

LOT
48

Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester WN3 4RJ

DEVELOPMENT OPPORTUNITY

***GUIDE PRICE £100,000+**



A freehold substantial detached property arranged over basement, ground, first and second floors which has previously been used as a health clinic with office accommodation. The property would be suitable for a variety of uses, including further development within the car park area, subject to the necessary consents. The property benefits from full planning permission to convert the building to provide 10 self contained flats. Wigan Council Planning Application Reference A/14/79561 www.wigan.gov.uk.

Situated On the North side of Ince Green Lane at its junction with High Street in a popular and well established location within close proximity to Wigan town centre.

Basement

Not Inspected.

Ground Floor

Reception Area, seven Rooms, four WCs
176.32m² (1,898sq ft)

First Floor

Five Rooms, Kitchen, two WCs, Store
164.71m² (1,773sq ft)

Second Floor

Four Rooms, Kitchen, Shower Room/WC and Bathroom/WC
164.71m² (1,773sq ft)

Total 5,444sq ft.

Outside

Surface car parking to the side of the premises



Not to scale. For identification purposes only



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