



**GASCOIGNE
HALMAN**

LAND AT 11-13 HIGHFIELD AVENUE, SALE

THE AREAS LEADING ESTATE AGENT

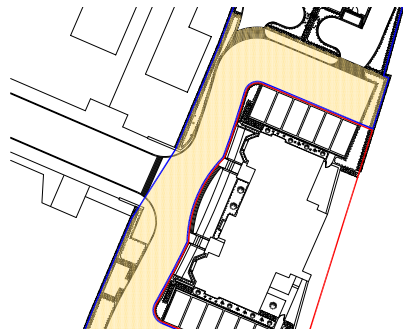


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Guide Price £1,250,000

A fantastic development opportunity in a much sought after residential area of Sale with full planning permission to build five new bespoke properties. This is an opportunity not to be missed. Full plans can be found on the Trafford Planning portal using reference: 106407/FUL/21.





Tucked away at the end of a quiet cul-de-sac off Wardle Rod and boasting a great degree of privacy, this site has planning to build two semi detached homes comprises accommodation nearing 2200 sq ft over three floors and three contemporary link detached properties approaching 1500 sq ft. Both types of property have been carefully designed with a modern and stylish facade plus proposed layouts to suit every buyers needs and requirements.



LOCATION

For SatNav purposes: M33 3DW

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres. The Trafford Centre can be found only a few miles away.

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

TENURE

Freehold - Subject to verification by Solicitor.

LOCAL AUTHORITY

Trafford MBC

CIL PAYMENT

We understand that there is likely to be a CIL payment to Trafford Council, amounting to approximately £42,750 or thereabouts.





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.

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