

# Willowbrook Fields

## Wigan

### Price List

Plot	Address	House Type	Beds	Sq m	Status	Full Value	25% share	Rent	50% Share	Rent	75% Share	Rent
1	2 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Yew (Semi-detached) *1 parking space	2	70.1	Reserved	£207,500	£51,875	£356.64	£103,750	£237.76	£155,625	£118.88
2	4 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Oak (Semi-detached)	3	84.2	Reserved	£245,000	£61,250	£421.09	£122,500	£280.73	£183,750	£140.36
3	6 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Holly (End-terraced)	3	84.6	Reserved	£240,000	£60,000	£412.50	£120,000	£275.00	£180,000	£137.50
4	8 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Holly (Mid-terraced)	3	84.6	Reserved	£235,000	£58,750	£403.91	£117,500	£269.27	£176,250	£134.64
5	10 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Holly (End-terraced)	3	84.6	Reserved	£240,000	£60,000	£412.50	£120,000	£275.00	£180,000	£137.50
6	12 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Sycamore (Detached)	4	102.4	Reserved	£295,000	£73,750	£507.03	£147,500	£338.02	£221,250	£169.01
7	14 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Yew (End-terraced)	2	70.1	Reserved	£210,000	£52,500	£360.94	£105,000	£240.63	£157,500	£120.31
8	16 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Yew (Mid-terraced) *1 parking space	2	70.1	Reserved	£200,000	£50,000	£343.75	£100,000	£229.17	£150,000	£114.58

Please note the following charges apply: Building Insurance £26.59 (2 bed), £30.25 PCM (3 bed), £32.98 (4 bed) / Estate Charge £22.06 (\*Plots 10 and 11 £25.38) / Management Fee £10.00 PCM.

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Version updated 30.10.25

Plot	Address	House Type	Beds	Sq m	Status	Full Value	25% share	Rent	50% Share	Rent	75% Share	Rent
9	18 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Oak (End-terraced)	3	84.2	Reserved	£240,000	£60,000	£412.50	£120,000	£275.00	£180,000	£137.50
10	20 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Holly (Semi-detached)	3	84.6	Reserved	£245,000	£61,250	£421.09	£122,500	£280.73	£183,750	£140.36
11	22 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Holly (Semi-detached)	3	84.6	Reserved	£245,000	£61,250	£421.09	£122,500	£280.73	£183,750	£140.36
95	25 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Holly (Semi-detached)	3	84.6	Reserved	£240,000	£60,000	£412.50	£120,000	£275.00	£180,000	£137.50
96	23 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Holly (Semi-detached)	3	84.6	Reserved	£235,000	£58,750	£403.91	£117,500	£269.27	£176,250	£134.64
97	21 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Holly (Semi-detached)	3	84.6	Available	£235,000	£58,750	£403.91	£117,500	£269.27	£176,250	£134.64
98	19 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Holly (Semi-detached)	3	84.6	Reserved	£240,000	£60,000	£412.50	£120,000	£275.00	£180,000	£137.50
99	17 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Sycamore (Detached)	4	84.6	Reserved	£295,000	£73,750	£507.03	£147,500	£338.02	£221,250	£169.01
100	15 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Oak (Detached)	3	84.2	Reserved	£255,000	£63,750	£438.28	£127,500	£292.19	£191,250	£146.09
101	11 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Yew (Semi-detached)	2	70.1	Reserved	£212,500	£53,125	£365.23	£106,250	£243.49	£159,375	£121.74

