

RWinvest

EST. 2004



Wigan Property Investment 2022

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Widely considered one of the best places to invest in property, property investment in Wigan has experienced some impressive growth within the UK property market over the last 12 months.

Simply put, Wigan property investment offers up a whole host of potential - so if you're someone who's looking to get started with UK investment, then this is the guide for you!

Find information, fast facts and sound statistics all about the Wigan property market to help ensure that you have everything you need before taking the final leap.





Why Invest in Wigan?

As mentioned, property investment in Wigan is increasingly becoming an incredibly popular prospect for many investors involved with the UK housing market - and properties are selling fast!

Boasting extremely affordable house prices, a solid regeneration scheme, and great regional prosperity, Wigan investment properties are a bonafide 2022 hit.

Four Reasons to Invest

- Affordable Property Prices With Strong Rent Returns
- Huge Levels of Regeneration
- The Perfect Commuter Town?
- High Demand and Growing Population

Here are some facts and statistics on each of these benefits to investing in Wigan.



VANTAGE POINT



Prices from £132,950



Luxury 1-Bedroom
Apartments



7% Projected
Rental Return



Wigan Town
Centre



Key HS2
Location

FIND OUT MORE





Affordable Property Prices With Strong Rental Returns

For a large number of landlords and investors, it's vital for property investments to be affordable with high rent in order to generate the highest possible rental yields.

Luckily for those considering properties in Wigan, the town is one of the most affordable places in the UK.

According to the latest Land Registry data on the UK House Price Index (as of November 2022), the average Wigan property is valued at £187,119.

Incredibly affordable for the region, investment properties in Wigan are valued at 14.57% below the North West average and 19.23% under the average price in Greater Manchester. Affordability is almost certainly a strong attribute here, with costs, including a mortgage, far less than the UK average.

Better yet, the price of Wigan investments increased by 15.78% over the last year.

For those of you looking towards retirement, this 12-month growth is an overwhelmingly positive sign - mainly because it outweighs price growth seen in the UK's major investment hotspots.

Affordable Property Prices With Strong Rental Returns

Key for investors targeting retirement, this 12-month growth is an incredibly positive sign, as it outweighs the price growth in the UK's major investment hotspots.

Wigan not only boasts property prices £108k below the UK average, but the town also exceeds the capital appreciation seen in the hugely popular areas of Liverpool, Manchester, Birmingham, Leeds, and – yes – even London!

Most notably, Wigan prices have increased by 51.67% since 2016 and 217.45% since 2002.

For comparison, the average UK property has seen just a 37.54% increase since 2016 and 153.47% in the past 20 years.

Again, this highlights the strength of investments in the area, with high income and yields offering exciting potential for landlords to make a serious addition to their portfolio.

Factoring in average gross rental yields of around 3.85%, the third-highest Greater Manchester borough excluding Salford and Manchester, it's clear that those investing in the area are on track for a lucrative property investment.



Huge Levels of Regeneration

Urban regeneration is increasingly becoming a vital part of not only the UK but also success in the property market. Of course, Greater Manchester is no stranger to regeneration - and Wigan is no different, with a host of ongoing regeneration projects seeing a massive increase in the local economy and buy to let property market demand.

One of the most prominent regeneration schemes in the area is the plans for High Speed 2.

HS2 is set to dramatically transform and improve services in Wigan North Western, allowing travellers to get to the UK's major cities in record time.

Once completed, people will be able to travel to London in just 91 minutes (down from 115) and reach Birmingham in around 36 minutes - down from a whopping 82!

