



Cardinal Heenan House

ROBY MILL, WIGAN

WN8 0QR

A FORMER CARE HOME WITH **REDEVELOPMENT POTENTIAL** FOR SPECIALIST CARE, SEN SCHOOL OR A **C.70-BEDROOM NEW BUILD CARE HOME**

(SUBJECT TO PLANNING)



WUKPG



OPPORTUNITY

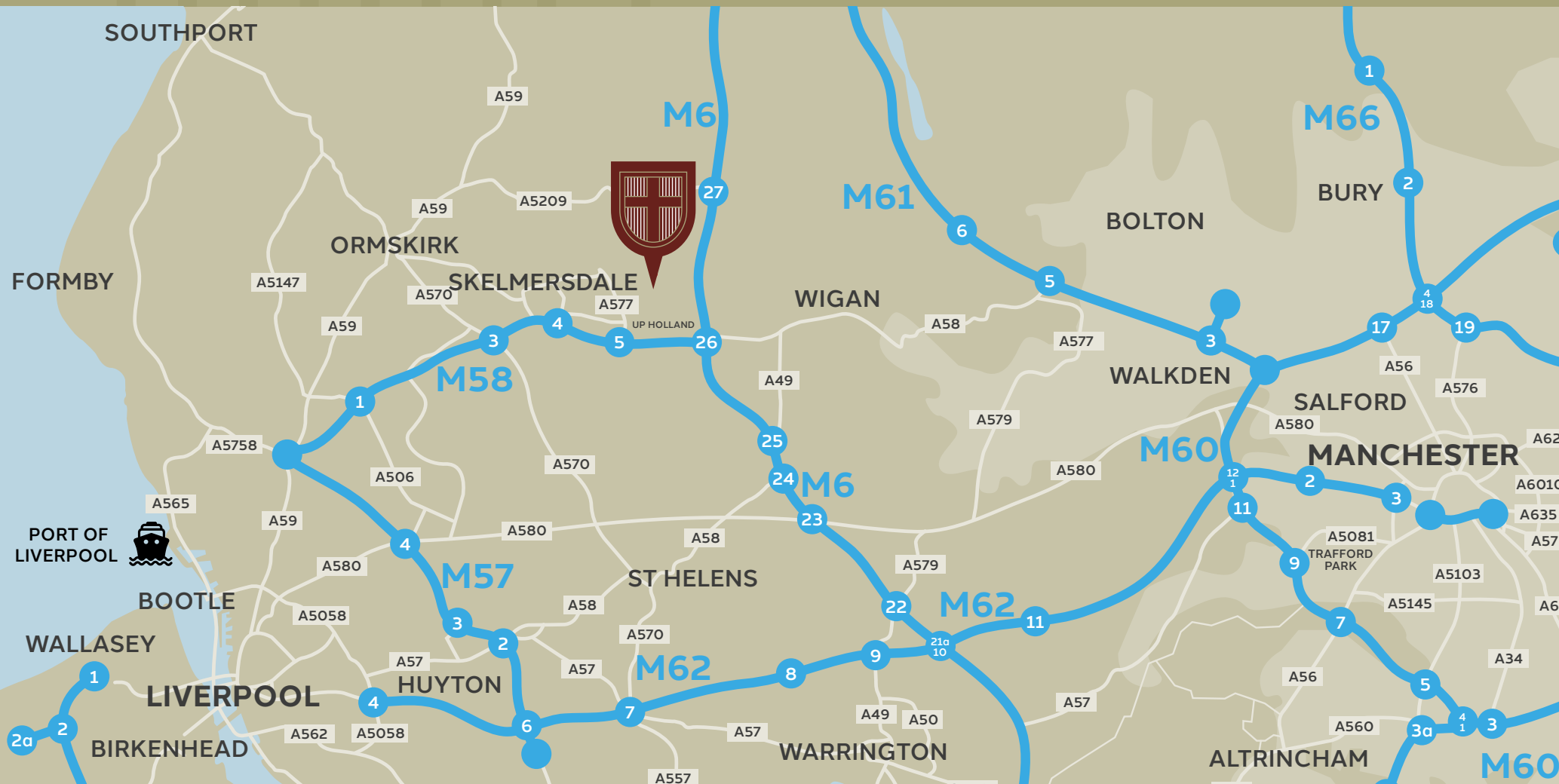
- Located in **Roby Mill Village** in West Lancashire
- 2 miles East of **Skelmersdale**, 4 miles West of **Wigan** and around 6.5 miles East of **Ormskirk**
- **Redevelopment opportunity** for a Specialist Care Home, SEN School or a Circa 70-bedroom Elderly Care home, STP
- Existing C2 Use
- **Circa 1.27-acre (0.51 hectares)** site
- Current on-site parking for **22 vehicles**
- Surrounded by **amenity land**
- Existing GIA of **1,244.26 sq. mt (13,393 sq. Ft)**
2 storey plus rear basement
- **Total population of 95,410** within a 3 mile catchment and **208,797** within a 5 mile catchment
- Care assistant market size considered **medium - large** within the catchment
- Freehold opportunity
- Offers are invited for the unconditional purchase of the existing vacant **31-bed former elderly care home**, with the benefit of **existing C2 consent**, or for a **circa 70-bed elderly care home**, STP





