreed price may be subject to VAT at the prevailing rate.



Further Information

Further information can be obtained from the agents and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Money Laundering Regulations – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to contract.

Ref: AG0869

Dec 2025

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ENQUIRIES AND VIEWINGS STRICTLY BY APPOINTMENT WITH THE AGENTS

Wigan Office

10 Beecham Court
Wigan WN3 6PR

T: 01942 741800

Preston Office

4 Winckley Court
Preston PR1 8BU

T: 01772 876456

Manchester Office

3rd Floor Centurion House
129 Deansgate
Manchester M3 3WR

T: 0161 930 8499

