

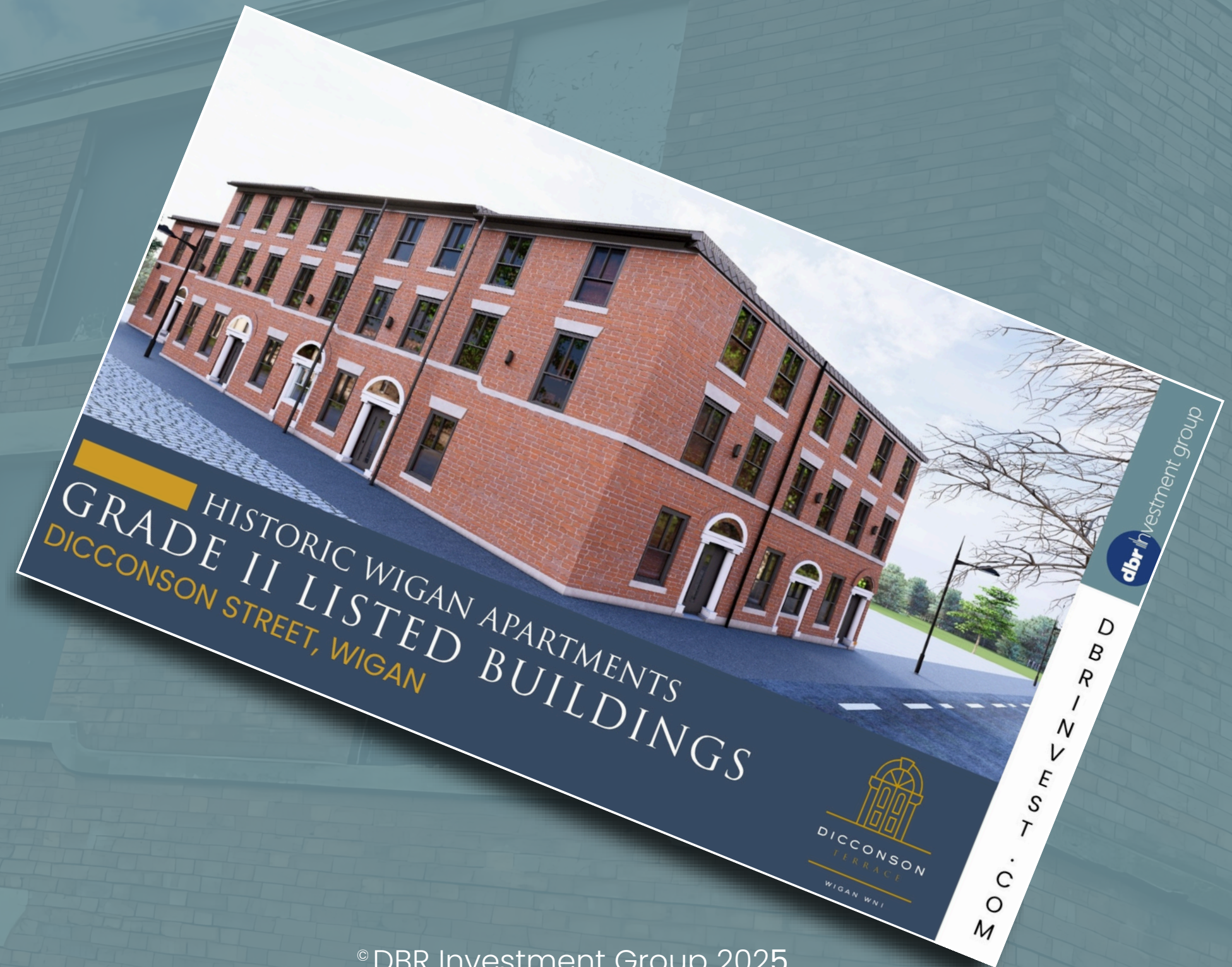


**HISTORIC WIGAN APARTMENTS**  
**GRADE II LISTED BUILDINGS**  
**DICCONSON STREET, WIGAN**



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# GRADE II LISTED BUILDINGS

## CONSENT FOR CONVERSION AND EXTENSION

The properties located at 1-7 Upper Dicconson Street and 29-33 Dicconson Street, Wigan, consist of a series of vacant buildings that hold Grade II listed status. Listed building consent has been granted for the conversion and extension of these existing structures. The approved development plans propose the creation of 31 residential apartments, aimed at transforming the currently unused properties into functional and vibrant living spaces while maintaining the integrity of their historical features. The total internal floor space of the