LOCATION

ROBY MILL VILLAGE IS A POPULAR LOCATION IN WEST LANCASHIRE, POSITIONED APPROXIMATELY 2 MILES EAST OF SKELMERSDALE, 18 MILES NORTH OF WARRINGTON, 15 MILES NORTH EAST OF LIVERPOOL AND 28 MILES WEST OF MANCHESTER.



The village benefits from good road communications, including convenient connections to the **M58 & M6 motorways**, providing excellent links to both the regional and national motorway network.



Junction 5 of the **M58 Motorway** lies approx. **3 miles** to the south west



Junction 26 of the **M6 Motorway** lies approx. **3.5 miles** to the south east

SKELMERSDALE IS ONE OF THE PRINCIPLE ECONOMIC LOCATIONS WITHIN WEST LANCASHIRE.



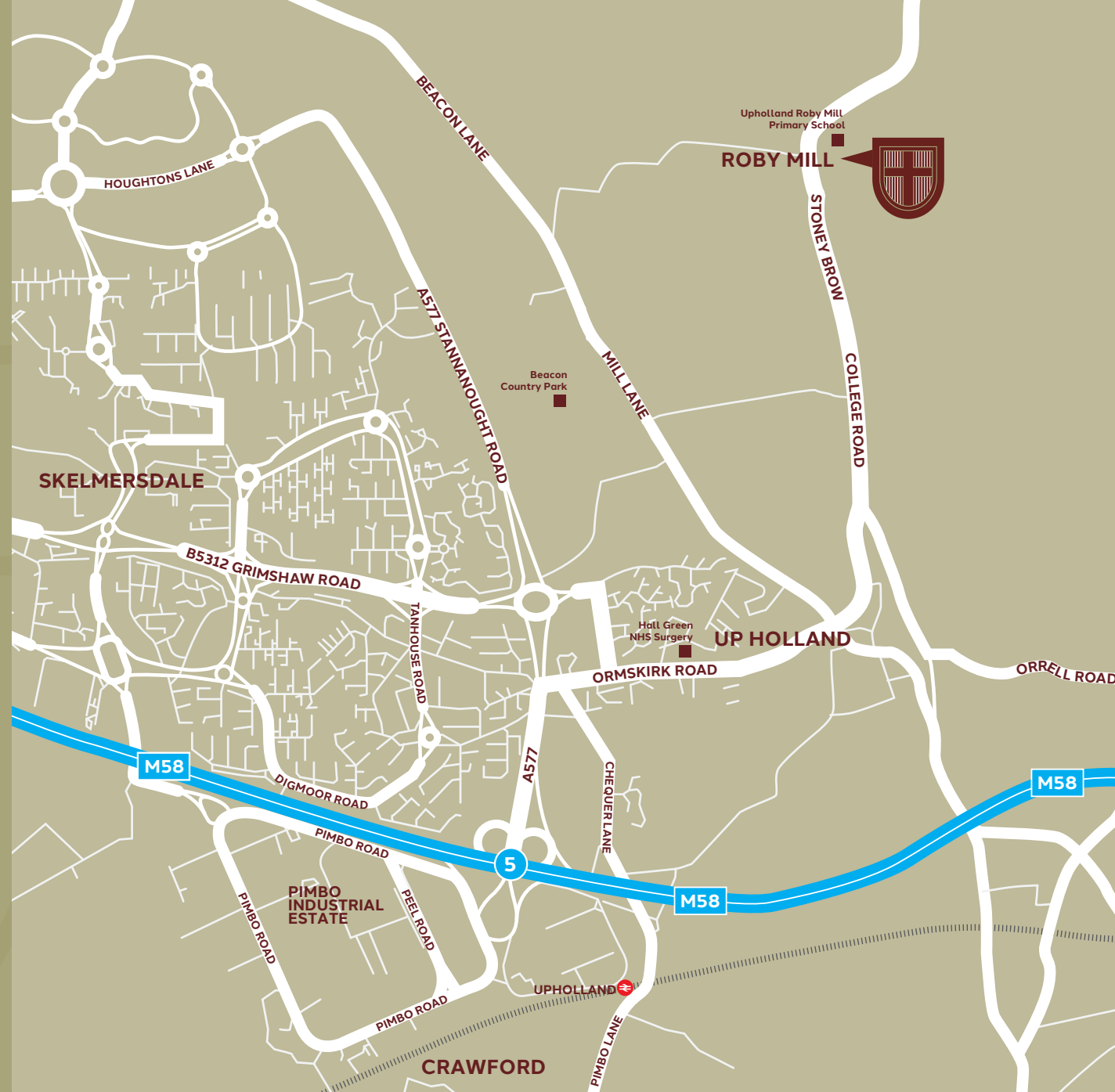


SITUATION

ROBY MILL IS A VILLAGE IN WEST LANCASHIRE FORMING PART OF UP HOLLAND, LOCATED APPROXIMATELY 2 MILES EAST OF SKELMERSDALE, 4 MILES WEST OF WIGAN, AND AROUND 6.5 MILES EAST OF ORMSKIRK.



Roby Mill benefits from regular bus services including the 311 route, providing direct access to Skelmersdale town centre, with onward connections to Wigan and the wider Lancashire and Greater Manchester area.



Up Holland has a range of convenience stores, food outlets, local public houses and everyday services. Skelmersdale Town Centre has an extensive range of main convenience shopping and services including supermarkets, banks, pharmacies, healthcare, leisure facilities and cafés. Morrisons, Asda, Aldi and national retailers located within the town centre and surrounding retail parks.



The Closest GP NHS surgery is Hall Green Surgery in Up Holland approx. 1 - 1.5 miles in distance. Fairfield General Hospital, Bury is approx. 7 miles in distance.

