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PROPERTY SALES AND RENTALS

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405 Hale Road

Hale Barns, WA15 8XX

Guide Price £1,650,000

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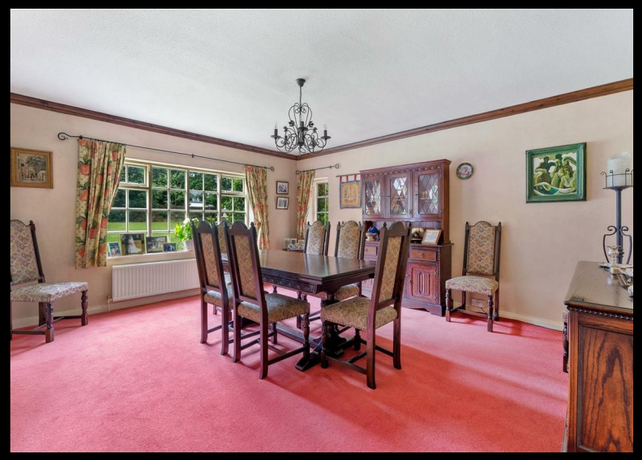

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CHESHIRE M33 7XA
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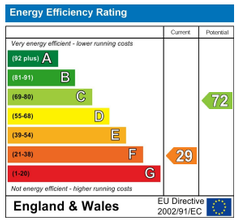
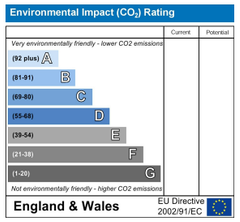
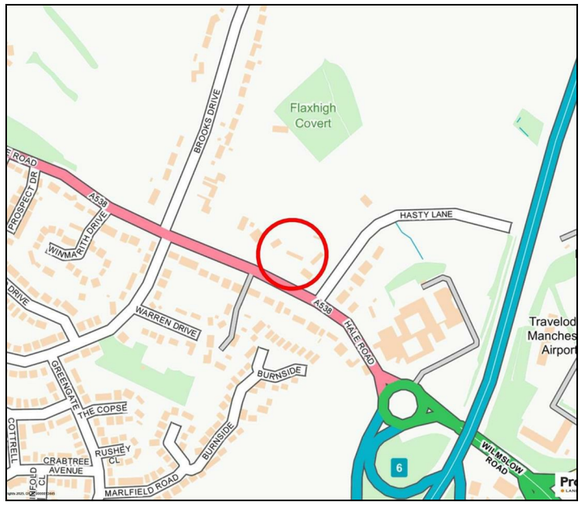
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)







overview

A FANTASTIC OPPORTUNITY TO ACQUIRE A TRADITIONAL DETACHED FAMILY HOME (3058SQFT) ON AN AMAZING 0.95 ACRE GARDEN PLOT BACKING ONTO FIELDS AND HALE BARNS CRICKET CLUB, EXCELLENT POTENTIAL TO UPDATE AND EXTEND OR COMPLETELY REDEVELOP, WITH OUTLINE PLANNING FOR DEMOLITION AND THE ERECTION OF TWO DETACHED FAMILY HOMES (4200SQFT EACH)

Porch. Hall WC. Lounge. Dining Room. Family Room. Breakfast Kitchen. Utility. Games Room. Gym. Five Bedrooms. Two Bath/Shower Rooms. Extensive Parking. Superb Garden Plot. Swimming Pool. Tennis Court.

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.

in detail

A wonderful and exceptionally rare opportunity to acquire this traditional Detached Family Home, in need of modernisation with the accommodation extending to approximately 3000 square feet, offering fantastic potential, standing on a magnificent mature Garden plot extending to 0.95 of an Acre backing onto fields and Hale Barns Cricket Club, the size of which is seldom found with any single property.

In addition, the property is also being offered for sale with outline planning permission to demolish the existing house and redevelop two 4200 square foot Detached Houses on an approximately 0.45 acre plots each.

As such, we consider the following options are available to an incoming buyer:

1. To retain the existing house and remodel and extend.
2. Demolish the existing house and redevelop one substantially larger detached house. Subject to planning permission.
3. Demolish the existing house and redevelop Two Detached Houses based on the existing outline planning permission on 0.45 acre plots. The incoming buyer may wish to enlarge the existing proposed planning.

