



RED CAT

RESIDENCE

MODERN APARTMENTS IN AN ATTRACTIVE
COMMUTER BELT COMMUNITY

Leigh Road, Hindley Green, Greater Manchester WN2 4XL

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Introduction



Red Cat Residence offers purchasers an attractive opportunity in Hindley Green, a village of some 11,000 residents in the Metropolitan Borough of Wigan. Set on the A578, Leigh Road, it is located just 17km (11 miles) west of Salford and puts residents within easy commuting range of central Manchester. Combining both new-build and remodelled apartments, Red Cat Residence offers stylish one-bedroom homes. All are built and fitted out to an exacting standard, and should hold a strong appeal to those seeking urban convenience, energy efficiency and attractive modern living spaces.

Development Overview

- Led by an expert local developer with a proven track record
- Convenient location
- Modern, energy efficient homes
- Close to excellent local amenities
- 999-year leasehold



Hindley Green and Wigan



In the wake of the cost-of-living crisis, affordability has become a key constraint on house price growth. As a result, capital appreciation rates have slowed in many popular city centres, and demand has often shifted towards more affordable commuter belt communities.

Numerous indices have reported higher rates of price-growth and rental gains in these 'secondary' markets around some of Britain's biggest cities.

The Metropolitan Borough of Wigan is an excellent example. Here, average prices are approximately £100,000 less than the national mean and, importantly, well below those in neighbouring Manchester. Rents are also much more affordable. Consequently, affordability pressures have not been so severe and the local property market has remained strong, with considerably more capacity for price growth.

Property Market Data



Average sold price (Wigan borough)	£194,000 ¹
Average sold price (Manchester)	£251,000 ¹
Average sold price (UK)	£294,000 ¹
Annual capital growth (Wigan borough)	+5.0% ¹
Annual capital growth (Manchester)	-1.4% ¹
Annual capital growth (UK)	+2.8% ¹
Capital growth forecast (NW region)	+5% in 2025 / +29.2% by 2029 ²
Capital growth forecast (UK)	+4% in 2025 / +23.4% by 2029 ²
Annual rental growth (Wigan borough)	+9.8% ¹
Annual rental growth (UK)	+8.7% ³
Average yields (NW region)	7.9% ⁴

Sources:

1: ONS data for the 12 months to September 2024, published November 2024. 2: Savills 5-Year Mainstream Residential Forecast, November 2024.

3: ONS/Land Registry data for the 12 months to September 2024, November 2024 4: Fleet Mortgages Rental Barometer, Q3 2024.

Demand for Housing



Demand amongst prospective tenants and homebuyers has risen steadily in Wigan and in many other commuter belt locations around Manchester.

Population Growth

Wigan	+3.6% (from c.317,800 to c.329,300) ¹
Chorley	+15.4% ¹
Salford	+9.9% ¹
Manchester	+9.7% ¹

Population Forecast

Wigan	+5% by 2027 (+17,000 residents) ²
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Sources: 1: ONS Census data 2011 & 2021. 2: Wigan Council / ONS data 2024.

A powerhouse of business growth and new employment, Manchester's economy continues to attract thousands of new workers to the region. Between 2011 and 2021, the city's population reportedly grew by +9.7%. However, with local housing stocks being both limited and expensive, many new incomers have looked to the surrounding territory to make their budgets stretch further. Hindley Green is one of numerous communities to have seen this effect.

Demand is also being driven by economic growth in nearby Bolton and Liverpool. Here again, their populations and employment rates are rising and, in many districts, average prices are much higher than in Wigan.

Hindley Green is well placed to accommodate the excess demand, which is also being generated by its immediate neighbours. ONS reports that between the Censuses of 2011 and 2021, the largest population

increases in the North West were seen in Salford (+15.4%) and Chorley (+9.9%), both of which border Wigan borough.

Of course, when it comes to assessing demand for residential property, one should not overlook the expansion of Wigan itself. The town has an estimated population of 110,000 and this rises to between 330,000 and 335,000 across the wider borough. Wigan Council calculates that there are 143,100 households within the area – a number that has risen by +4.9% since 2011.