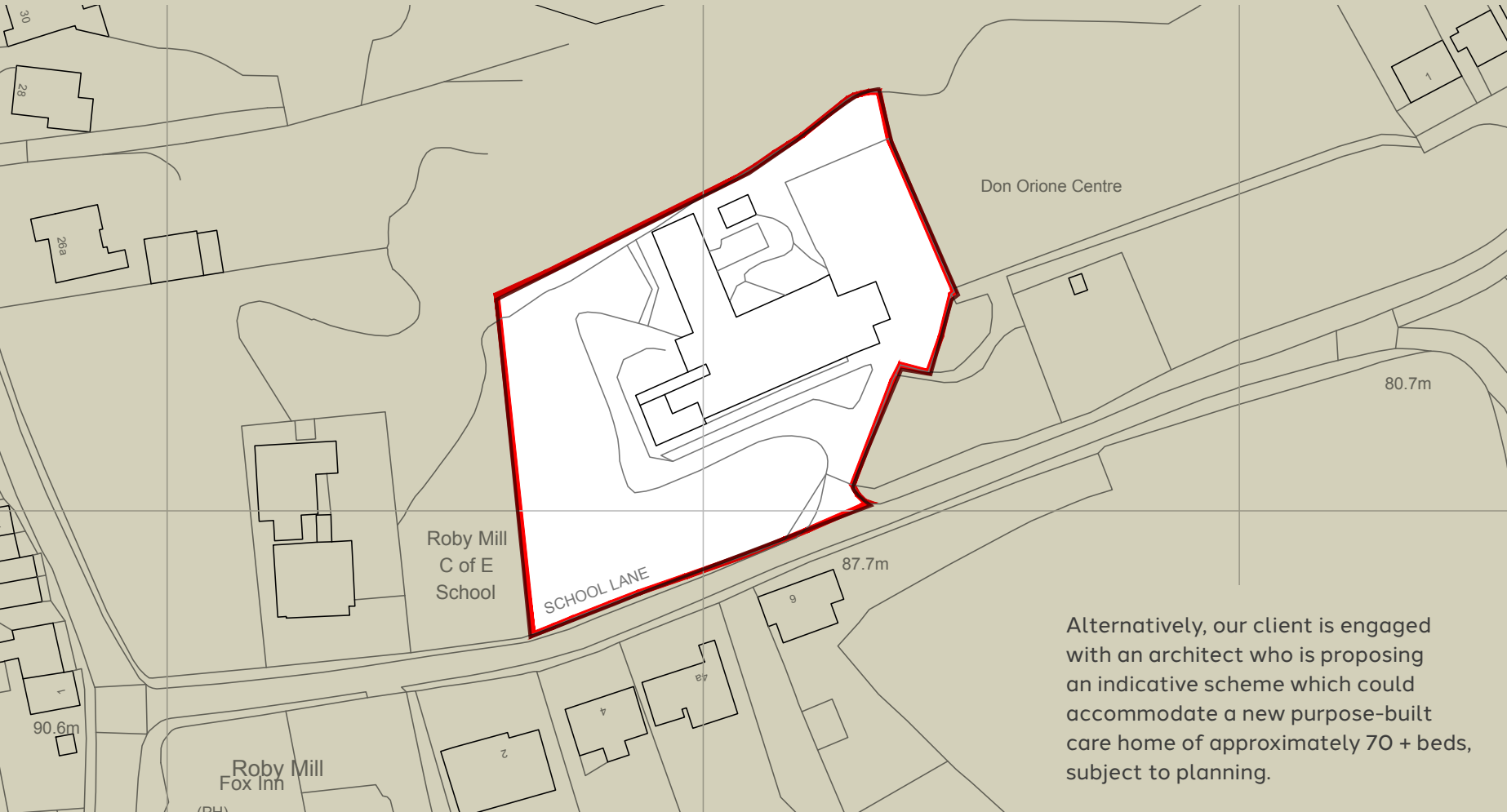
WHILE CLOSE TO THE GREATER MANCHESTER BOUNDARY, THE AREA RETAINS A STRONG COUNTRYSIDE CHARACTER AND BENEFITS FROM GOOD ACCESSIBILITY TO SURROUNDING TOWNS.





SITE DEVELOPMENT POTENTIAL

The property previously operated as a 31-bed care home and is 2 storey with a basement to the rear. It extends to circa 1,244.26 sq. mt (13,393 sq. ft) and has the benefit of an existing established C2 consent. Although it is in need of extensive redevelopment the existing property could be redeveloped as a specialist care home utilising the existing footprint and planning consent.



Alternatively, our client is engaged with an architect who is proposing an indicative scheme which could accommodate a new purpose-built care home of approximately 70 + beds, subject to planning.

DEMAND AND DEMOGRAPHICS

Care assistant
market size considered
medium-large
within the catchment

Average house prices
in the immediate area

£220,000

Population within
a 3-mile catchment:

95,410

Typical demand for
care beds

Typical

Population within
a 5-mile catchment:

