



HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

28b Hartley Road
Altrincham, Cheshire, WA14 4AY



A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUPERB, APPROX 0.319 ACRE BUILDING PLOT, WITH PLANNING PENDING FOR A 4500 SQUARE FOOT DETACHED FAMILY HOME IN THIS DESIRABLE LOCATION, CLOSE TO JOHN LEIGH PARK AND ALTRINCHAM TOWN CENTRE.

Hall. Two Reception Rooms. 600sqft Live In Dining Kitchen. Utility. Pantry. Boot Room. Five Double Bedrooms. Five Bath/Shower Rooms. Driveway. Double Garage. South/West facing Gardens.

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

£950,000

in detail



A fantastic opportunity to acquire this superb building plot, with planning pending for a 4500 square foot Detached family Home, designed by cutting edge local architects Calder Peel with high gabled elevations, on an approx. 0.319 acre garden plot, on a desirable road with John Leigh Park on the doorstep and within a few minutes walk of the Town Centre, Metrolink and Market Quarter.

In addition, the property is within catchment for all local Grammar Schools and within easy reach of the M56/M6 Motorway Networks and Manchester Airport serving the region.

The plot has been created within the mature grounds of the former Loreto Convent and the clue in the name is that it is positioned literally across the road from Loreto School.

The Convent itself is also being offered for sale for conversion (subject to planning) into a high end Family Home. More details are available on request (or on line description link here).

The proposed accommodation will be arranged over three floors with the principal rooms oriented to maximize the South/West facing sunny Garden aspect.

The Ground Floor Hall, opens directly in to the amazing 600 square foot open plan Live In Dining Kitchen, forming the heart of the home, and this space is in addition to Two additional informal Reception Rooms.

There is also a large Cloakroom/Boot Room, Utility Room, Panty and Guest WC at this level.

Over the two Upper Floors will be Five Double Bedroom and Bathroom Suites.

The Principal Bedroom Suite is stunning and extends to approximately 500 square feet, with Dressing Room and Bathroom En Suite.

There is a most useful Laundry Room positioned to the First Floor.

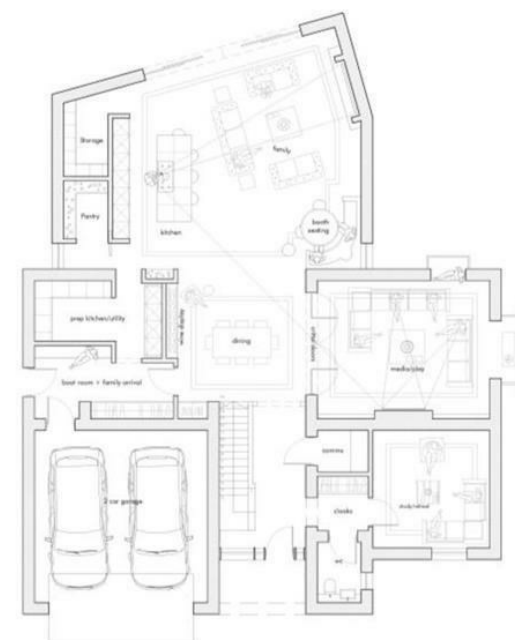
Externally the Driveway will be approached via a gated entrance and leads to the Integral Double Garage.

The Gardens are generous and enjoy the South/West facing, sunny aspect.

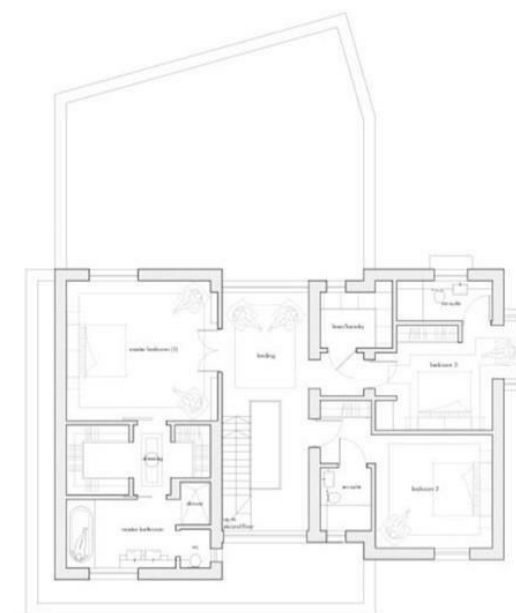
This is a genuinely rare opportunity to build the home of you dreams in this superb location.

END VALUES

Based on £525 to £550 per square foot the end value is estimated at £2,350,000 to £2,500,000



Proposed Ground Floor Plan
GF Gk = 2,137.1 Sq Ft
Change = 287.5 Sq Ft
Total Gk (incl. garage) = 4,224.2



Proposed First Floor Plan
FF Gk = 1,479 Sq Ft

