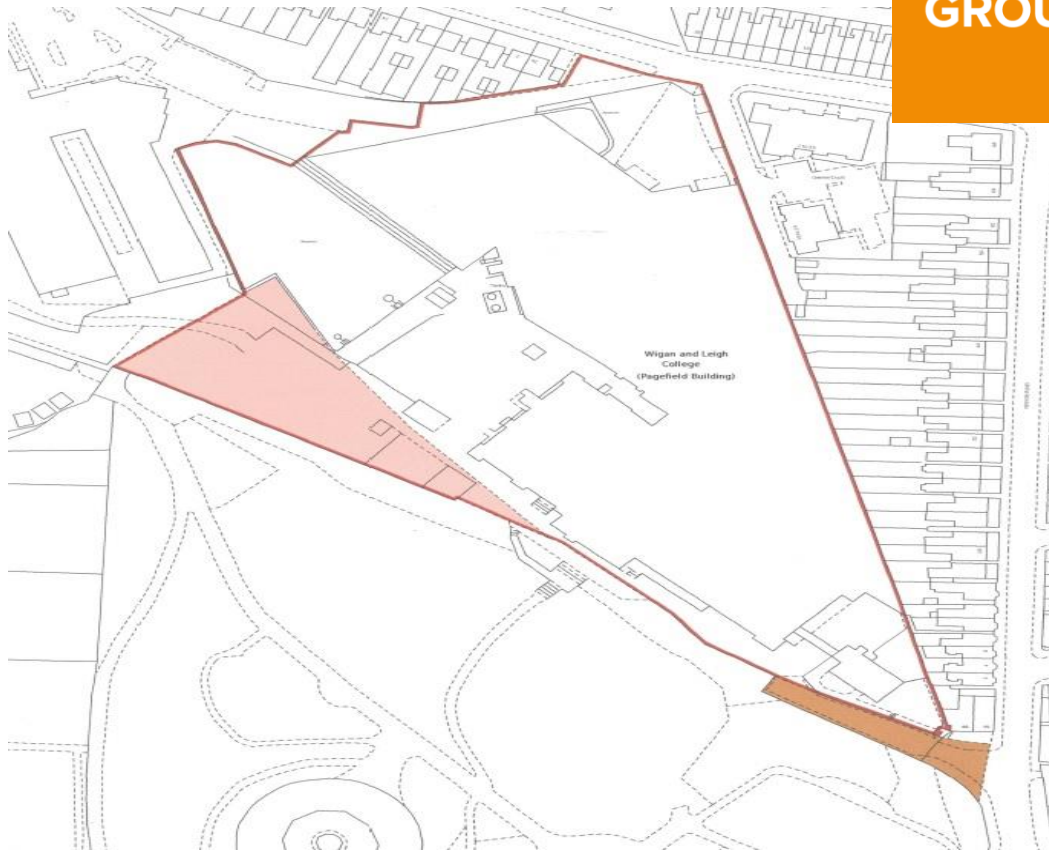


# Preliminary Sales Notice

Upon instructions of a private client

**LANDWOOD  
GROUP**



## Preliminary Sales Details for the Former Pagefield Mill, Wigan

### Former Listed Mill

- Suitable for redevelopment subject to planning permission
- Approximately 7.7 acre site (3.14 ha)

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## Location

The site is situated to the North of Wigan Town Centre, in a mainly residential location, adjacent and partly overlooking Mesnes Park. The M6 motorway is located to both the North at Junction 27 via the A49 and the South at Junction at Junction 26 via the A577. The area surrounding the property comprises mainly residential dwellings although there is a college close by. The site is situated between Kenyon Road and Walkden Avenue, some 500m to the North West of the town centre.

## Description

The site comprises a former mill and buildings constructed around 1867 for John Rylands by a Bolton architect, George Woodhouse and the site was formerly known as Gidlow Mill or Rylands Mill. It comprises the principal three storey mill buildings, together with former North lit spinning and weaving blocks, a reservoir, a railway viaduct and a chimney sat on a site extending to approximately 7.7 acres (3.14 ha)

## Planning

The area is covered by Wigan Town Council and the website is [www.wigan.gov.uk](http://www.wigan.gov.uk).

The site had historic planning applications submitted for 295 residential units and 700sq.m of office accommodation. This was under planning reference A/08/71918. There were to be a mixture of townhouses, apartments (238) and office space with 196 car parking spaces.

## Title

The site is held on a long leasehold basis for 150 years from 31 March 1987. The rent is a peppercorn, and a copy of the lease is available on request.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Open to offers

## Viewings

Strictly by appointment.

## Richard Parkinson

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