208,797

Typical demand for
care beds

Large

Age profile

85+

in line with the
GB average across
both catchments

**THIS DEMOGRAPHIC
PROFILE SUPPORTS
THE LONG-TERM
VIABILITY OF A NEW
CARE FACILITY IN
THIS LOCATION.**





SITE



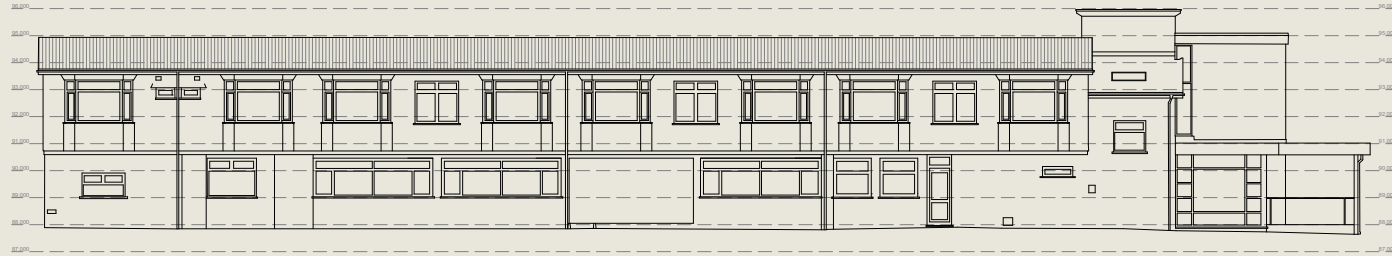
Cardinal Heenan House ROBY MILL, WIGAN WN8 0QR

