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INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

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A FANTASTIC OPPORTUNITY TO REDEVELOP THIS BEAUTIFUL VICTORIAN DETACHED PROPERTY, STANDING ON A SUPERB, APPROX 0.549 ACRE CORNER GARDEN PLOT IN THIS DESIRABLE LOCATION, CLOSE TO JOHN LEIGH PARK AND ALTRINCHAM TOWN CENTRE. 7000 SQFT.

Hall. Lounge. 600sqft Live In Dining Kitchen. Boot Room. Utility. Games Room. Gym. Home Cinema. Guest Bedroom Suite. 5 further Bedroom and Bathroom Suites. Laundry. Sweeping Driveway. Detached Double Garage. Fantastic Gardens.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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 the 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.

£1,800,000



# in detail



A fantastic opportunity to redevelop this beautiful Victorian Detached property, standing on a wonderful, approximately 0.549 acre corner garden plot on a desirable road with John Leigh Park on the doorstep and within a few minutes walk of the Town Centre, Metrolink and Market Quarter.

In addition, the property is within catchment for all local Grammar Schools and within easy reach of the M56/M6 Motorway Networks and Manchester Airport serving the region.

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 addition to the opportunity to develop the original house, we are also offering for sale a Building Plot within the grounds, further details are available on request (on line link here).

There is fantastic potential for the existing house, with planning pending for reinstating to its former glory as a family home extending to approximately 7000 square feet including a proposed Double Garage.

The resulting accommodation would be arranged over four floors including Converted Cellars, served by a lift as well an impressive central staircase rising from the substantial Hall.

The generous Reception Areas to the Ground Floor include a large Lounge, and a fabulous 600 square foot open plan Live In Dining Kitchen, forming the heart of the home, orientated to maximise views over the South/West facing Gardens.

There is also a large Cloakroom/Boot Room, Utility Room and Guest WCs at this level.

The Lower Ground Floor is ideal for entertaining with a Games Room, Bar, Home Cinema, and Wine Cellar.

In addition, there is also a Guest Bedroom Suite, ideal for a dependent relative or live in help.

Over the two Upper Floors will be Five further Double Bedroom and Bathroom Suites, Three with Dressing Areas.

The Principal Bedroom Suite extends to approximately 500 square feet, enjoys the best views in the house and features His and Hers Dressing Areas.

There is a most useful Laundry Room positioned to the First Floor.

Externally the sweeping Driveway leads to the proposed Detached Double Garage.

The Gardens are a fantastic feature, wrapping around the front and side of the house, with mature trees screening from the road, and maximising the South/West facing, sunny aspect.

This is a truly beautiful property and offers an amazing opportunity to blend original Victorian features with a new build redevelopment specification and technology to provide the best of both worlds 'New Home'.

## AGENTS NOTES

The property is not listed and not within a Conservation Area.

## END VALUES

Based on £500 per square foot we would expect the end value of this property to be circa £3,500,000



proposed ground floor plan  
area = 107.8 sq.m  
total area including garages = 107.8 sq.m or 1,133.8 sq.ft  
total area including garages = 107.8 sq.m or 1,133.8 sq.ft



proposed first floor plan  
area = 107.8 sq.m



proposed basement floor plan  
area = 107.8 sq.m



proposed second floor plan  
area = 107.8 sq.m