



**GASCOIGNE  
HALMAN**

ASHLEY HOUSE, ASHLEY ROAD, ASHLEY

THE AREAS LEADING ESTATE AGENT



| £750,000

An ideal opportunity to purchase a generous single building plot to enable the incoming purchaser to build a dream home extending to circa 5000/5500 sq ft. Situated in a popular residential location in Ashley, the plot extends to approximately 0.426 of an acre with views across open fields. The clients potential concept drawings are for three main reception areas including a live-in kitchen, four bedrooms and four bathrooms. Planning ref 21/0838M via Cheshire East Council.

Situated in a quiet and popular residential location is this superb development opportunity positioned in an attractive plot extending to in excess of 0.4 of an acre, which overlooks open fields. The property has architectural, concept plans for a substantial detached property with accommodation arranged over two floors and extending to around 5000/5500 sq ft, to incorporate three main reception areas, four double bedrooms, four bath/shower rooms and an integral double garage with car port. The image of the property is a CGI and is used for illustrative purposes only.

#### LOCATION

Ashley is located just on the outskirts of Hale Village, with Hale being 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.

#### DIRECTIONS

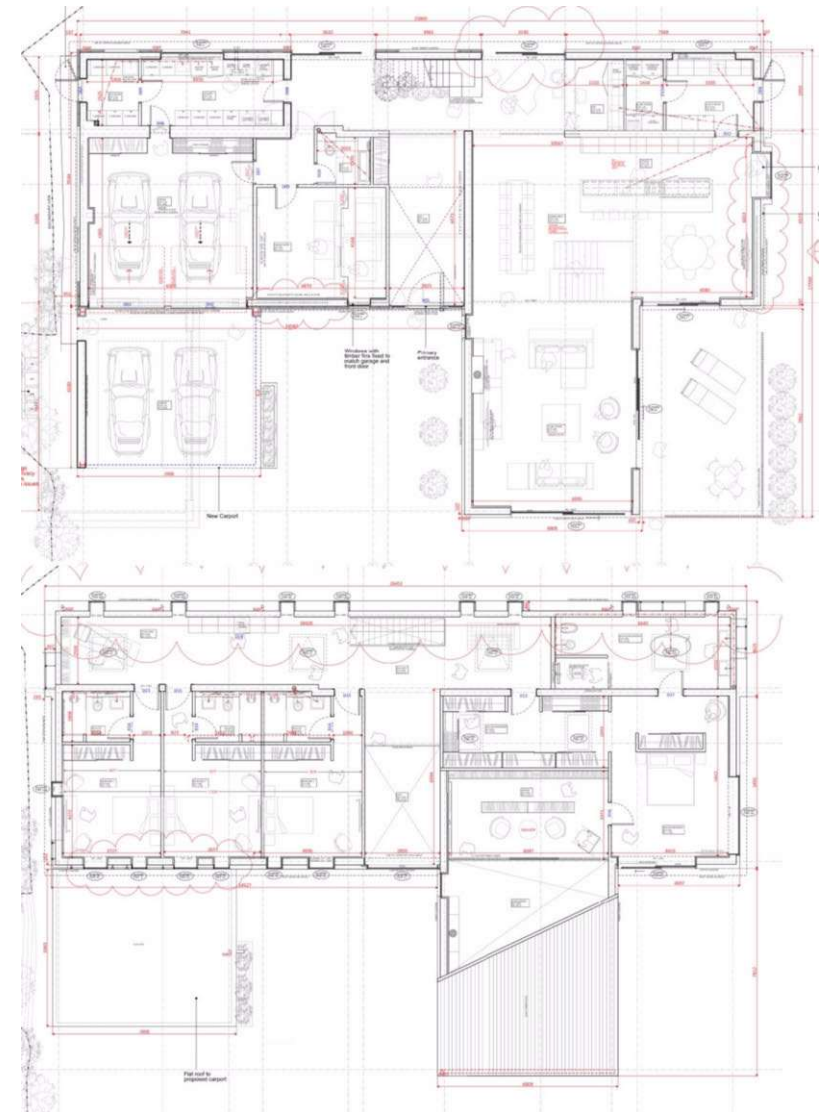
From our Hale office travel along Ashley Road in the direction of Ashley. Pass Crescent Road on the right hand side and Park Road on the left hand side. Travel over the railway bridge and continue towards Ashley bearing slight right on to Cow Lane. At the Greyhound pub turn right on to Ashley Road and the plot will be found on the right hand side, just over the bridge.

#### TENURE

Freehold.

#### LOCAL AUTHORITY

Cheshire East Council. Tax band to be confirmed.



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.

#### HALE OFFICE

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