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102	9 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Oak (Semi-detached)	3	84.2	Reserved	£245,000	£61,250	£421.09	£122,500	£280.73	£183,750	£140.36
103	7 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Holly (Semi-detached)	3	84.6	Reserved	£245,000	£61,250	£421.09	£122,500	£280.73	£183,750	£140.36
104	5 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Holly (Semi-detached)	3	84.6	Reserved	£245,000	£61,250	£421.09	£122,500	£280.73	£183,750	£140.36
105	3 Ince Brook Drive, Ince, Wigan, WN2 2FQ	The Holly (Semi-detached)	3	84.6	Reserved	£245,000	£61,250	£421.09	£122,500	£280.73	£183,750	£140.36
90	<b>*New Release 35 Ince Brook Drive, Ince, Wigan, WN2 2FQ</b>	<b>The Teak (Detached)</b>	<b>3</b>	<b>84.2</b>	<b>Reserved</b>	<b>£255,000</b>	<b>£63,750</b>	<b>£438.28</b>	<b>£127,500</b>	<b>£292.19</b>	<b>£191,250</b>	<b>£146.09</b>
91	<b>*New Release 33 Ince Brook Drive, Ince, Wigan, WN2 2FQ</b>	<b>The Oak (Detached)</b>	<b>3</b>	<b>84.2</b>	<b>Reserved</b>	<b>£260,000</b>	<b>£65,000</b>	<b>£446.88</b>	<b>£130,000</b>	<b>£297.92</b>	<b>£195,000</b>	<b>£148.96</b>
92	<b>*New Release 31 Ince Brook Drive, Ince, Wigan, WN2 2FQ</b>	<b>The Yew (End-terraced)</b>	<b>2</b>	<b>70.1</b>	<b>On Hold</b>	<b>£215,000</b>	<b>£53,750</b>	<b>£369.53</b>	<b>£107,500</b>	<b>£246.35</b>	<b>£161,150</b>	<b>£123.18</b>
93	<b>*New Release 29 Ince Brook Drive, Ince, Wigan, WN2 2FQ</b>	<b>The Yew (Mid-terraced)</b>	<b>2</b>	<b>70.1</b>	<b>Available</b>	<b>£205,000</b>	<b>£51,250</b>	<b>£352.34</b>	<b>£102,500</b>	<b>£234.90</b>	<b>£153,750</b>	<b>£117.45</b>
94	<b>*New Release 27 Ince Brook Drive, Ince, Wigan, WN2 2FQ</b>	<b>The Yew (End-terraced) *1 parking space</b>	<b>2</b>	<b>70.1</b>	<b>Available</b>	<b>£205,000</b>	<b>£51,250</b>	<b>£352.34</b>	<b>£102,500</b>	<b>£234.90</b>	<b>£153,750</b>	<b>£117.45</b>
36	<b>*New Release 72 Ince Brook Drive, Ince, Wigan, WN2 2FP</b>	<b>The Sycamore (Semi - detached)</b>	<b>4</b>	<b>102.4</b>	<b>Reserved</b>	<b>£285,000</b>	<b>£71,250</b>	<b>£489.84</b>	<b>£142,500</b>	<b>£326.56</b>	<b>£213,750</b>	<b>£163.28</b>
37	<b>*New Release 72 Ince Brook Drive, Ince, Wigan, WN2 2FP</b>	<b>The Sycamore (Semi - detached)</b>	<b>4</b>	<b>102.4</b>	<b>On Hold</b>	<b>£285,000</b>	<b>£71,250</b>	<b>£489.84</b>	<b>£142,500</b>	<b>£326.56</b>	<b>£213,750</b>	<b>£163.28</b>

Please note the following charges apply: Building Insurance £26.59 (2 bed), £30.25 PCM (3 bed), £32.98 (4 bed) / Estate Charge £22.06 (\*Plots 10 and 11 £25.38) / Management Fee £10.00 PCM.

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38	*New Release 72 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Sycamore (Semi - detached)	4	102.4	On Hold	£285,000	£71,250	£489.84	£142,500	£326.56	£213,750	£163.28
39	*New Release 72 Ince Brook Drive, Ince, Wigan, WN2 2FP	The Sycamore (Semi - detached)	4	102.4	On Hold	£285,000	£71,250	£489.84	£142,500	£326.56	£213,750	£163.28

Please note the following charges apply: Building Insurance £26.59 (2 bed), £30.25 PCM (3 bed), £32.98 (4 bed) / Estate Charge £22.06 (\*Plots 10 and 11 £25.38) / Management Fee £10.00 PCM.

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