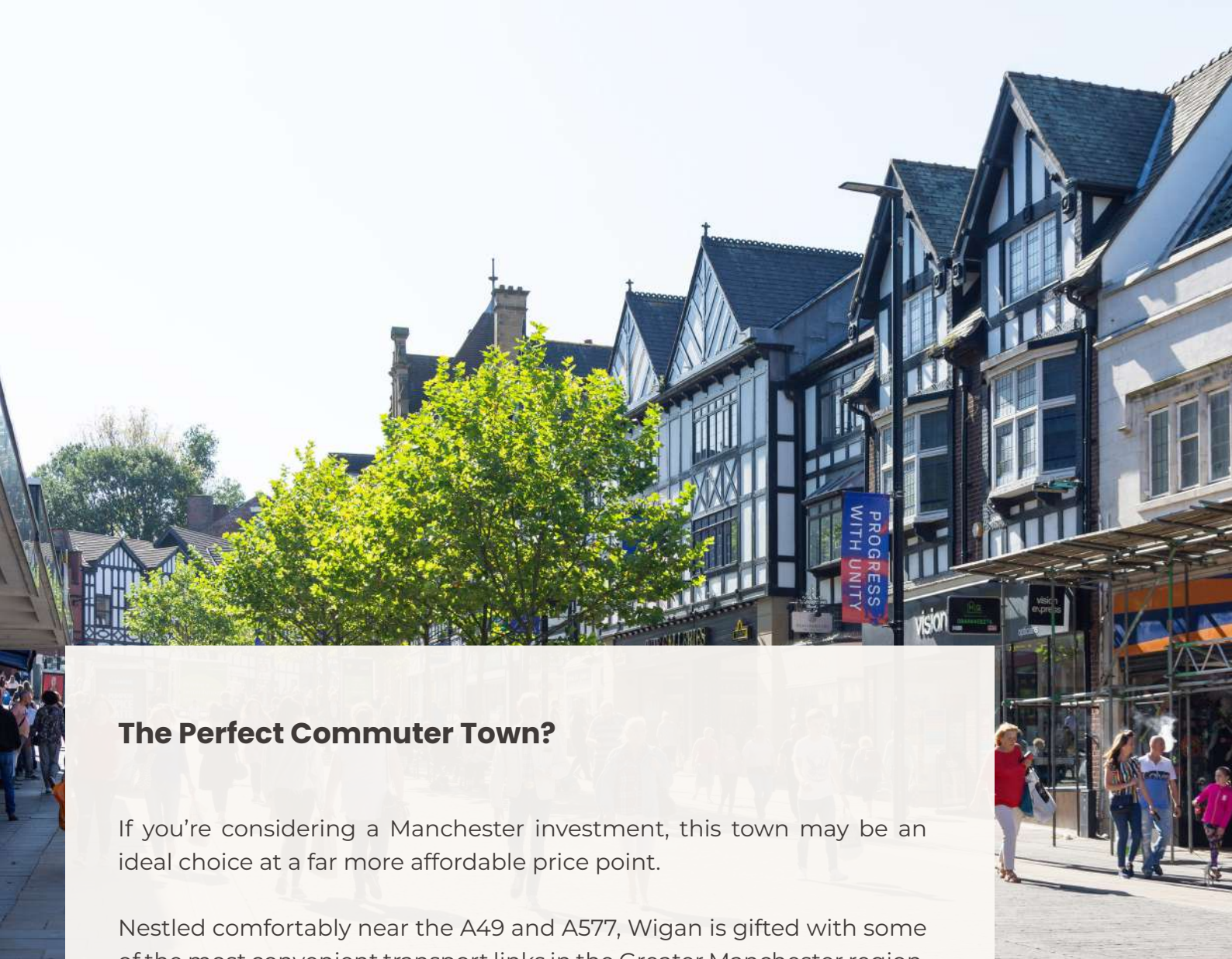


Future/Ongoing development includes:

A 10-year masterplan aimed at improving the sustainability of Wigan Town Centre: with investment into highways, education, culture, public, and commercial sectors already well underway.

Investment into the Innovation and Learning Quarter through improvements in Wigan and Leigh College, Wigan Youth Zone, and the University Technology Centre.

Former Wigan pier buildings set to be regenerated to give a cultural boost.



The Perfect Commuter Town?

If you're considering a Manchester investment, this town may be an ideal choice at a far more affordable price point.

Nestled comfortably near the A49 and A577, Wigan is gifted with some of the most convenient transport links in the Greater Manchester region.

Thanks to the nearby A roads, Wigan has direct access to the M6, M61, and M58, making commuting across the Greater Manchester region incredibly easy.

With two train stations available in Wigan town centre, Wigan North Western and Wigan Wallgate, residents can get easy access to Manchester city centre and Liverpool in around half an hour.

Likewise, Manchester airport is just 50 minutes away, with direct links to Glasgow, Edinburgh, and even London all at the fingertips of Wigan's dense population of 320,000.

With such a dense population, there is high demand for rental property in Wigan and its surrounding areas, offering a sizeable opportunity for lucrative Wigan buy to let investments.