As a consequence of these and other factors, Greater Manchester Combined Authority estimates that if demand is to be met, around 12,000 new homes will be needed in the Wigan and Bolton Corridor. Until that shortfall is addressed – which seems a distant prospect – capital and rental values can be expected to rise steadily.

The Local Economy



The size and rapid growth of Manchester's economy are well known and, as part of Greater Manchester, Wigan borough is inevitably benefiting from its many ripple effects.

The same can be said of Salford, which has seen its economy and its population soar. The number of businesses located in Salford has risen by around 85% since 2010 and Salford City Council reports that it has seen the creation of more than 15,000 new jobs in the past five years.

These factors alone would be enough to support meaningful growth in Hindley Green's local economy and property market, but several other positive factors have also been at work.

First, the area has retained relatively low levels of unemployment. ONS reports that, with a rate of around 2.9%, Wigan borough sees lower levels than in Manchester, Bolton, Liverpool or Salford. (For comparison, the UK average is 3.7%). Locally, employment growth has occurred in key sectors including construction, the creative & digital industries, food & drink, environmental services, logistics, manufacturing & engineering, medical research, retail and professional services.



The Local Economy



Importantly, the borough is also benefiting from significant investment in urban regeneration – projects that will steadily improve transport infrastructure, the public realm and leisure facilities.

They will inevitably also generate further new jobs, which will have a twofold effect. First, increasing employment will tend to raise average incomes for those who already live here. And second, it will encourage new workers to settle. Both trends should boost demand within the property market and therefore help to buoy up average rental and capital values.

Economic Data

Economy (Wigan Borough) £4.2 billion (GVA)¹

Economic Growth Forecast (Wigan Borough) +1.6% per annum²

Employment Growth Forecast (Wigan Borough) +0.9% per annum²

Economic Growth Forecast (Gtr Manchester) +2.2% per annum (+£2.4bn)³

Economic Growth Forecast to 2027 (Gtr Manchester) +1.7% per annum³

Business Population (Wigan Borough) 12,000⁴

Sources: 1: Wigan Council, 2024. 2: Pro-Manchester / EY, March 2024. 3: EY Regional Economic Forecast, 2024. 4: InvestInManchester.com

Urban Regeneration



Wigan Council and local economic development bodies have launched a range of programmes aimed at boosting the local economy and improving amenities.

These developments should help to nurture further job-creation, boost average earnings and improve ordinary living standards across the borough. In time, their various effects should all help to raise property values and local rental demand.



Major Developments

Wigan Galleries redevelopment	£135 million ¹
Haigh Hall Restoration	£37 million ²
Leigh Town Centre regeneration	£32 million ³
Future High Streets Fund	£16.6 million
#OurFutureAshton scheme	£6.6 million
Heritage Action Zone Funding	£1.3 million

Notes: 1: Approved by Wigan Council in October 2024.

2: Includes £20 million of Levelling Up funding.

3: Includes over £12m through the UK Shared Prosperity Fund, with £20m to follow through the Long Term Towns Fund.

Employment Prospects



Job-creation targets have already been set for these and other schemes.

For example, Wigan Council's developer Cityheart, announced that the redevelopment of Wigan Galleries "is set to create around 660 full-time jobs and to generate Gross Value Added (GVA) impacts of £26.5 million per year."

Similarly, Caddick Developments has submitted plans for Ashton Park, a proposed new hub in Ashton-in-Makerfield. It said that it expects the construction phase to support around 400 jobs, and that it will sustain around 700 skilled jobs once it is operational. A spokesperson added that it would contribute £46 million to the local economy every year.



Local Market Conditions



There is little doubt that Hindley Green is a convenient, attractive and affordable option for those seeking new or better homes in the region.

Affording easy access to Salford, Bolton, Manchester and Liverpool, it could hardly be better located for commuting workers. However, much of the village's housing stock is relatively old and much of it already occupied, and amid a continuing shortfall in housing provision, tenants and house-buyers must compete to find suitable homes.

Moreover, property owners and tenants have become increasingly conscious of their rising utility bills, so modern properties that offer higher levels of energy efficiency should attract particularly strong demand. Red Cat Residence is designed to meet the demand for these types of homes.

Quality of Life



Hindley Green is clearly an attractive choice for commuters and it also scores well on many other measures that contribute to an excellent quality of life.

AMENITIES

The village itself boasts many shops and other essential amenities that are within convenient walking distance. It is large enough to accommodate convenience stores, cafes, pubs and supermarkets, but still sufficiently compact to retain a rural village atmosphere. Local pubs and eateries include The Swan at Hindley Green, the Six Six Three bar, The Spinners Arms and The Railway Tavern, which offers traditional pub food in a friendly atmosphere.

SHOPPING & LEISURE

The Swan, Hindley Green (pub)	1.4 km
The Spinners Arms (pub)	1.6 km
Six Six Three (bar)	1.6 km
The Railway Tavern (pub)	2.3 km
Parsonage Retail Park	2.1 km
Cineworld Leigh	3.2 km
Hindley Leisure Centre & Pool	3.3 km
Howe Bridge Leisure Centre	3.5 km
Leigh Sports Village	5.0 km



EDUCATION

Hindley Green is also home to some well-regarded schools and nurseries, and – a little further out – some popular sixth-form colleges that are easily reached by bicycle, car or public transport. For those studying at higher levels, Bolton, Salford, Liverpool, Manchester and Preston are all home to large and reputable universities.

Local High Schools and Colleges

The Westleigh School (Secondary)	1.5 km
Holden School (Secondary)	2.4 km
Oakfield High School & College	2.7 km
Leigh Campus, Wign & Leigh College	3.1 km
Wigan & Leigh College	1.5 km
The Westleigh School (Secondary)	8.0 km



PROXIMITY TO NATURE

Being close to areas of natural beauty and outdoor recreational opportunities can have an important bearing on property values and tenant demand.

Developments in such locations may be especially popular if they also promise urban convenience and great transport links.

For such households, the location of Red Cat Residence is undeniably excellent. Close by are many open green spaces that range from suburban parks and ornamental

gardens to wilder settings such as nature reserves and scenic hill country. In almost every direction are areas of beautiful countryside that lend themselves to a plethora of activities: hiking, cycling, horse-riding, fishing, bird-watching and much more besides.

Open Spaces

Diggle Flash	200m
Fir Tree Flash	1.0km
Firs Park	1.6km
Clayhole Park	1.8km
Pennington Flash	2.6km
Amberswood Nature Reserve	4.7km
Lowe Hall National Nature Reserve	5.0km
Smithills Country Park	11km
Lever Park / Rivington Gardens	12km

Local Transport



The proximity of the village's own amenities mean that residents at Red Cat Residence will often have no need to use cars or public transport. However, for those who need them, transport connections are excellent.

MOTORISTS

The property is located on Leigh Road (A578), which extends southeast towards Leigh and Atherleigh Way. This, in turn, leads down to the A580, which connects Liverpool to Salford and Manchester. Leigh Road also runs north to the A577, which connects to Wigan and the nearest junctions of the M6 and M61 motorways. From here, all major regional destinations are within easy reach.

HIGHWAY NETWORK

A580	5km
M61 (J5)	8km
M6 (J26)	12km
M58 (J6)	12km



BUS SERVICES

Bus stops are located immediately outside the property. Services 661, 662 and 954 run southeast to Leigh, north to the village centre, and onwards to local destinations including Golborne, Haydock and Ashton-in-Makerfield.

RAIL SERVICES

The nearest railway stations are at Daisy Hill (4.5km) and Hindley (4.8km). Here, passengers can take regular services to Salford and Manchester. Perfectly connected, Wigan North Western station is just moments away, offering direct train services to Manchester, Liverpool, and London.

