



The Stables, Crampton Lane, Carrington

M31 4WY

Offers Over £500,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

The Stables

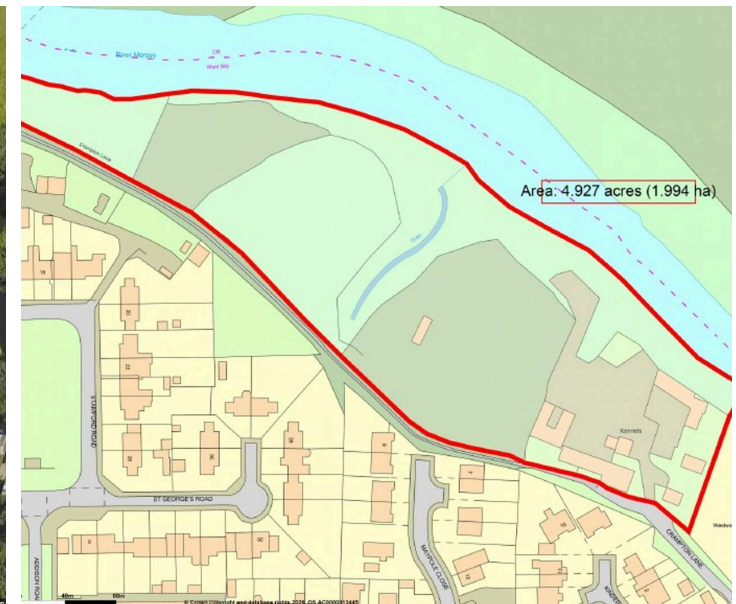
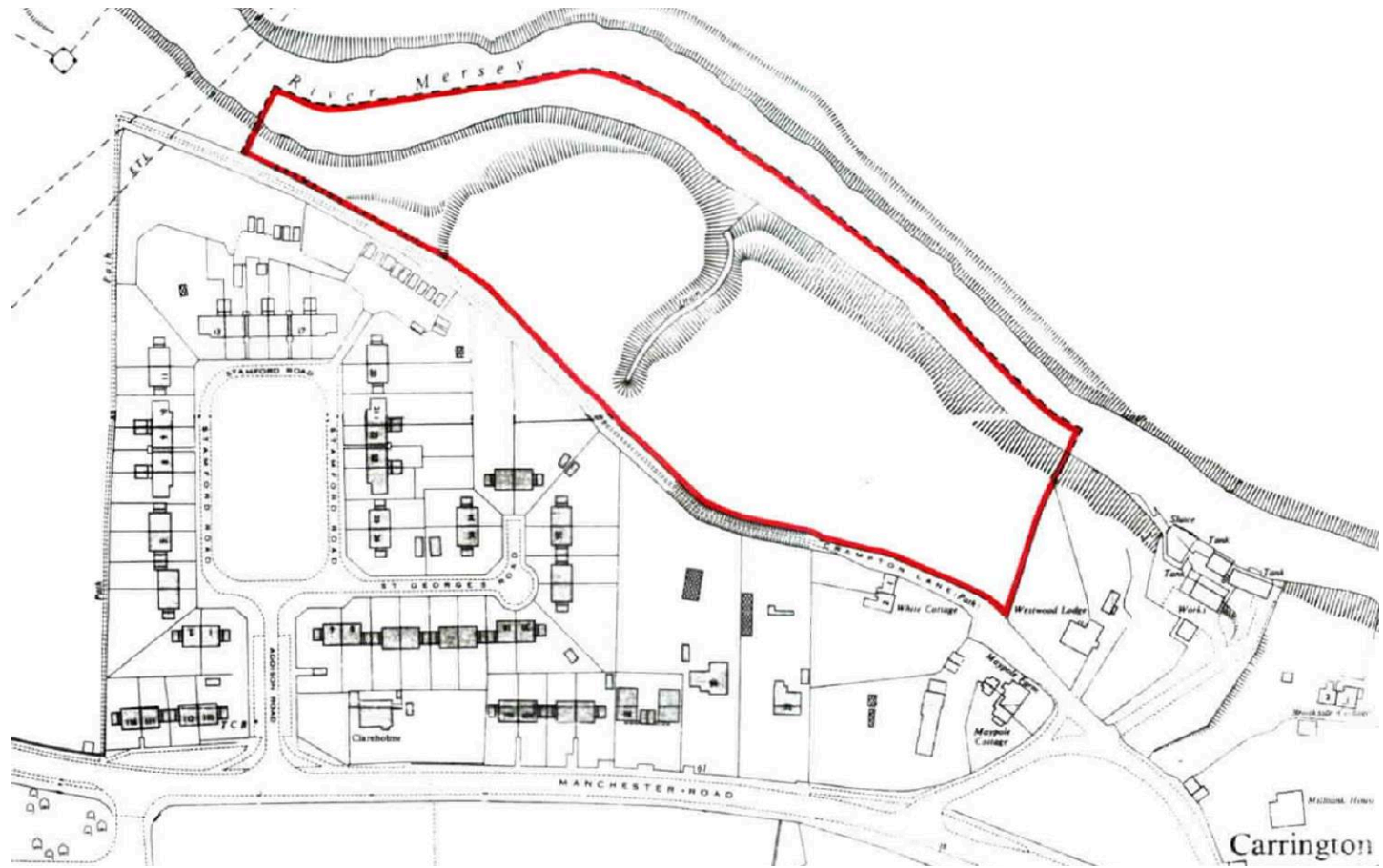
Crampton Lane Manchester Road,
Manchester