Illustrative site boundary

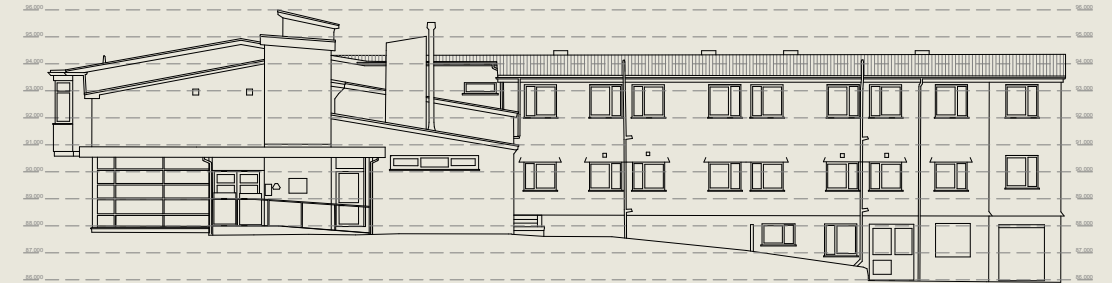


EXISTING ELEVATIONS

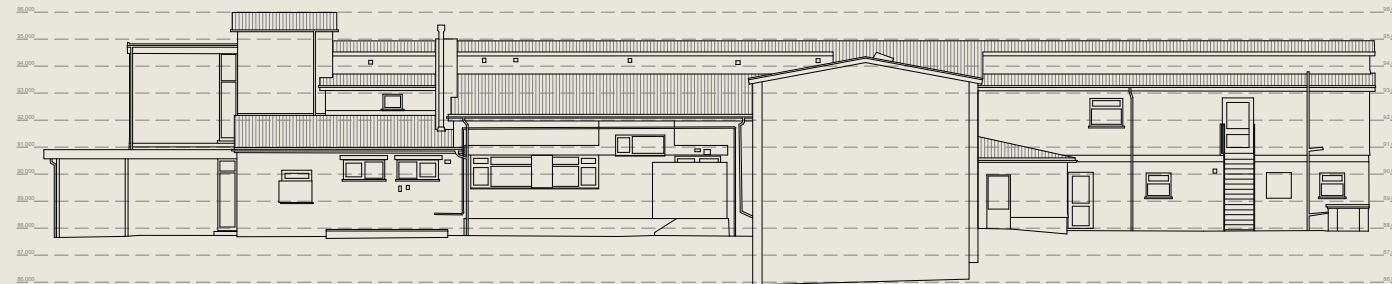
EXISTING FRONT ELEVATION



EXISTING GABLE A ELEVATION



EXISTING REAR ELEVATION



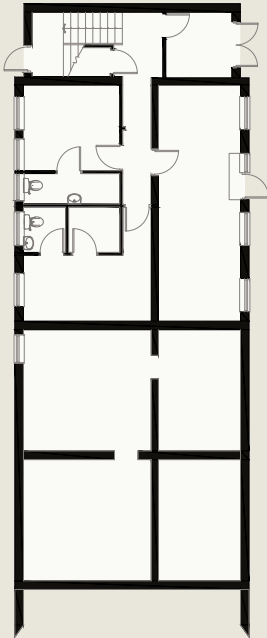
EXISTING GABLE B ELEVATION





