



**GASCOIGNE
HALMAN**

HALE ROAD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



HALE ROAD, HALE BARNS

£1,650,000

A superb development opportunity with outline Planning Permission for two detached houses and demolition of the existing dwelling. Approached via a long driveway, set back from the road and surrounded by mature, dense planting and trees, the location provides an exceptionally private and secure setting on a plot of just under an acre. There are far reaching views to the rear which is a stunning feature of the property.

405 Hale Road is situated within walking distance of shops, restaurants and amenities of Hale Barns village centre. The site benefits from excellent transport links, including easy access to the motorway network and bus services.





PLANNING APPLICATION OVERVIEW

PLANNING DETAILS: Ref: 116486/OUT/25. Approved with conditions, outline planning permission for the erection of two new dwellings, including the demolition of the existing dwelling.

SITE DESCRIPTION

The subject property is located on Hale Road in Hale Barns, towards the eastern end of Hale Road, within the Green Belt. 405 Hale Road offers a prime balance of convenience and tranquillity, with easy access to local amenities while maintaining a peaceful, residential ambiance.

DESIGN APPROACH

The proposed development delivers a high-quality residential scheme that sensitively integrates architectural distinction, sustainable landscaping, and functional access arrangements.

ARCHITECTURAL APPROACH

The design employs a refined material palette, combining red multi-stock brickwork with crisp white render detailing to articulate key elevations. A combination of hipped and gabled roof forms enhances visual interest, finished with dark grey natural slate roofing for a timeless aesthetic. Black aluminium windows provide a contemporary contrast, ensuring durability and a cohesive appearance.

LANDSCAPE STRATEGY

The scheme prioritises ecological enhancement through the retention of existing trees and the introduction of deep boundary planting, strengthens biodiversity while reinforcing the site's natural character. Permeable surfacing is implemented throughout to support sustainable drainage.

LOCATION

Nearby 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 G - Amount payable for 2025/2026 is £3534.72

TENURE

Freehold

POSTCODE

WA15 8XX



TOTAL FLOOR AREA : 3058sq.ft. (284.1 sq.m.) approx.

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HALE OFFICE

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