An exciting opportunity to purchase a generous plot of land, measuring circa 5 acres, offering development potential (STPP), scope for equestrian use, a private setting, and convenient access to major transport networks, popular schools, and key amenities.

Council Tax band: A

Tenure: Freehold

- SUBSTANTIAL PLOT OF LAND OF CIRCA 5 ACRES
- EXCITING OPPORTUNITY AND POTENTIAL FOR DEVELOPMENT (subject to planning permissions)
- OCCUPYING A SOUGHT-AFTER SEMI-RURAL YET CONVENIENT LOCATION
- POTENTIAL TO CREATE AN EXTENSIVE INDIVIDUAL RESIDENCE, EQUESTRIAN FACILITY OR LARGER DEVELOPMENT (subject to planning permissions)
- WITHIN EASY REACH OF KEY TRANSPORT NETWORKS, POPULAR SCHOOLS, SALE, MANCHESTER, AND MANCHESTER AIRPORT
- IDYLIC RURAL SETTING AND PLEASANT ELEVATED POSITION ATOP THE MERSEY



The Stables

Crampton Lane Manchester Road,
Manchester

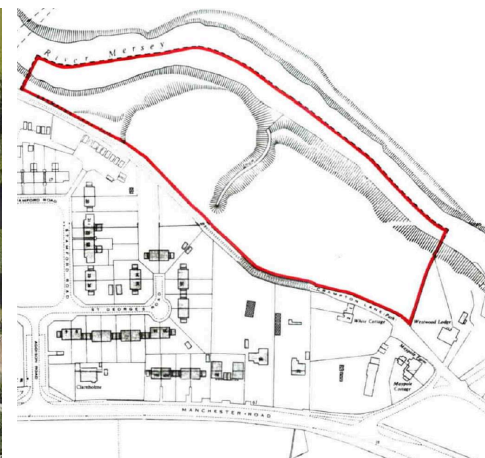
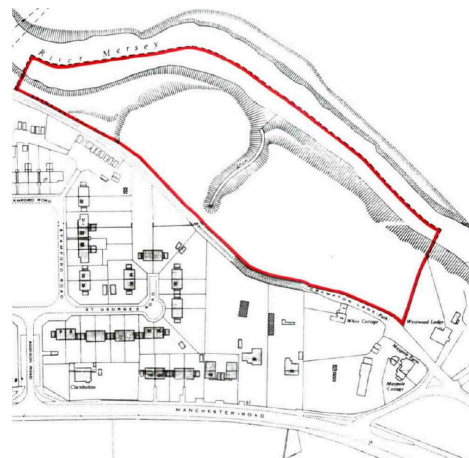
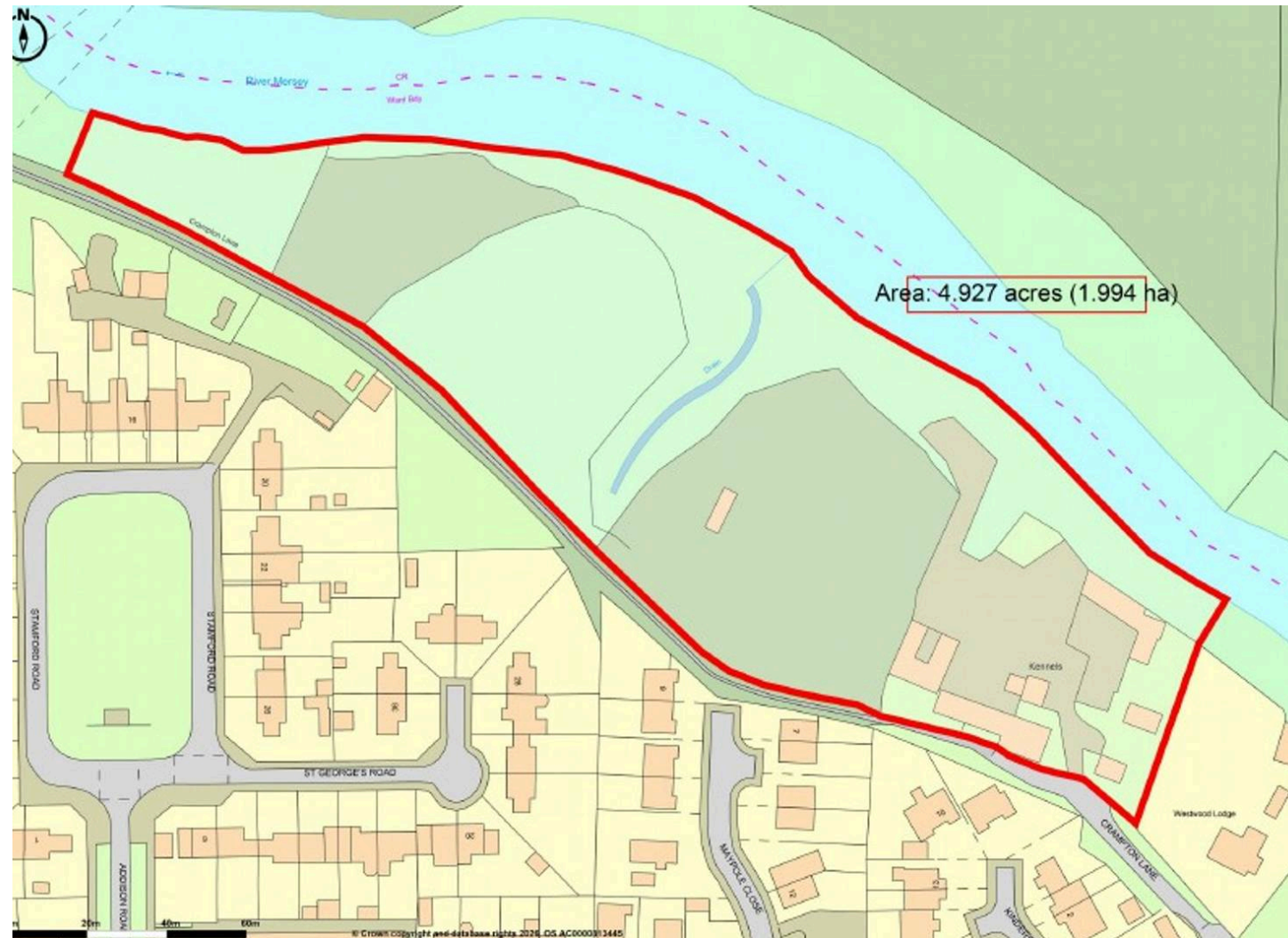
Presenting an exceptional opportunity to acquire a substantial plot of land, spanning around 5 acres, and occupying a highly desirable semi-rural position that provides the idyllic combination of countryside living and convenience of accessible amenities nearby.

The land offers a rare chance to create a bespoke home or large scale development, subject to planning permissions, and is ideally suited to those seeking an exciting development opportunity in a sought-after yet secluded location.

The expansive acreage represents an outstanding prospect for, a spacious individual residence, development or equestrian enthusiasts (subject to permissions), presenting ample space for stables, paddocks, and riding facilities within the boundaries of your own property.

Whether you are looking to establish a family estate, pursue equestrian interests, or invest in a plot with significant future potential, this land represents undoubted rare and exciting opportunity.

The site occupies a highly desirable location within the borough of Trafford, and provides superb access to key transport links including major road networks via M60 and M56, Manchester Airport (10.5 miles away), and being close to Manchester City Centre (8.6 miles away), and popular nearby towns including Sale, Urmston and Partington.





THE AREA'S LEADING ESTATE AGENCY