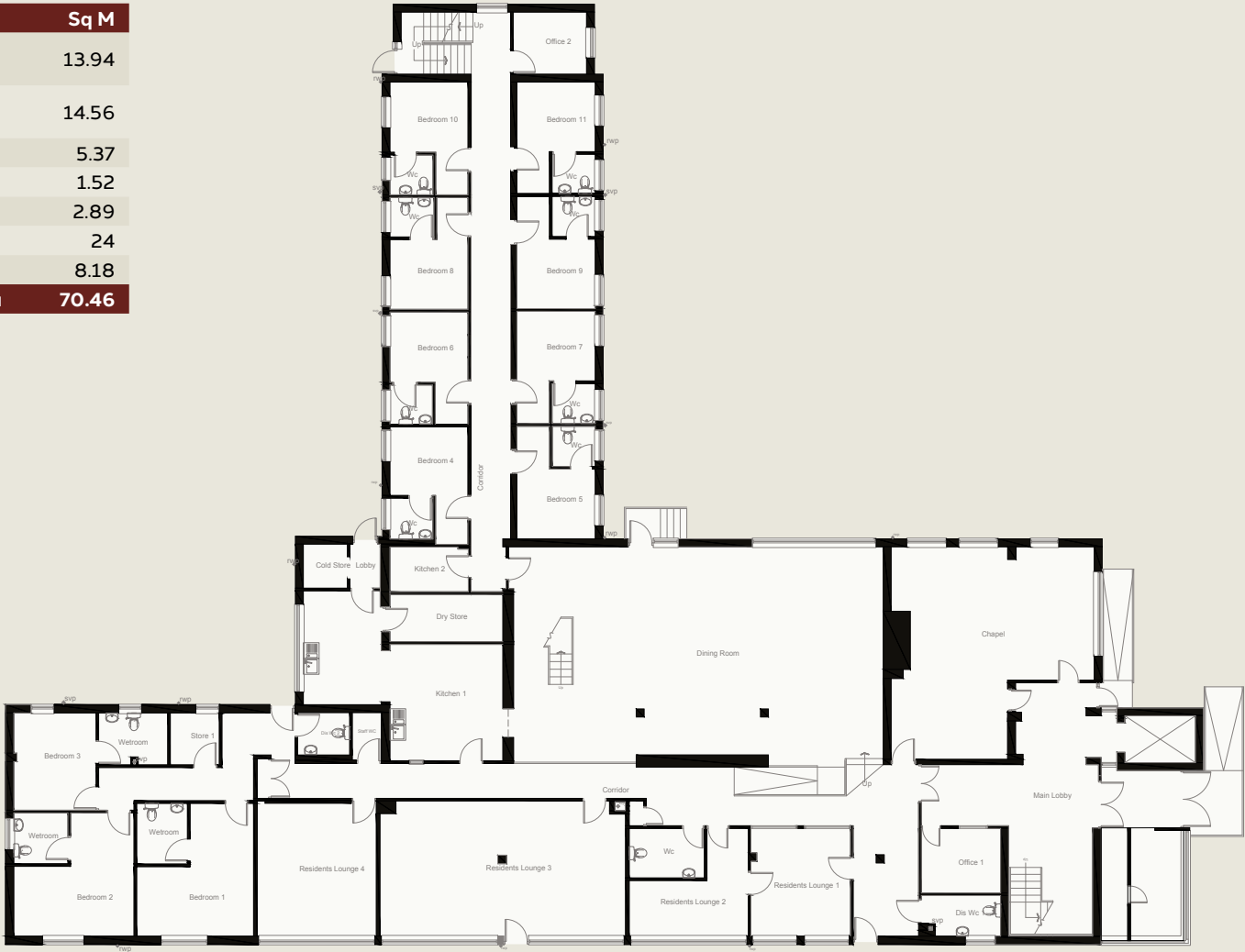
EXISTING FLOOR PLANS

LOWER FLOOR



Room	Sq M
Bedsitting Room 1 (Inc Wetroom/WC)	13.94
Bedsitting Room 2 (Inc Wetroom/WC)	14.56
Store 1	5.37
Store 2	1.52
Store 3	2.89
Sitting Room	24
Hallway	8.18
Total net internal area	70.46

