

Brentwood, 251 Wigan Lane, Wigan, WN1 2NT

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## Brentwood, 251 Wigan Lane, Wigan, WN1 2NT

*Unique 1 acre plot & historical building with planning permission for 36 apartments.*



- Historical detached building
- Mix of new build & renovation
- Border of Haigh Country Park
- Impressive stylish design
- Full planning for 36 apartments
- Highly prized setting
- Generous 1 acre plot
- PP REF - A/20/89097/MAJOR

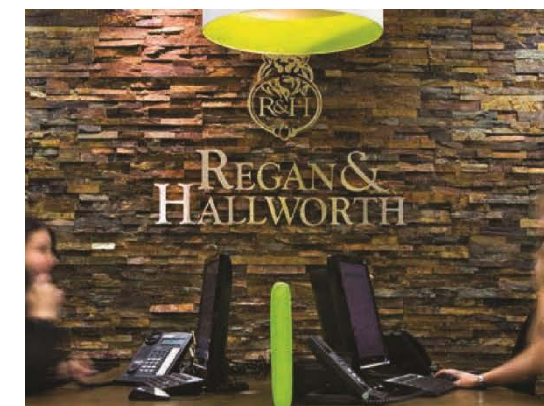
Resting within a substantial 1 acre plot & enviably positioned along the prestigious Wigan Lane & bordering the stunning Haigh Plantations - Brentwood is an instantly recognisable property of local historical significance that dates back to the late 1800s. Boasting full planning permission to renovate the main building into 3 luxury apartments & build a stunning block of a further 33 apartments at the rear, this is a unique opportunity to create something truly special for the town of Wigan.

The existing building totals in excess of 3000 square feet with end values of approximately £280 - £300,000. The exceptional plans of the purpose built section has designs ranging from circa 700 SQFT to in excess of 1100 SQFT & end values that range from £170,000 - £325,000. The grounds here and setting are notably impressive, resting close to the picturesque Haigh Hall Plantations, plus across the road from The Royal Albert Edward Infirmary & approx 1 mile into the centre of Wigan itself. The location is one of Wigan's most prestigious making achievable high prices plus excellent rental demand too.

The link for the planning portal and all associated documents are here - [A/20/89097/MAJOR](#) Please contact the office for further details.







**WIGAN OFFICE**  
 4-6 Library Street, Wigan  
 Lancashire WN1 1NN  
 01942 205555  
[wigan@reganandhallworth.com](mailto:wigan@reganandhallworth.com)

**STANDISH OFFICE**  
 8 High Street, Standish  
 Wigan WN6 0HL  
 01257 473727  
[standish@reganandhallworth.com](mailto:standish@reganandhallworth.com)

**PARBOLD OFFICE**  
 5-7 Station Road, Parbold Village  
 Lancashire WN8 7NU  
 01257 464644  
[parbold@reganandhallworth.com](mailto:parbold@reganandhallworth.com)



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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