High Demand and Growing Population

30-minutes away from the likes of Liverpool and Manchester, Wigan residents are not only gifted with an impressive transport system – they also have their fair share of world-class businesses in the region.

But it's not just employment opportunities in other areas around Wigan that make investing in property in the town so ideal.

The town also boasts some fantastic businesses of its own.

Home to Heinz, AB World Foods, and Waterfields, amongst others, the North West spot is an ideal place to live and work for tenants.

Alongside the plethora of jobs on offer to Wigan tenants, there's also plenty on offer to attract new people to pack their bags to visit – and, perhaps, even stay.

Home to Wigan Athletic Football Club and the rugby league team Wigan Warriors, residents can visit some of the most exciting sports venues in the North West in Wigan.

Not only this, but with theatres, shopping centres, art galleries, golf courses, and more to choose from, as well as a day trip to Liverpool and Manchester, the town has a lot to offer.

However, one thing likely to set Wigan apart from any other location is its stunning environment.

With around 70% of the town dedicated to open space, Wigan is notably home to seven nature reserves.

This green space is filled with stunning architecture and historic towns, making it increasingly popular amongst retirees looking for a more affordable retirement.

With a massive amount of employment opportunities, and such a dense population of 100,000, the potential of Wigan buy to let is (as previously demonstrated) **huge**.

'LIVERPOOL'S ANSWER TO NEW YORK LIVING'



PRICES FROM £164,950

6% RENTAL RETURNS

ENQUIRE NOW





The Best Places to Invest in Wigan

If you're thinking about property for sale in Wigan and you're wondering where to look for your investment, here are some of the best areas to invest in Wigan.