GROUND FLOOR



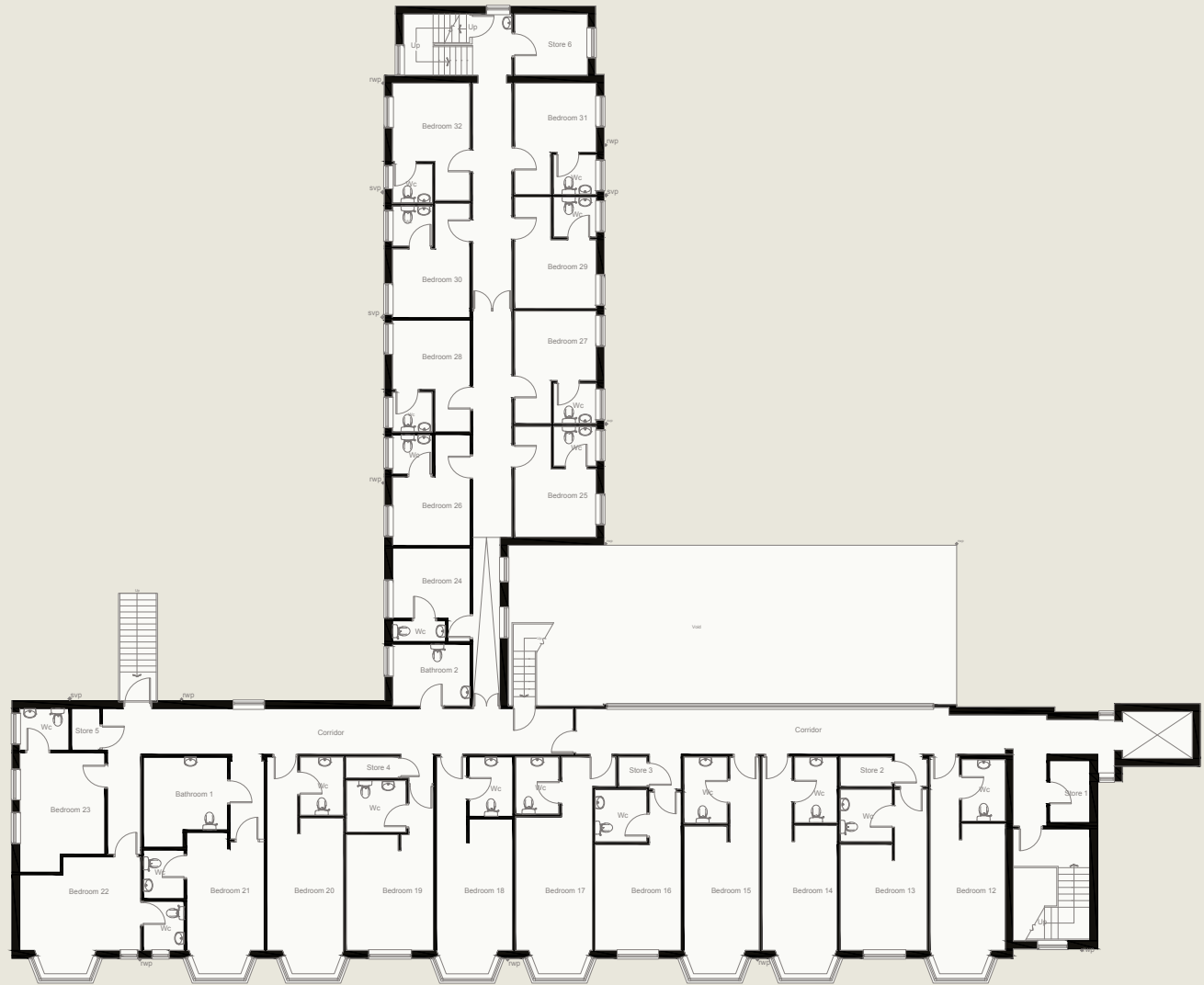
Room	Sq M
Bedroom 1 (Inc Wetroom/WC)	22.37
Bedroom 2 (Inc Wetroom/WC)	21.37
Bedroom 3 (Inc Wetroom/WC)	16.76
Store 1	3.6
Kitchen	32.3
Dry Store	7.6
Cold Store	2.7
Bedroom 4 (Inc Wetroom/WC)	12.61
Bedroom 5 (Inc Wetroom/WC)	12.49
Bedroom 6 (Inc Wetroom/WC)	12.38
Bedroom 7 (Inc Wetroom/WC)	12.44
Bedroom 8 (Inc Wetroom/WC)	12.34
Bedroom 9 (Inc Wetroom/WC)	12.44
Bedroom 10 (Inc Wetroom/WC)	12.43
Bedroom 11 (Inc Wetroom/WC)	12.38
Office 2	6.5
Kitchen 2	5
Dining Room	111.28
Chapel	50.43
Office 1	7.38
Residents Lounge 1	15.39
Residents Lounge 2	12.65
Residents Lounge 3	47.27
Residents Lounge 4	22.85
WC	5.36
Disabled WC 1	4.39
Disabled WC 2	3.19
Staff WC	1.98
Corridor 1	125.35
Corridor 2	32.67
Total net internal area	657.9





