

GASCOIGNE HALMAN

BROOKS DRIVE, HALE BARNS





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£2,700,000

A superb development opportunity with Planning Permission for three detached houses.

PLANNING DETAILS. Ref: 112086/FUL/23 Demolition of existing dwelling and garage and the erection of 3 detached dwellings and associated landscaping. Subject to Conditions.

SITE DESCRIPTION Brookdale, Hale Barns
The subject property, Brookdale, is located on Brooks Drive in
Hale Barns, a well-established and sought-after residential
suburb approximately ten miles south of Manchester City
Centre.

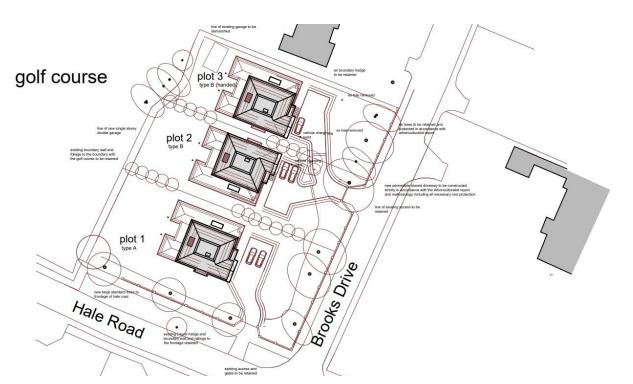
Brooks Drive is characterised by a ribbon of large, individual houses set within generous plots along a verdant, tree-lined private road. The properties along this prestigious avenue vary in architectural style, having undergone significant remodelling, extensions, or complete replacement over time. Despite their variety, all homes are set well back from the road behind mature trees and dense landscaping, creating a sense of privacy and exclusivity.











Brookdale occupies a prominent corner position at the junction of Brooks Drive and Hale Road. It is conveniently situated within walking distance of the shops, restaurants, and amenities of Hale Barns village centre. The site benefits from excellent transport links, including easy access to the motorway network, a bus stop within 100 metres offering services to Hale Barns, Altrincham, and Wilmslow, and Manchester Airport, which lies just a couple of miles away.

PLANNING APPLICATION OVERVIEW

The proposed development comprises three two-storey villas, each with additional bedroom accommodation within the roof space.

The site benefits from two existing vehicular access points. It is proposed that:

- The main access off Hale Road be retained and serve as the dedicated driveway for Plot 1, the dwelling fronting Hale Road.
- The existing access off Brooks Drive be retained to serve a short private drive, providing access to Plots 2 and 3, which front onto Brooks Drive.

This access arrangement remains essentially unchanged from the configuration approved under the previous outline application.

The new dwellings are set within generous gardens, consistent with the spacious character of other homes along Brooks Drive. They are to be well-screened by substantial, mature boundary trees and foliage, much of which will remain unaltered and unaffected by the proposed development. A comprehensive tree survey has been undertaken by a qualified arboricultural consultant. Their report, which is included with this application, has informed the design, particularly in terms of siting and construction methods, to ensure the protection and preservation of existing trees. Specific construction methodologies for certain areas of hardstanding have been developed with tree root protection in mind to support the long-term sustainability of the landscape.

The site extends to just over one acre and is predominantly flat. It is currently occupied by a substantial detached house, along with a large detached garage and an outbuilding located to the north of the main residence. The property enjoys two gated vehicle entrances from Brooks Drive one close to the junction with Hale Road and another further along its frontage.

In keeping with the character of the area, the Brooks Drive boundary is lined with dense, mature trees, offering a high level of privacy. In contrast, the southern boundary facing Hale Road is more open. The site is bounded by residential properties on three sides, with the Ringway Golf Club course located directly to the rear.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

Trafford Borough Council Tax Band H - amount payable for 2025/2026 is £4241.68

TENURE

Freehold

POST CODE

WA15 8TL



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HALE OFFICE

