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INDEPENDENT ESTATE AGENTS

location



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Loreto Convent, 28 Hartley Road Altrincham, Cheshire, WA14 4AY



A FANTASTIC OPPORTUNITY TO ACQUIRE THIS IMPRESSIVE VICTORIAN DETACHED, WITH MODERN ADDITION, STANDING ON A WONDERFUL 0.87 ACRE GARDEN PLOT, OFFERING FANTASTIC POTENTIAL TO REDEVELOP, SUBJECT TO PLANNING. 8200SQFT

energy efficiency

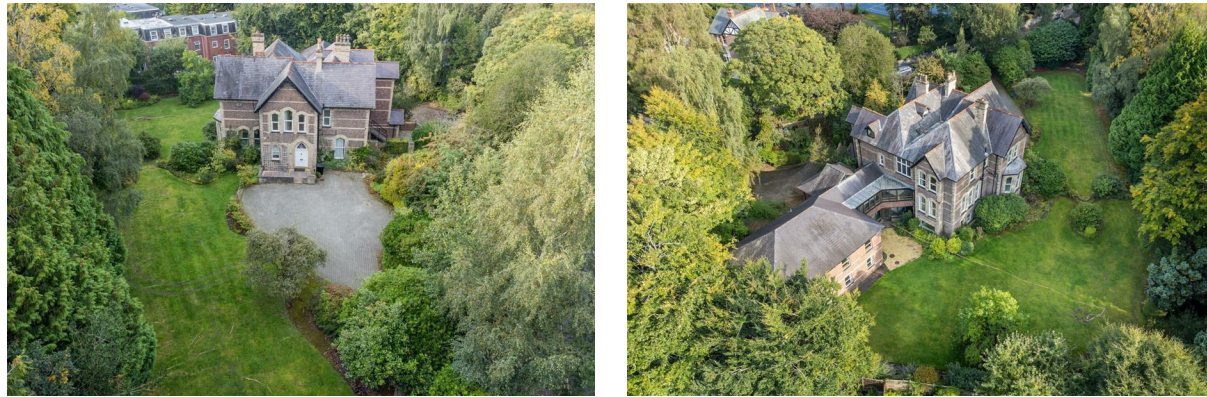
In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

Offers Over - £2,250,000

in detail



A wonderful development opportunity, subject to planning permission, to acquire this substantial Victorian Detached property, with later extension added in the 1980's, standing on a wonderful, mature Garden plot of approximately 0.87 of an acre within this desirable part of Altrincham.

The property has latterly been used and in residence as Loreto Convent and the clue in the name is that it is positioned literally across the road from Loreto School in this superb location within walking distance of Altrincham, Town Centre, its facilities, the popular Market Quarter and the Metrolink.

In addition, the property is within catchment for all local Grammar Schools and within easy reach of the M565/M6 Motorway Networks and Manchester Airport serving the region.

Whilst the existing building with the extension is suitable for a variety of residential or commercial uses, we think it is highly likely that an incoming purchaser would wish to break the site up, retaining the existing Victorian house and converting into a single family home and perhaps demolishing the 1980's extension and dividing the plot by obtaining planning permission for a separate detached dwelling in the position of the extension.

Both parts of the property are substantial, extending to approximately 8200 square feet, with the house itself forming approximately 6000 square feet of that space and the extension 2200 square feet.

The Gardens are a fantastic feature, wrapping around the whole of the site, with mature trees screening from the road.

There are Driveways in situ, accessed off Hartley Road, one leading to the main house and the other leading to the extension element. Again, this emphasises the scope to have two houses on the site.

The property is not listed and is not within a conservation area.

The original house offers enormous potential and has many period features retained to include, impressive high intricate corniced ceilings, tall sash windows, some impressive fireplace features and a spindle balustrade staircase.

It is anticipated that the incoming purchaser would wish to retain or enhance many of these attractive period feature.

This is beautiful property and offers an amazing opportunity to restore to its full glory, in addition to the potential second plot.

AGENTS NOTE:

The site is suitable for continued C2 use or for conversion back to residential C3 use, subject to securing planning permission..



LORETO CONVENT, ALTRINCHAM

Floorplans

