



INVESTMENT & LOCATION HIGHLIGHTS FACT SHEET



999-Year
Leasehold



Close to Excellent Local
Amenities



Convenient
Location



Energy Efficient & Modern
Homes



Expert Local Developer With a Proven Track
Record

Set in the heart of Wigan, Redcat Residences is more than just a development, it's a gateway to modern living and exceptional investment potential.



PROPERTY MARKET INSIGHTS

Wigan offers an outstanding investment opportunity with lower average property prices compared to Manchester and other cities in the UK, making it an attractive option for investors and homebuyers:

- ✓ Average sold price: **£194,000**
- ✓ Average yields (NW region): **7.9%**
- ✓ Annual capital growth: **+5.0%** (compared to UK's +2.8%)
- ✓ Annual rental growth: **+9.8%** (UK average: +8.7%)

Wigan stands out for delivering higher rental yields, with the North West region boasting average yields of 7.9%, perfect for buy-to-let investors.

LOCAL ECONOMIC STRENGTH

Wigan's thriving economy and low unemployment create a solid foundation for growth:

£4.2BN

 ECONOMIC
VALUE (GVA)

+1.6%

 ECONOMIC GROWTH
FORECAST PER
ANNUM

+0.9%

 EMPLOYMENT
GROWTH FORECAST
PER ANNUM

Wigan's **unemployment rate of 2.9%** is lower than the national average, highlighting its strong employment base.



MAJOR REGENERATION PROJECTS

Wigan is undergoing an exciting transformation through strategic regeneration initiatives that are reshaping the town into a vibrant and modern hub. These developments are creating a dynamic blend of residential, commercial, and leisure opportunities.

£135M

 WIGAN GALLERIES
REDEVELOPMENT

£37M

 HAIGH HALL
RESTORATION

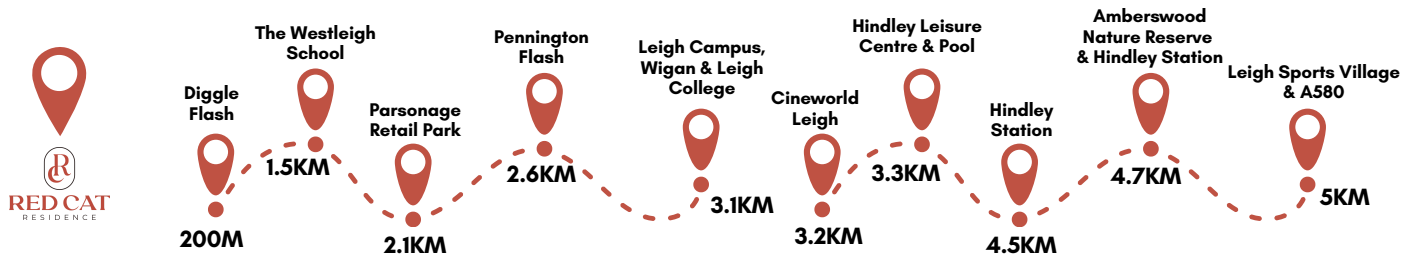
£32M

 LEIGH TOWN CENTRE
REGENERATION

Additional funding through the **Future High Streets Fund** and **Levelling Up Fund** is fuelling improvements across Wigan's urban landscape, enhancing infrastructure and boosting local amenities. These investments position Wigan as a prime location for growth.

AMENITIES & LIFESTYLE

Red Cat Residence combines the charm of a peaceful residential location with easy access to Wigan's finest amenities, education, green spaces, and excellent transport links.



EXCELLENT TRANSPORT LINKS

RED CAT RESIDENCE OFFERS EXCEPTIONAL CONNECTIVITY

With bus services right outside the property, commuting to nearby towns and cities has never been easier.

- **Railway stations:** Daisy Hill (4.5km) and Hindley (4.8km), with regular services to Manchester.
- **Major highways:** A580 (5km), M61 (8km), M6 (12km), and M58 (12km).

DISTANCES TO MAJOR CITIES

- Manchester: 22km
- Liverpool: 32km
- Bolton: 12km



RED CAT RESIDENCE FEATURES AT A GLANCE

10

Stylish One-Bedroom Apartments in a Beautifully Refurbished Existing Building

15

Modern One-Bedroom Apartments in a Brand-New Development

22

Parking Spaces for Residents



Recreational Areas & Cycle Parking
to promote an active lifestyle



Energy-Efficient Homes
designed with sustainability in mind