EMBANKMENT EXCHANGE

Invest From
£179,950

FIND OUT MORE





WN1

Average Property Price: £187,663

10-Year Capital Appreciation: 37.96%

Average Gross Rental Return: 4.31%



WN2

Average Property Price: £163,387

10-Year Capital Appreciation: 40.45%

Average Gross Rental Return: 4.53%

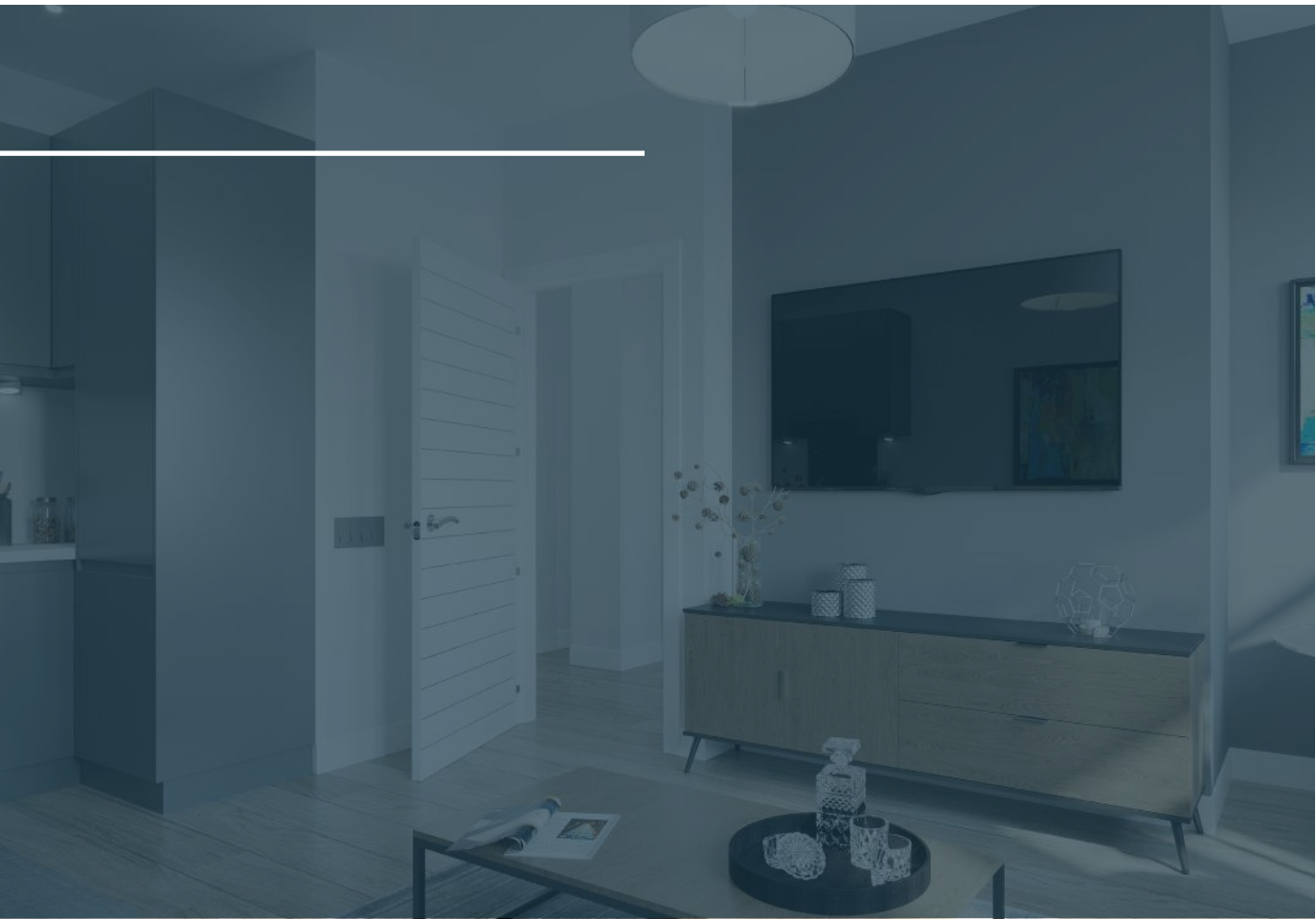


WN7

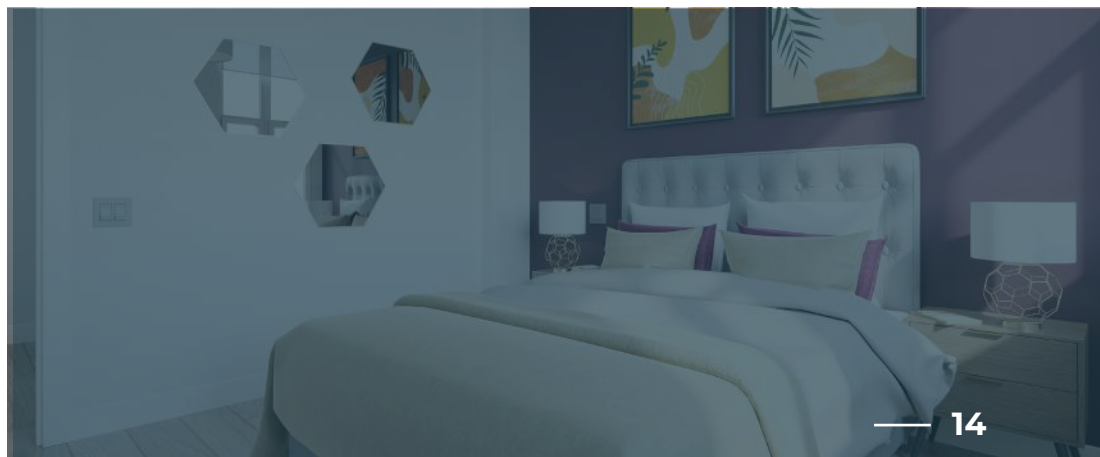
Average Property Price: £160,158

10-Year Capital Appreciation: 43.38%

Average Gross Rental Return: 4.01%



Wigan Properties For Sale





Vantage Point

Located in the very heart of Central Wigan, a historic mill town in Greater Manchester, Vantage Point is arguably one of the highest-quality residential accommodations that Wigan has ever seen.

Directly benefiting from the proposed HS2, which will serve Wigan North-western station, it is expected to see strong returns, with a rather lucrative exit strategy. The development is located on the main shopping Street of Standishgate and is also situated directly on the HS2 route – making it a key location for those looking to take advantage of Wigan's best qualities.

Reasons to Invest



Prices from £132,950



7% assured rental returns



10.5% rental market growth



Get Started Today

If you're looking to make your mark on the UK property market, explore our fantastic range of investment opportunities today. We have properties in the best UK areas, offering rental yields of up to 7%, low minimum deposits, and below-market value prices to help make your investment as affordable as possible.

[FIND OUT MORE](#)

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