



PROPOSED FRONT ELEVATION SCALE 1:100



PROPOSED REAR ELEVATION SCALE 1:100



PROPOSED SIDE ELEVATION SCALE 1:100



PROPOSED SIDE ELEVATION SCALE 1:100



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CLIENT

MR BRIAN SOUTHERN

PROJECT PLOT BETWEEN 20-22  
ST GEORGES CRESCENT TIMPERLEY  
MANCHESTER WA15 6HG

TITLE  
PROPOSED ELEVATIONS

Dwg No.  
181 1/4

DATE  
AUG 2018

SCALE  
1:100

**20 & 22 ST. GEORGES CRESCENT, WA15 6HG**  
**£210,000**

NUI | NUI | NUI



## DESCRIPTION

AN EXCITING OPPORTUNITY TO ACQUIRE A PRIME PARCEL OF LAND IN THE HEART OF TIMPERLEY, JUST A SHORT WALK FROM THE METROLINK, OFFERING OUTSTANDING POTENTIAL FOR DEVELOPMENT.

Positioned within a highly sought-after residential location, this superb plot previously benefited from full planning permission for the construction of an attractive three-bedroom, two-bathroom detached family home, complete with private gardens and off-road parking. Although the planning consent has now lapsed, the precedent has been firmly established, and there is strong potential for a similar scheme to be approved again, subject to the necessary consents.

The proposed dwelling was thoughtfully designed to appeal to the modern family market, and based on current conditions, the anticipated end value is realistically considered to be in the region of £650,000–£675,000, presenting an excellent opportunity for developers, investors, or self-build buyers looking to create a high-quality home in a prime setting.

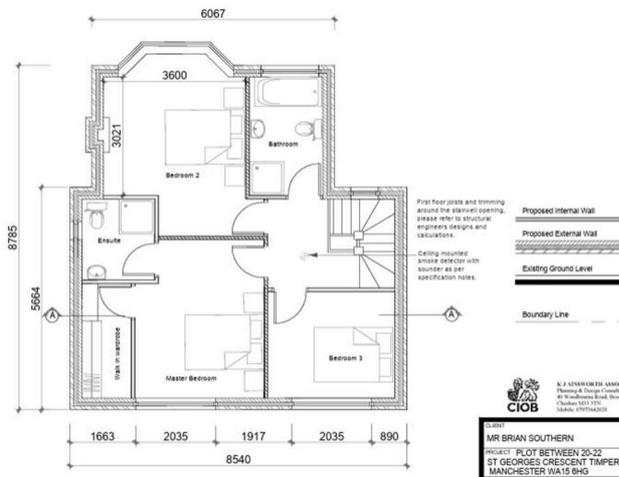
For further information, the previous planning application can be viewed via the Trafford Council Planning Portal using reference number 94529/VAR/18.

Timperley remains one of the area's most desirable locations, with excellent transport links via the nearby Metrolink, providing easy access into Altrincham, Manchester City Centre and beyond. The area is also well served by highly regarded schools, local amenities and green spaces, further enhancing its strong appeal to owner-occupiers.

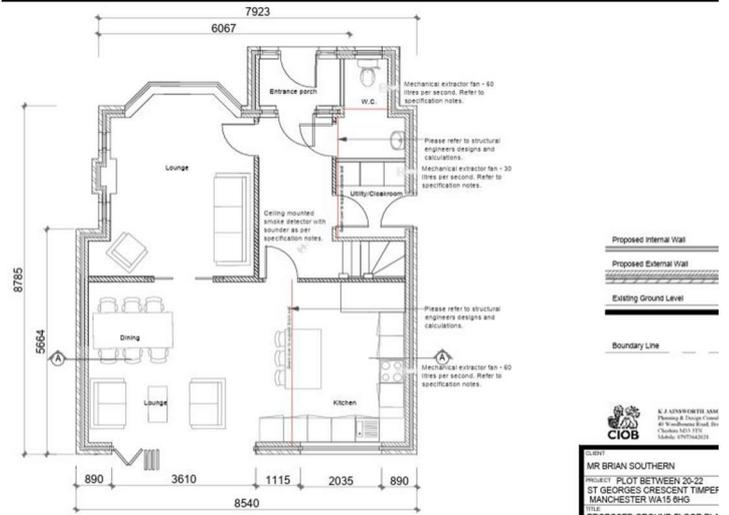
## KEY FEATURES

- Prime Timperley location within walking distance of the Metrolink
- Previously approved planning for a 3-bed, 2-bath detached home
- Estimated end value of £650,000–£675,000
- Parcel of land with strong development potential
- Planning precedent established (now lapsed)
- Ideal opportunity for developers, investors or self-build buyers

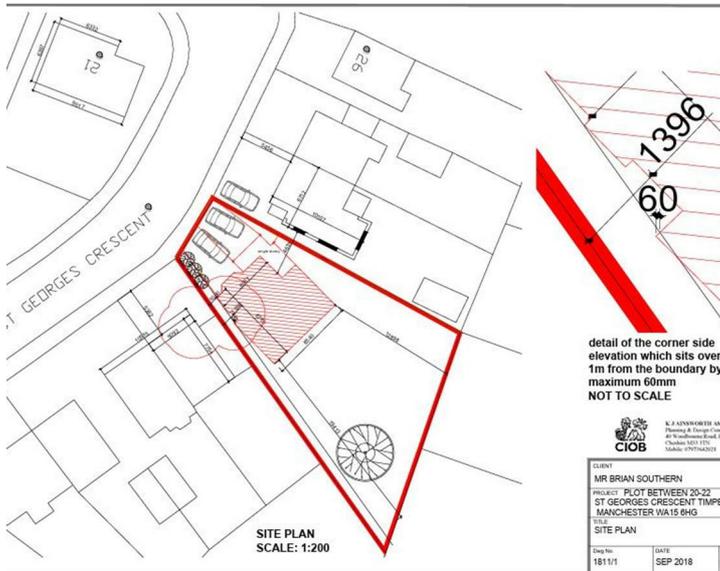




PROPOSED FIRST FLOOR PLAN SCALE: 1:50



PROPOSED GROUND FLOOR PLAN SCALE: 1:50



SITE PLAN SCALE: 1:200



# ASHWORTH HOLME

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

