



**GASCOIGNE
HALMAN**

BROOKS DRIVE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



BROOKS DRIVE, HALE BARNs

£2,700,000

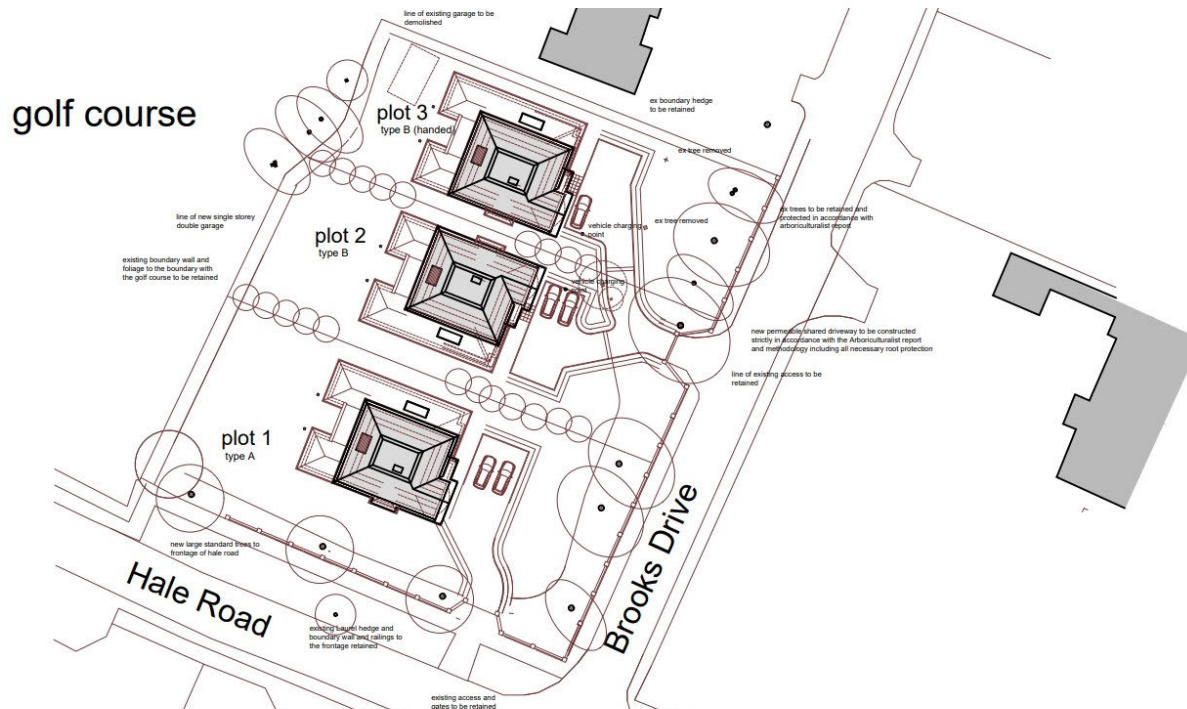
A superb development opportunity with Planning Permission for three detached houses.

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.

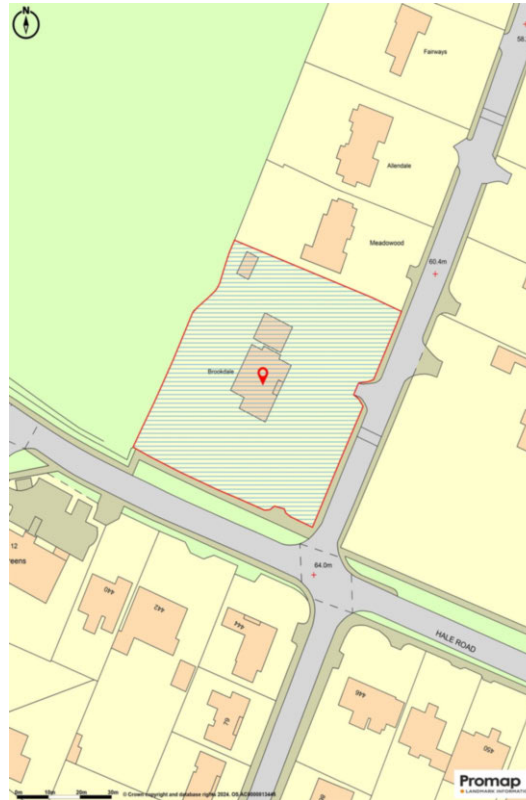
SITE DESCRIPTION Brookdale, Hale Barns

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.



WA15 8TL



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HALE OFFICE

**GASCOIGNE
HALMAN**