



For Sale

Site of former Whelley Labour Club

Northumberland Street, Wigan WN1 3PZ

0.56 acre road fronting site

PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

w: parkinsonre.com

Key Highlights

- **Site 0.56 acres or thereabouts**
- **Potential development opportunity**
- **Well appointed and would be suitable for ongoing leisure use purposes**
- **Level road fronting site**



Location

The subject parcel of land 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 is the site of a former sports and social club that fronts Northumberland Street and provides for tarmacadam car parking and hardstanding where the buildings once stood. The full 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 site is deemed suitable for a variety of development opportunities subject to gaining of necessary planning consents with residential development considered appropriate.



Services

It is understood that mains water, gas, drainage and electricity are available to the site. Please note service connections have not been confirmed.



Price

Guide price £275,000



Tenure

We understand the property to be held freehold under title number MAN423910.



Planning

The site is considered suitable for development. All enquiries regarding development proposals should be made directly with Wigan Borough Council Planning Department



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.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Ref: AG0869

Dec 2025

PARKINSON

REAL ESTATE

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

