



**GASCOIGNE  
HALMAN**

PARK LANE, HALE

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THE AREAS LEADING ESTATE AGENT



## PARK LANE, HALE

**£1,950,000**

Elegant detached family home with five bedrooms, three bathrooms and three reception rooms. Has full planning permission granted for 8,000 sqft home. No Onward Chain





## DESCRIPTION

We are delighted to present this exceptional five-bedroom detached family residence, situated in a premier position on the highly prestigious and sought-after Park Lane cul-de-sac in Hale. Set within a private 0.3-acre plot, the property has been recently refurbished to an exacting high standard, offering a seamless blend of modern luxury and sophisticated design. The current home spans over 3,000 sq. ft. (including garaging) and features three expansive reception rooms, five generous bedrooms, and three high-specification bathrooms.

The exterior is equally impressive, boasting a gated entrance for ultimate privacy, a detached garage, and beautifully landscaped gardens that provide a tranquil sanctuary for outdoor entertaining.

### A Rare Development Opportunity

While stunning in its current form, this property offers unparalleled potential. It arrives with full planning permission already in place to transform the site into a magnificent 8,000 sq. ft. executive masterpiece, complete with a substantial basement level. Whether you choose to enjoy the current high-spec renovation or break ground on a bespoke architectural landmark, this is a blue-chip investment in one of the regions most coveted postcodes.

## LOCATION

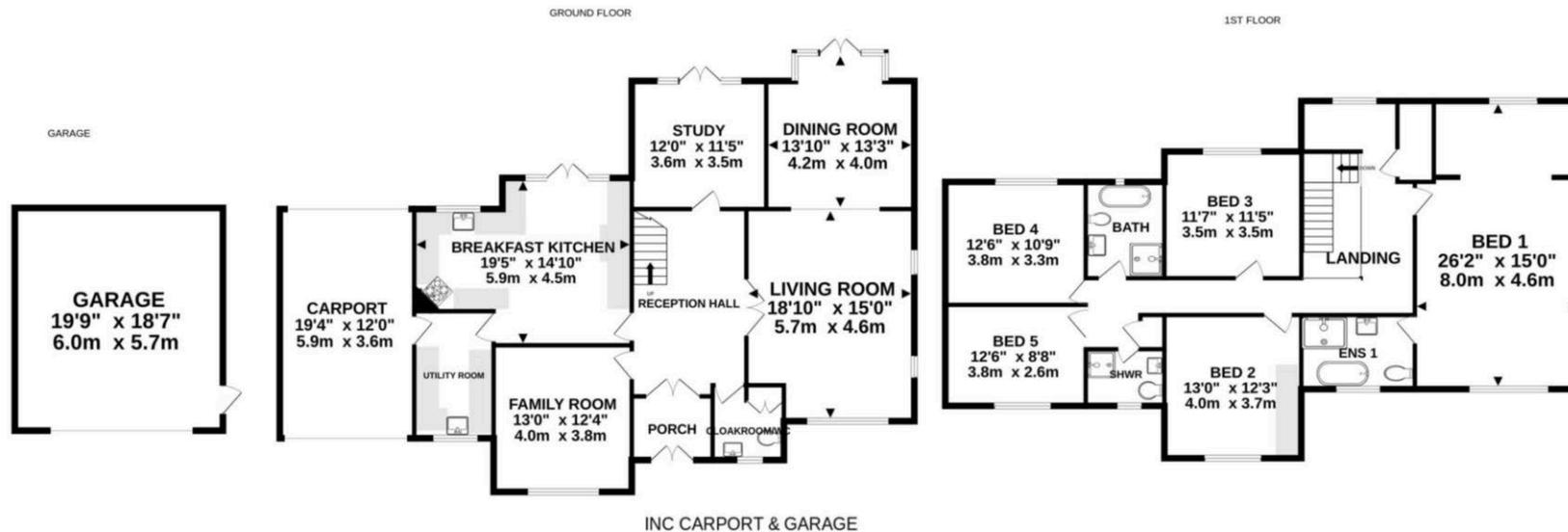
Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, 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.

## TENURE

Freehold

## LOCAL AUTHORITY

Trafford Borough Council. Tax Band H. Amount Payable for 2025/2026 £4241.68



TOTAL FLOOR AREA : 3320 sq.ft. (308.5 sq.m.) approx.

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## HALE OFFICE

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