



Andrew J Nowell
& Company

Fairways, 1 Prospect Drive, Hale Barns
Offers Over £700,000



Fairways, 1 Prospect Drive, Hale Barns, WA15 8TQ

- Planning Reference - 116733/FUL/25
- Cinema and Games Room
- Full Planning Permission
- 4,300 sqft
- Five Bedroom Detached Home

Exceptional Residential Plot with Full Planning Permission for a new detached contemporary residence. The proposed residence has been thoughtfully designed to deliver exceptional modern living across four expansive floors, combining elegant architecture with outstanding lifestyle amenities.

The approved accommodation includes:

- **Five substantial bedroom suites**
- **Open-plan kitchen, dining and family living space**
- **Formal lounge • Lower ground entertainment level**
- **Cinema / games room**
- **Private gym**
- **Integral garage**
- **Multiple bathrooms and dressing areas**
- **Utility and boot room**

The design balances luxury family living with contemporary entertaining space, incorporating extensive glazing, open-plan interiors and dedicated leisure facilities rarely found in traditional homes.

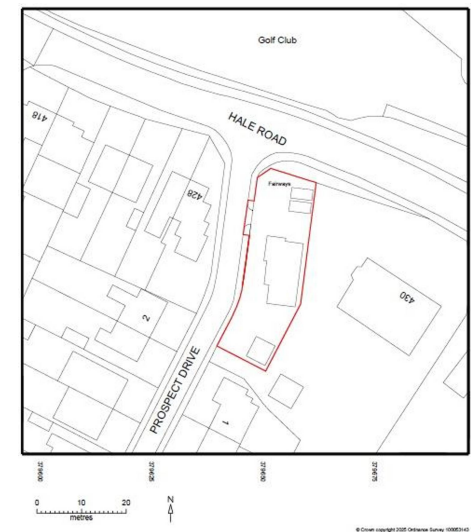


Hale Barns remains an extremely desirable residential location, renowned for its luxury homes, excellent schooling and outstanding connectivity. The development plot enjoys excellent access to Hale Village, Altrincham town centre, Manchester Airport and an outstanding selection of schools, restaurants, golf clubs and leisure facilities, making it an exceptional setting for luxury family living.

This is a rare opportunity for developers, investors or owner-occupiers to create a landmark contemporary residence in a highly established market.

Important Information

- What 3 Words – ///slope.kite.appealing
- Council Tax – Trafford Band E
- EPC Rating – TBC
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway & Garage
- Flood Risk*: Very Low Risk of Flooding
- Broadband**: Ultrafast Broadband Available
- Mobile Coverage***: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.



SITE LOCATION PLAN 1:1250



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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.