



**JUNE CORNER 3 HAWLEY DRIVE | HALE BARNES**

**OFFERS IN THE REGION OF £2,000,000**

**\*\*\*NO ONWARD CHAIN\*\*\* POTENTIAL REDEVELOPMENT OPPORTUNITY\*\*\***

Occupying an exceptional site in this highly favoured location a substantial individually designed detached family house. However, a number of properties in the immediately vicinity have been redeveloped or are in the process of being redeveloped creating an opportunity for consideration to be given for this premier address to become the site of one substantial dwelling or perhaps two or three individual houses. The appropriate planning permission would be required. Further details upon request.



POSTCODE: WA15 0DP

DESCRIPTION

SERVICES

All main services are connected.

TENURE:

We are informed the property is Freehold. This should be verified by your Solicitor.

POSSESSION

Vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

The property is recorded in Band

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.







Ian Macklin & Co, for themselves and 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, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.





#### HALE BARNS

292 HALE ROAD, HALE BARNS  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

#### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

#### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM