

**FOR SALE FREEHOLD – GUIDE PRICE: £25,000 + VAT  
LAND AND BUILDINGS ON THE NORTH WEST SIDE OF BELLE  
GREEN LANE, INCE-IN-MAKERFIELD, WIGAN, WN2 2EF**



- Potential residential development opportunity (STP) on a convenient corner plot in Ince-in-Makerfield, Wigan
- Site area of c. 0.17 of an acre
- Freehold unconditional offers invited
- Likely to be of interest to local/regional developers, builders and

## Location

Ince-in-Makerfield is a well-connected urban district within the Metropolitan Borough of Wigan, offering convenient access to neighbouring areas such as Hindley, Abram, and Wigan town centre, all within a short drive. The wider region benefits from strong transport links via the M6 and M61, providing routes across Greater Manchester and the North West, while nearby Wigan North Western and Wigan Wallgate stations offer direct rail services to Manchester, Liverpool, Preston, and London.

The land and buildings are situated on the north-west side of Belle Green Lane, in a mixed residential and commercial setting characterised by traditional terraced housing, local businesses, and established community amenities. The immediate area includes a range of everyday conveniences such as Belle Green Community Centre, local convenience stores, takeaways, cafés, hair salons, and small independent retailers. Larger supermarkets, including Tesco and Asda, are located a short distance away, along with essential services such as pharmacies, GP practices, and schools. The area also benefits from nearby green spaces and parks.

## Property Description

The parcel of land comprises a small grassed area and is c. 0.178 of an acre in size.

## Tenure

Freehold. The site is held under Title Number GM413600 and the Title Plan is included on page 3.

We understand there is a substation located on part of the site, which is likely to also include an easement for access and cables. Our client is making further investigations on this matter and further information will be made available to interested parties.

## Planning & Development

We have made enquiries with the local authority and can confirm that the adjoining properties are not listed and the land is not located within a conservation area. Additionally substation is situated on the edge of the site off Branthwaite. However, all parties are advised to undertake their own due diligence.

## Wigan Council

<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Index.aspx>

## Highways

Access is currently obtained from Belle Green Way. Prospective purchasers should undertake their own investigations to ensure the access is adequate for the proposed development.

## Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

## VAT

VAT is applicable on the sale of the land.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries

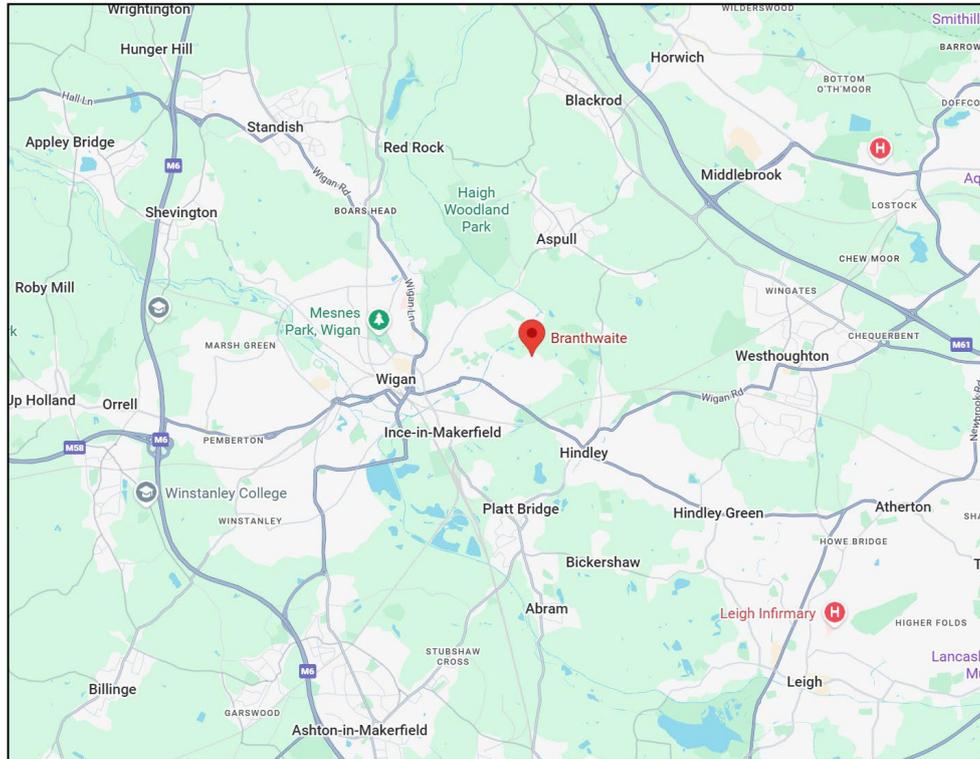


Contact: Richard Tole

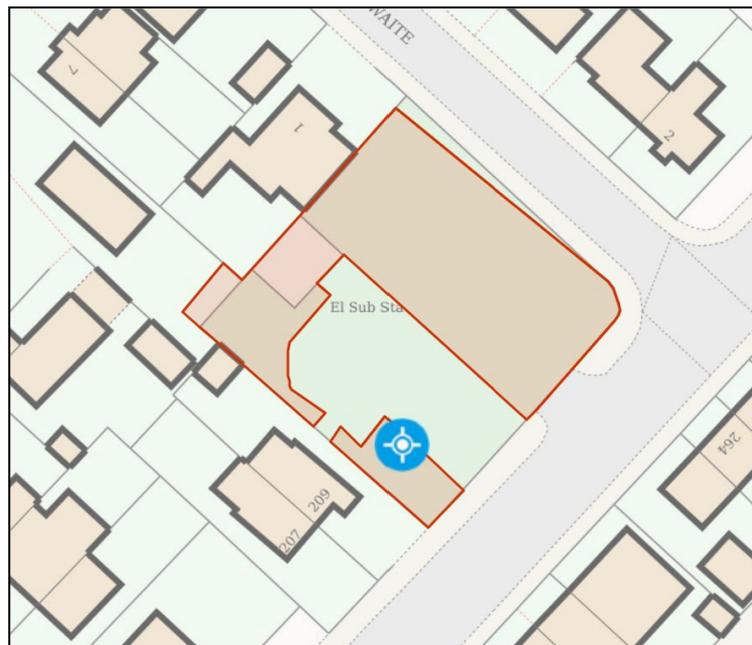
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## Location Plan



## Site Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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## Our Services & Offices