EXISTING FLOOR PLANS

FIRST FLOOR



Room	Sq M
Bedroom 12 (Inc Wetroom/WC)	22.67
Bedroom 13 (Inc Wetroom/WC)	20.24
Bedroom 14 (Inc Wetroom/WC)	22.87
Bedroom 15 (Inc Wetroom/WC)	22.98
Bedroom 16 (Inc Wetroom/WC)	20
Bedroom 17 (Inc Wetroom/WC)	24.37
Bedroom 18 (Inc Wetroom/WC)	23.16
Bedroom 19 (Inc Wetroom/WC)	21.17
Bedroom 20 (Inc Wetroom/WC)	23.32
Bedroom 21 (Inc Wetroom/WC)	17.81
Bedroom 22 (Inc Wetroom/WC)	20.34
Bedroom 23 (Inc Wetroom/WC)	16.79
Bedroom 24 (Inc Wetroom/WC)	10.4
Bedroom 25 (Inc Wetroom/WC)	13.09
Bedroom 26 (Inc Wetroom/WC)	12.4
Bedroom 27 (Inc Wetroom/WC)	13.24
Bedroom 28 (Inc Wetroom/WC)	12.52
Bedroom 29 (Inc Wetroom/WC)	13.11
Bedroom 30 (Inc Wetroom/WC)	12.61
Bedroom 31 (Inc Wetroom/WC)	13.11
Bedroom 32 (Inc Wetroom/WC)	13.33
Store 1	3.61
Store 2	2.25
Store 3	1.23
Store 4	1.65
Store 5	1.72
Store 6	6.59
Bathroom	10
Bathroom 2	7
Corridor	112.32
Total net internal area	515.9



PROPOSALS

Offers are **invited in excess of £950,000** for the Freehold interest of the property on an unconditional basis.

Alternatively, offers are invited guiding at **£1,700,000**, subject to planning consent being granted for a **c.70 bed elderly care development**.



TENURE

Freehold.

EPC

The current property has an EPC Rating of C

VAT

The property is not elected for VAT, therefore VAT is not chargeable on the sale price.

AML

In order to discharge its legal obligations, including under applicable anti money laundering regulations, the client will require certain information.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

ADDITIONAL INFORMATION

As the property has been vacant for over two years, the prevailing rate for construction costs to redevelop the existing property can be charged at 5% VAT, professional tax advice should be sought on this matter.

Further information is available upon request.

Please note that viewings and site inspections are strictly by appointment only and must be arranged through BTG Eddisons.

Robert Diggle

BTG Eddisons

M: 07979 541 260

T: 0151 268 5280

E: robert.diggle@eddisons.com



WUKPG

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk