

Maryland Securities, Eckersley Mills

Development Strategy

Grant Advice

S.106 Negotiations

Eckersley Mills is a complex of Victorian mills arranged within a site of some 13 acres a short distance from Wigan Town Centre.



The arrangement of three imposing mill buildings situated around a central marshalling yard presented a rare opportunity to devise a scheme which would both raise the bar in terms of quality of accommodation in Wigan (residential and commercial) but also create a unique leisure destination.

A comprehensive professional team was assembled and a plan for the site was drawn-up which proposed substantial conversion and new build around very high quality public realm including a body of water with potential to be connected to the national canal network.

Following lengthy negotiations the scheme was granted planning permission in 2010.

Our role has involved the following:

- *Identifying potential uses/futures for the site*
- *Advising on mix and layout to maximise commercial opportunity*
- *Carrying out financial viability assessments*
- *Advising on public sector grant opportunities*
- *Negotiating the terms of Section 106*