The location is supremely convenient within walking distance of excellent local schools, Hale Barns Square with Asda Supermarket and Costa Coffee, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are also nearby.

The existing property is attractive in design with rustic brick elevations and is now in need of modernisation but offers accommodation providing Three well-proportioned Reception Rooms to the Ground Floor in addition to a Breakfast Kitchen, Utility Room and two further rooms currently utilised as a Gym and a Games Room.

To the First Floor are Five Bedrooms served by Two Bath/Shower Room facilities including a Principal Bedroom suite of Bedroom, Dressing Suite and En Suite Shower Room.

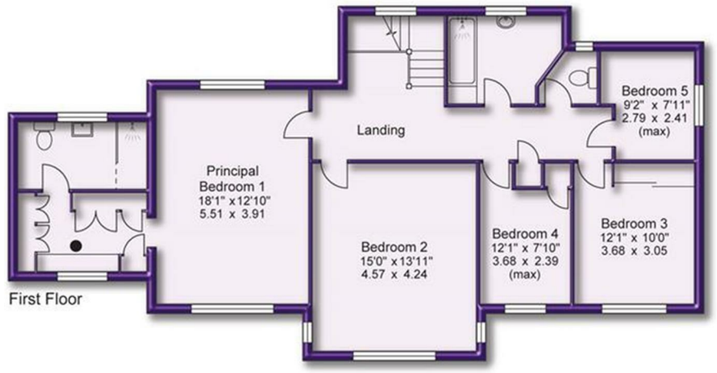
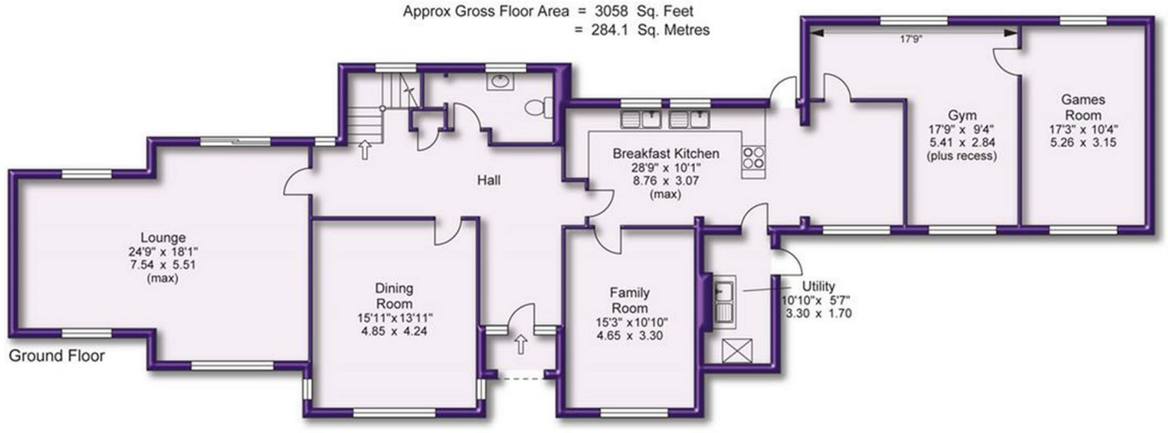
The property is approached via a long Driveway, particularly well set back from the road with extensive parking area. The house is approximately right in the middle of the One Acre plot with an exceptionally deep and wide Garden frontage enclosed within a range of mature trees providing excellent screening.

The Garden to the rear features an Outdoor Swimming Pool and Tennis Court within the centre of the Garden and has a backdrop both onto open fields and Hale Barns Cricket Club providing a most appealing outlook. The Gardens are laid principally to lawn throughout.

An exceptional opportunity with a variety of options for both owner occupiers and developers alike.

- Freehold
- Council Tax Band G

AGENTS NOTE:
TRAFFORD PLANNING REFERENCE -116486/OUT/25 and please contact the office for more information.



Approx Gross Floor Area = 3058 Sq. Feet
= 284.1 Sq. Metres