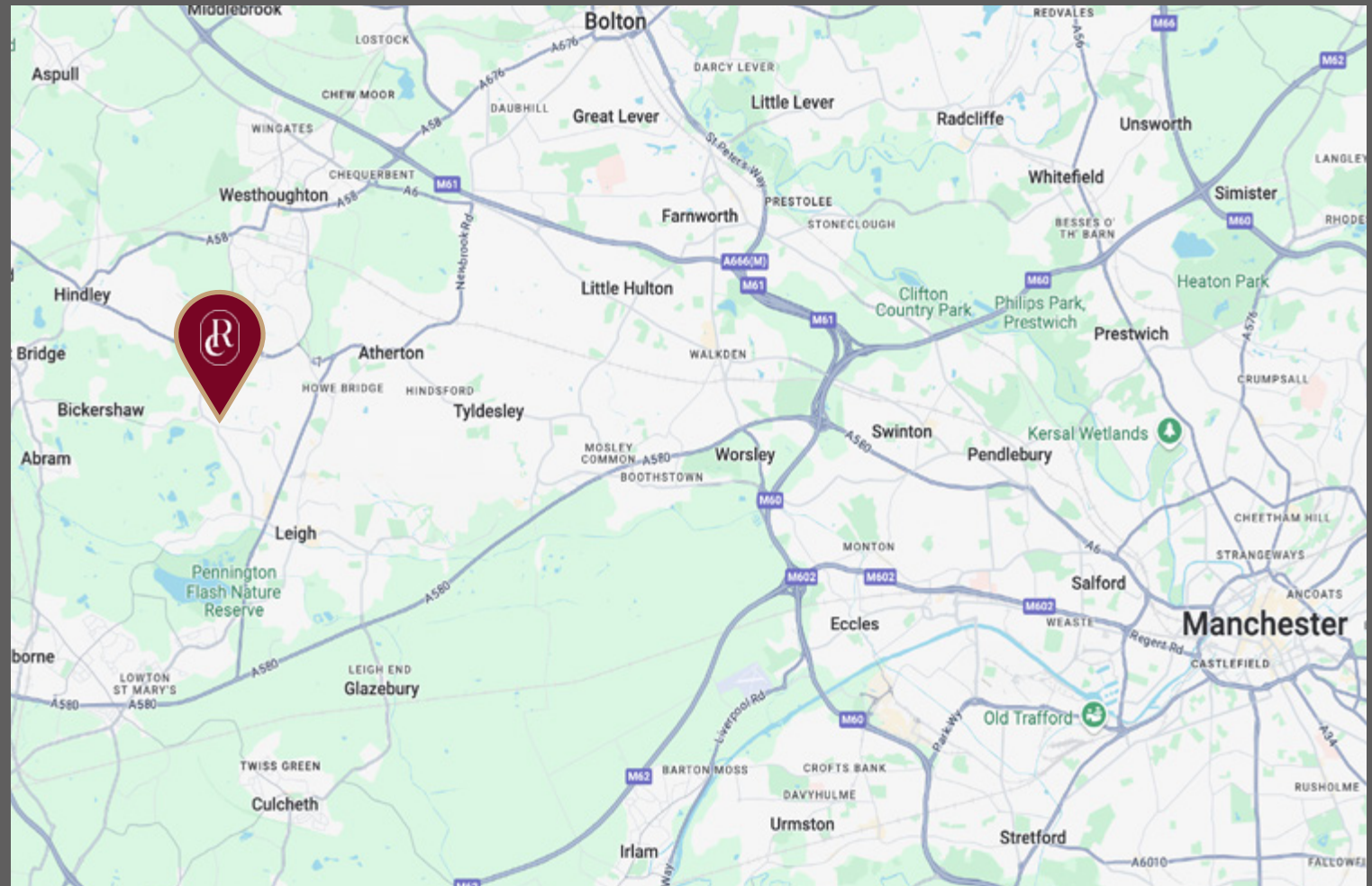


Location



DISTANCES TO TOWN & CITY CENTRES

Leigh	4.5km
Wigan	7.0km
Bolton	12km
Warrington	17km
Salford	18km
Manchester	22km
Skelmersdale	22km
Preston	30km
Liverpool	32km



Red Cat Residence: The Development



The development is set a short way back from Leigh Road and features both a property conversion and a new-build apartment building.

The remodelled element will see the creation of ten one-bedroom apartments in what was formerly a large private home. To the rear of the property, a new three-storey building is being constructed, and this comprises a further 15 apartments.

