



High Elm Road | Hale Barns | Altrincham | WA15 0RN

Guide price £1,100,000



SHEPPARD & CO

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- A substantial detached family home
- A superb plot extending to 0.274 of an acre
- Potential to extend or redevelop STPP
- NO ONWARD CHAIN
- Spacious accommodation in excess of 2,500 sq ft
- Gated entrance and ample parking
- Catchment to the areas finest schools

A rare opportunity to acquire a substantial detached family home occupying a generous plot, offering exceptional versatility today and outstanding potential for the future.

Currently configured as an impressive six-bedroom residence, the property provides extensive accommodation for growing families, whilst presenting exciting opportunities to extend, remodel or redevelop, subject to the relevant planning permissions.

The existing accommodation is bright, spacious and thoughtfully arranged, with well-proportioned rooms throughout, providing flexible living space that can easily adapt to changing family needs. Whether retained and enhanced as a single substantial home or transformed into an entirely new scheme, the possibilities are considerable.

There has previously been planning permission secured for a full-width, five-metre single-storey rear extension, further demonstrating the property's scope for enhancement.

Externally, the home sits within an exceptionally generous plot, offering extensive gardens, ample parking and the space to create something truly special. Opportunities of this nature are increasingly rare, particularly in such a well-connected and highly regarded location.

A unique opportunity to secure a substantial home with exceptional long-term potential, whether your vision is to create a forever family home or unlock the development opportunities this outstanding plot has to offer.

GROUND FLOOR



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	

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