

**For Sale**  
Offers in Excess of  
£475,000



# Rare HMO Development Opportunity with Full Planning Consent

6,663 SQ FT (618.99 SQ M)

📍 23 POWELL STREET, WIGAN, WN1 1XD

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Rare HMO development opportunity with full planning consent
- Excellent location on fringes of Wigan Town Centre
- All planning conditions successfully discharged
- Comprising a 28-bed House in Multiple Occupation (HMO)
- Potential for additional income via converted billboard hoarding
- Enjoys a pleasant outlook over the River Douglas
- Site extends to approximately 0.111 acres with 6,663 sq ft of built accommodation
- Freehold title: Title Number MAN308305
- Offers invited in excess of £475,000



## LOCATION

The site enjoys a highly prominent and accessible position fronting the A49 Powell Street, at its junction with Central Park Way - a key gateway route into Wigan town centre. Situated adjacent to the River Douglas, the property benefits from both a pleasant waterside aspect and excellent connectivity.

A wide range of local amenities are easily accessible, with Tesco Extra, McDonald's, and Wigan & Leigh College all located nearby. The site is also within comfortable walking distance of Wigan Bus Station and both Wigan North Western and Wigan Wallgate Train Stations, providing direct rail links to Manchester, Liverpool, and beyond. This strategic location makes the site particularly well-suited for residential, student, or mixed-use development.

## DESCRIPTION

The subject property comprises a former retail premises of traditional brick construction, positioned beneath a combination of flat and partially pitched roof structures. The property has already been stripped in preparation for redevelopment, making the site ready for the immediate commencement of works in line with the approved planning consent.

Planning permission has been granted for the creation of a 28-bedroom House in Multiple Occupation (HMO), incorporating well-designed external decked amenity areas. The approved scheme also includes an advertising hoarding to the right-hand elevation, offering an additional income-generating opportunity.

All pre-commencement planning conditions have been fully discharged by our client, enabling an incoming purchaser to proceed directly to development without delay. Full architectural plans, elevations, and associated documentation are available upon request via a dedicated Data Room.

## TITLE/TENURE

The property is held Freehold under Title Number MAN308305.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

| Description/Floor     | Sq M   | Sq Ft |
|-----------------------|--------|-------|
| Ground & First Floors | 618.99 | 6,663 |

## SERVICES

We understand that all mains services are available to the property. However, Turner Westwell Commercial Agents have not tested any of the service installations or appliances and can offer no warranties as to their condition or functionality.

Prospective purchasers are advised to carry out their own investigations and due diligence to satisfy themselves as to the availability, suitability, and capacity of the existing service connections.

## SALE PRICE

Offers are invited for the Freehold Interest, with the benefit of the planning consent, in excess of £475,000.

## VAT

VAT is applicable and will be charged at the prevailing rate.

## PLANNING

The site has detailed planning consent for a 28 bedroom House in Multiple Occupation (HMO), plus an advertisement hoarding, under Planning Application No. A/21/91663/FUL - Wigan Council. A Lawful Development Certificate from the local authority will be provided before the exchange of contracts.

## EPC

Not Applicable.

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## COUNCIL TAX

Once the development is complete, the relevant assessments will be carried out by the Local Authority in respect of Council Tax charges.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

The site can be viewed from the road side. Any parties who enter the site, do so at their own risk.

### Adam Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

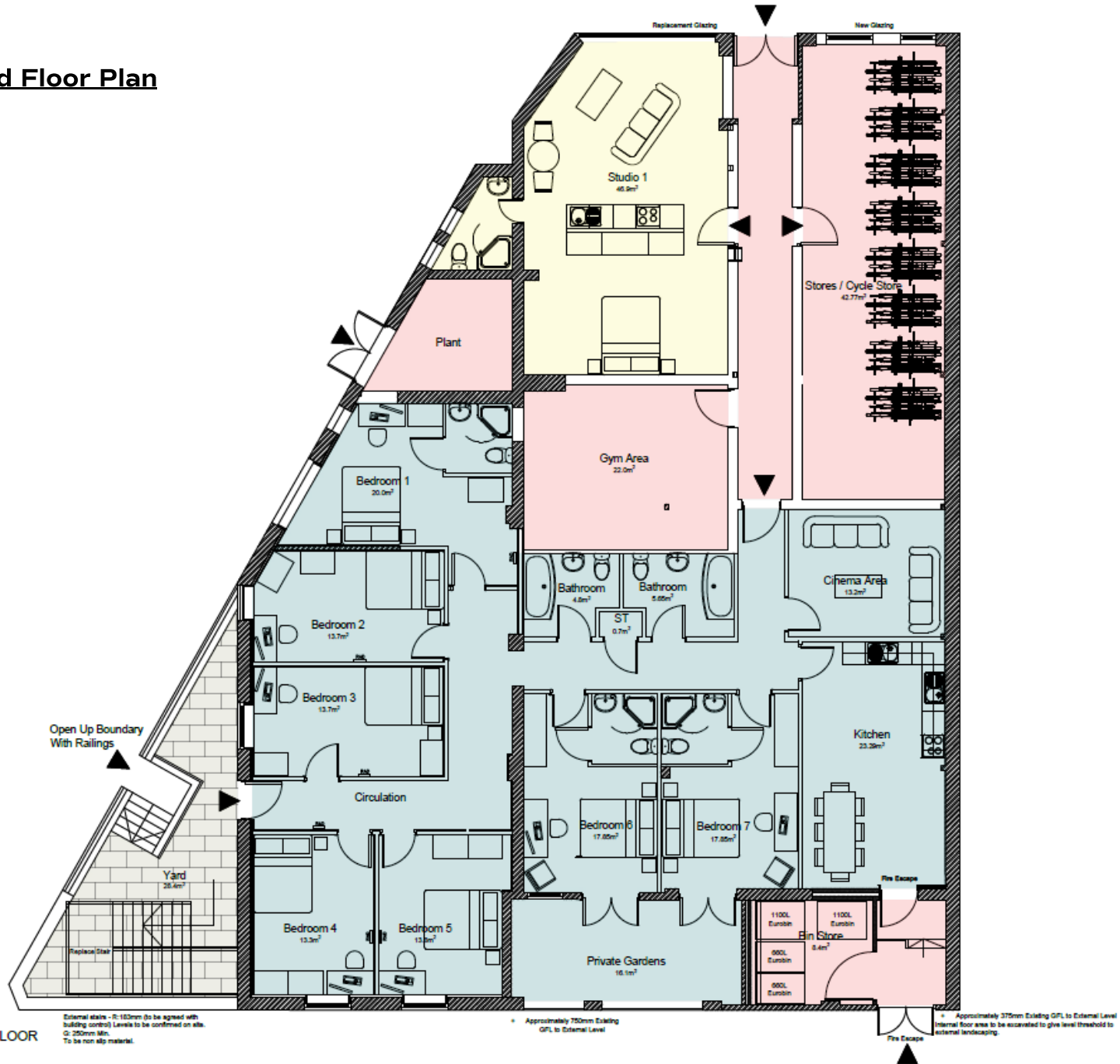
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### Nathan Broughton | Property Agent

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# Proposed Ground Floor Plan



GROUND FLOOR  
1:50

# Proposed First Floor Plan



External stairs - 7: 102mm (to be agreed with building control) Levels to be confirmed on site.  
 O: 250mm Min.  
 To be non slip material.

FIRST FLOOR  
 1:50

# Proposed Second Floor Plan