The various properties will be designed and built to the latest standards for safety, and will achieve an EPC rating of at least Band C, making it attractive to energy-conscious tenants.

Features at a Glance

10 new one-bedroom apartments
(in existing building)

15 one-bedroom apartments
(in new-build)

22 dedicated parking spaces

Recreational space & Cycle Parking

The Apartments

The property offers a choice of attractively designed one-bedroom apartments, all of which will be fitted out to a very high standard. To keep energy bills low, all the apartments will be equipped with energy-efficient lighting, appliances, insulation and double-glazed windows.

Features at a Glance

Well-equipped kitchens

Low energy costs

Light, neutral colours



Internal Specifications



Apartments vary in size and design, but the general specifications remain very similar. Typically, investors can expect the units to feature the following:

Glazing

- uPVC double glazing throughout

Lighting

- Pendant light fixtures

Decoration

- Walls and skirting boards painted white
- White doors and door frames (internal)
- Sockets and light switches – white faced

Living Rooms

- Light grey carpet

Bedrooms

- Light grey carpet

Kitchens

- Howdens or similar kitchen
- Bekko electric oven or similar
- Bekko gas hob or similar
- Stainless steel sink with drainer
- Chrome kitchen sink tap, swivel spout, single lever
- Baxi boiler (3-5 r warranty)
- Light grey laminate or cushion flooring

Bathrooms

- Locally sourced porcelain/ceramic pedestal sink - white
- Locally sourced porcelain/ceramic toilet - white
- 900x900 shower cubicle or similar size
- Overhead thermostatic shower - chrome
- Light grey laminate flooring or cushion floor
- Chrome sink taps
- Walls/shower – white metro tiles
- Remaining walls painted white
- Electric extractor fan

The Developer



Red Cat Residence is the work of Wigan & Sons Ltd, a property developer with a strong track record that has been built over 35 years in the UK property sector.



Based in Wigan, the company manages a diverse range of projects, including residential developments, historic property renovations and strategic property sales. Its portfolio includes the development of modern townhouses, bespoke apartment blocks and high-value renovations of historic properties.

As a developer, it delivers lasting value through a combination of strategic vision, careful project execution and a deep understanding of property markets. The company's enduring reputation is built on its commitment to quality, heritage preservation, and community-focused development.



Some recent examples of its many successful schemes include:

Renovation of a 19th century farmhouse a coach house, and retained a 17th-century barn in Lowton.
(£1.65 million GDV.)

The renovation and remodelling of an 18th century barn, a modern barn, and a 19th-century farmhouse in Ashton.
(£1.95 million GDV.)

The construction of three modern bungalows in Hindley.
(£477,000 GDV.)

The redevelopment of three freehold houses in Wigan.
(c. £500,000 GDV.)

Summary



Upon its completion, Red Cat Residence will provide some of the most modern and attractive apartments in Hindley Green. The village itself has an excellent strategic location that will appeal equally to commuting workers and those who appreciate access to the great outdoors.

For occupiers, key attractions include excellent transport links and modern standards of building, which will contribute to better energy efficiency ratings than those offered by much of the local residential stock.

For investors, the development has a manifold appeal. Wigan itself has a growing economy and a growing population, and it's seeing a raft of major inward investments. These should gradually raise average incomes and drive up demand for accommodation, creating added competition that can only benefit residential landlords.

Equally importantly, neighbouring towns and cities are also faring well, with growing economies and even faster growth in their populations. In many such markets, asking rents and property prices are becoming increasingly unaffordable, so commuter belt locations such as Hindley Green are benefiting from a steady increase in property and rental demand.

Equally importantly, neighbouring towns and cities are also faring well, with growing economies and even faster growth in their populations. In many such markets, asking rents and property prices are becoming increasingly unaffordable, so commuter belt locations such as Hindley Green are benefiting from a steady increase in property and rental demand.

As a result, Red Cat Residence looks set to produce long-term capital gains, excellent rental returns and strong, inflation-beating yields.

Reservation and Purchase

If you are interested in purchasing one of these excellent apartments, please contact one of our consultants.





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