development is estimated to cover 1,903 square metres. This redevelopment project seeks to breathe new life into these heritage buildings, ensuring their preservation while adapting them to meet modern residential needs.

### QUICK FACTS...



31 residential apartments



internal area 1,903 sqm



# DICCONSON STREET

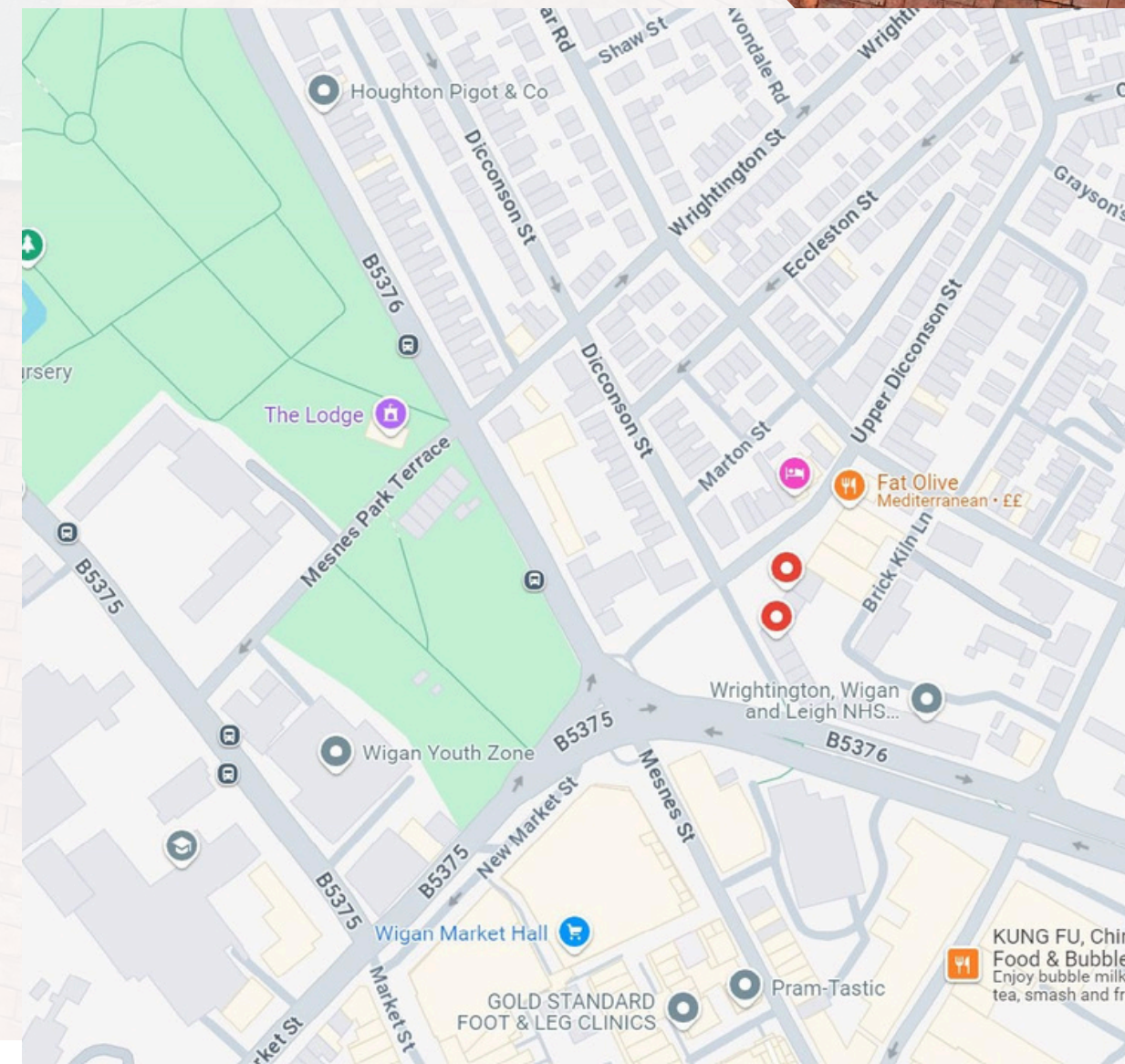
## WIGAN, WN1 2AD

The former union building for the Department of Work and Pensions is a substantial Grade II listed, vacant three-storey building. The Grade II designation of listed buildings denotes that they are of national importance for their special architectural and historic interest. Their significance essentially derives from this intrinsic special interest, which can be summarised as follows:

Number 7 Upper Dicconson Street: a formerly detached small late Georgian town house, probably from the late 1840s to early 1850s. Numbers 1, 3, and 5 Upper Dicconson Street and 29-33 Dicconson Street: late Georgian town houses belonging to a terrace of 12 occupying a distinctive corner site, also probably from the late 1840s to early 1850s.



## LOCAL MAP





# PRICING

## PREDICTED PRICES

Predicted prices for the apartments will start at around £150,000 for one bedrooms, going up to around £200,000 for the two bedrooms.

### Joint Venture

We are actively seeking large scheme investors who are looking for joint venture opportunities. If this is of interest, we have a full appraisal that we are happy to share and discuss (subject to signed NDA).



## QUICK FACTS...



- 1 bedroom apartment approx £150,000
- 2 bedroom apartment approx £200,000

# LOCATION

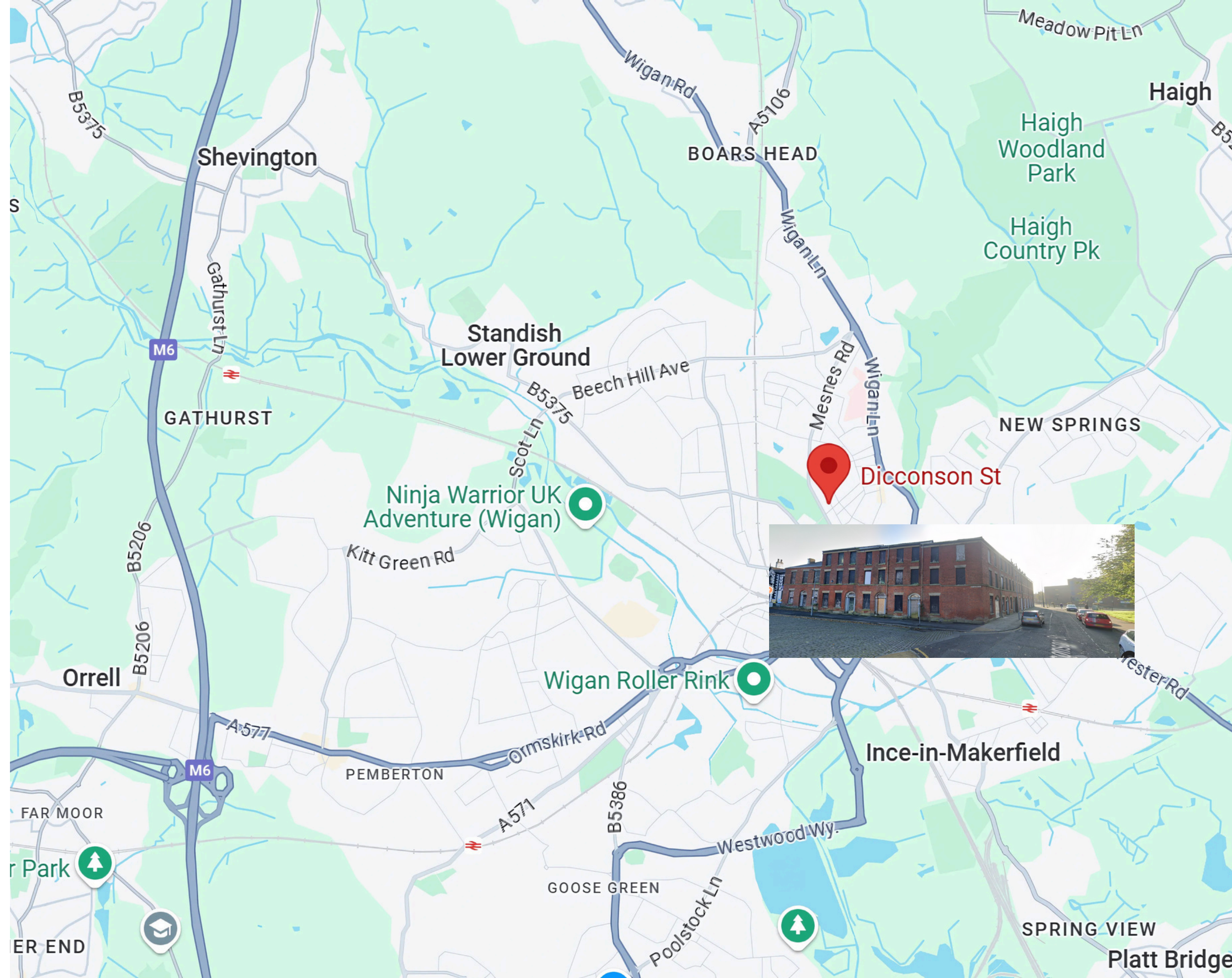
## NORTH OF WIGAN

The site is located immediately north of Wigan town centre.

Wigan town centre is embarking on a £135 million transformation. The Wigan town centre redevelopment project aspires to create a vibrant new hub for retail, leisure, commercial, and residential activities at the heart of the town.

The redevelopment will feature:

- A state-of-the-art six-screen cinema
- A dynamic music and e-sports venue
- A thrilling 10-lane bowling alley
- An engaging indoor mini-golf facility
- A variety of food and drink venues
- A lively evening entertainment space
- A new hotel
- 464 modern residential units
- A contemporary market hall
- A landscaped public square for hosting annual outdoor events.



# ACCESS

Access to the front is gained via Dicconson Street, and to the rear, from Brick Kiln Lane.

Wigan is a town in Greater Manchester, England, situated on the River Douglas.

The town is located midway between the two cities of Manchester, 16 miles (25.7 km) to the south-east, and Liverpool, 17 miles (27 km) to the south-west.



# INTERNAL GALLERIES





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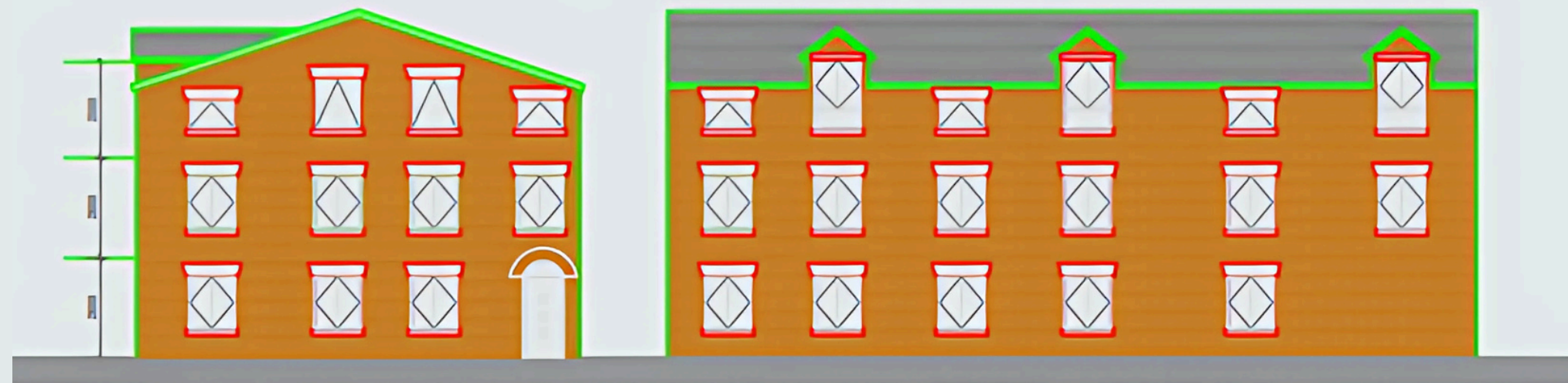


# INTERNAL GALLERIES



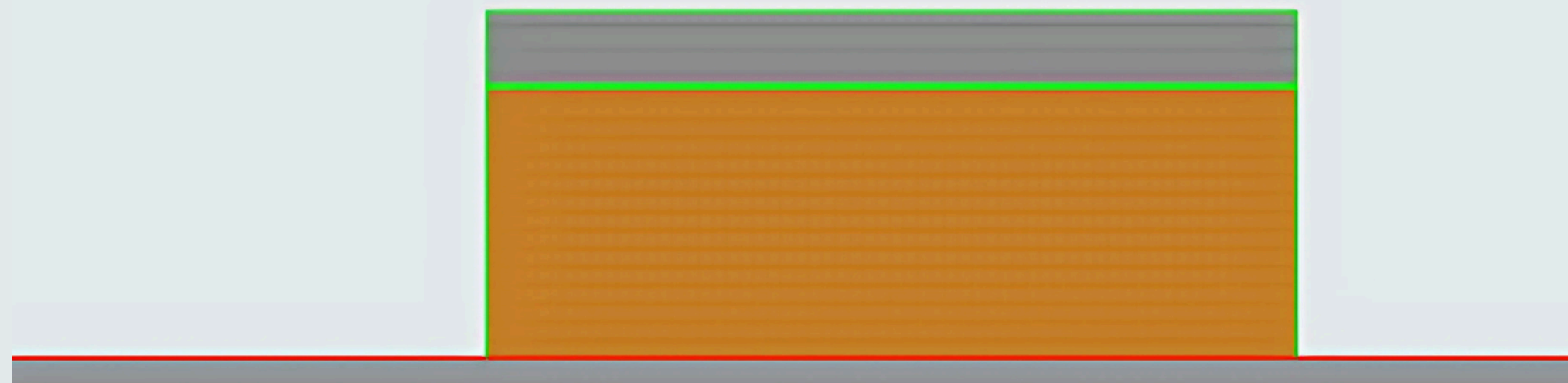
# PROPOSED PLANS

## PROPOSED ELEVATION PLANS



(A) PROPOSED FRONT ELEVATION

(B) PROPOSED LEFT SIDE ELEVATION



(C) PROPOSED RIGHT SIDE ELEVATION



Beds  
1-3



Baths  
1-2



Levels  
3



Kitchen  
1

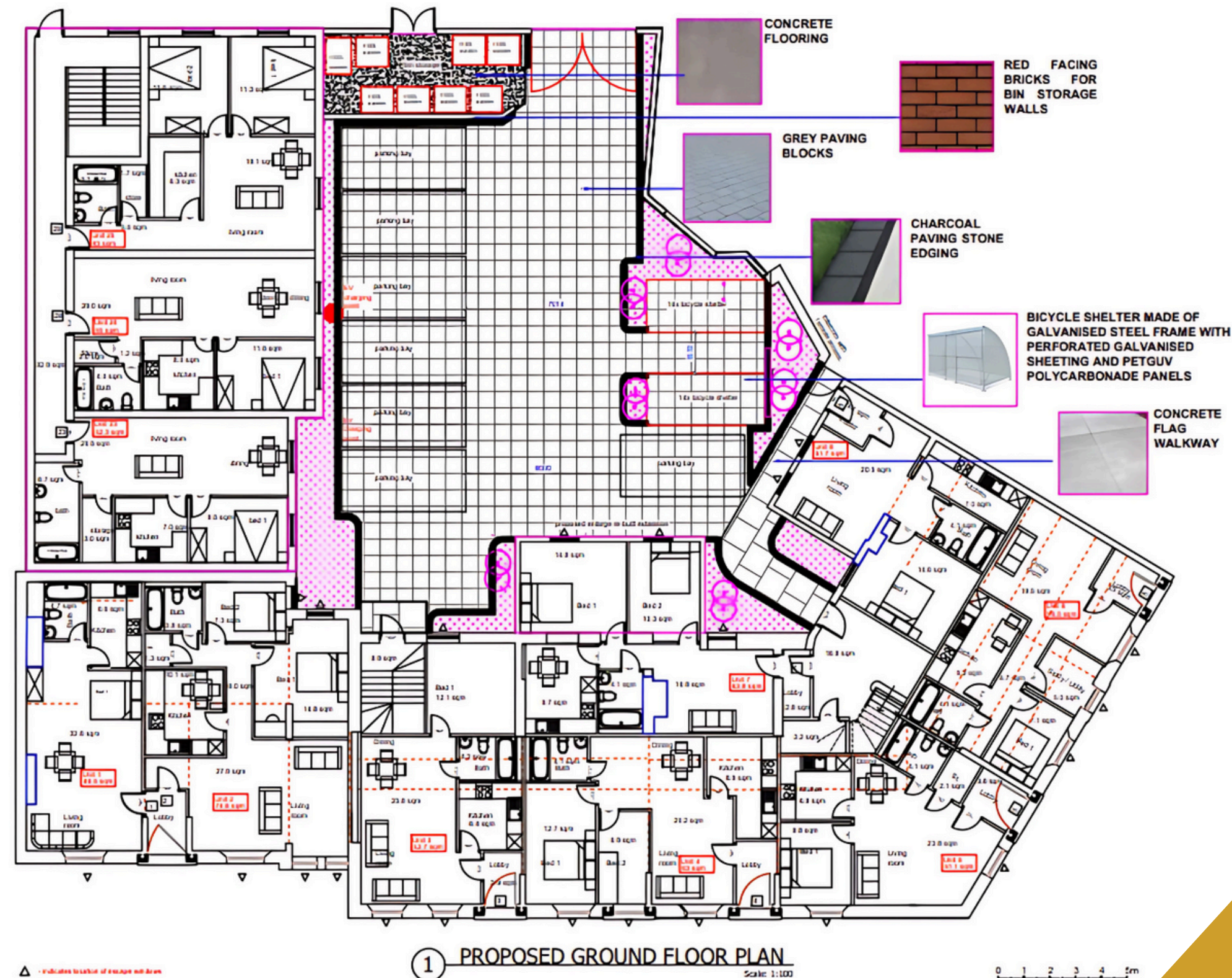
From 46.5 to 80.3  
SQM







DICCONSON STREET  
WIGAN, WN1 2AD

We are actively seeking large scheme investors who are looking for joint venture opportunities.

# GROUND FLOOR



# FIRST FLOOR

-   
 Beds  
**1-3**
-   
 Baths  
**1-2**
-   
 Levels  
**3**
-   
 Kitchen  
**1**

From 46.5 to 80.3  
SQM



DICCONSON STREET  
WIGAN, WN1 2AD



▲ - indicates location of escape windows

1 PROPOSED FIRST FLOOR PLAN  
Scale: 1:100



# SECOND FLOOR



Beds  
1-3



Baths  
1-2



Levels  
3



Kitchen  
1

From 46.5 to 80.3  
SQM



DICCONSON STREET  
WIGAN, WN1 2AD





# THANK YOU



**Phone**  
0161 459 4292



**Website**  
[www.dbrinvest.com](http://www.dbrinvest.com)



**Email Address**  
[sales@mydbr.co.uk](mailto:sales@mydbr.co.uk)

