

An aerial photograph of a large, two-story brick house with a dark grey tiled roof and a prominent brick chimney. The house features a two-car garage with a dark roof and a gravel driveway. A white car and a dark car are parked in the driveway. The property is surrounded by lush green lawns, mature trees, and a well-manicured hedge. A paved road with white lane markings runs along the right side of the property. In the background, a smaller white building is visible.

Fairways
Hale Barns

Guide Price £850,000

Andrew J Nowell
& Company



Fairways, Prospect Drive, Hale Barns, WA15 8TQ

Exceptional Residential Plot with Full Planning Permission for a new detached contemporary residence.

- Approx 4,300 sqft
- REF 116733/FUL/25
- Cinema & Gym
- South Facing Garden

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

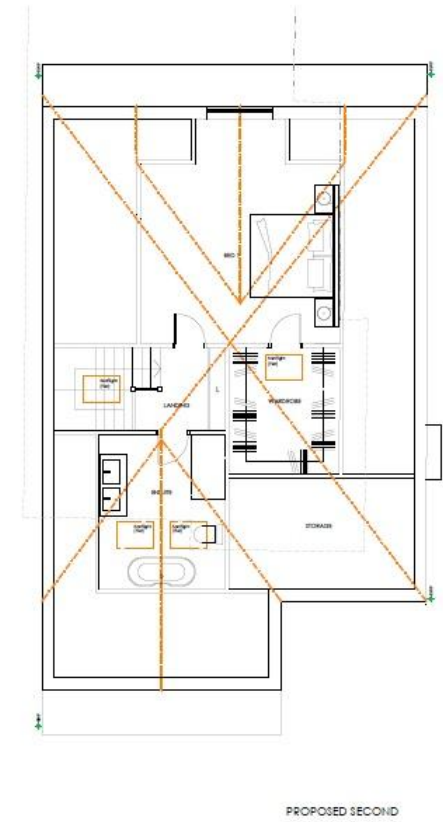
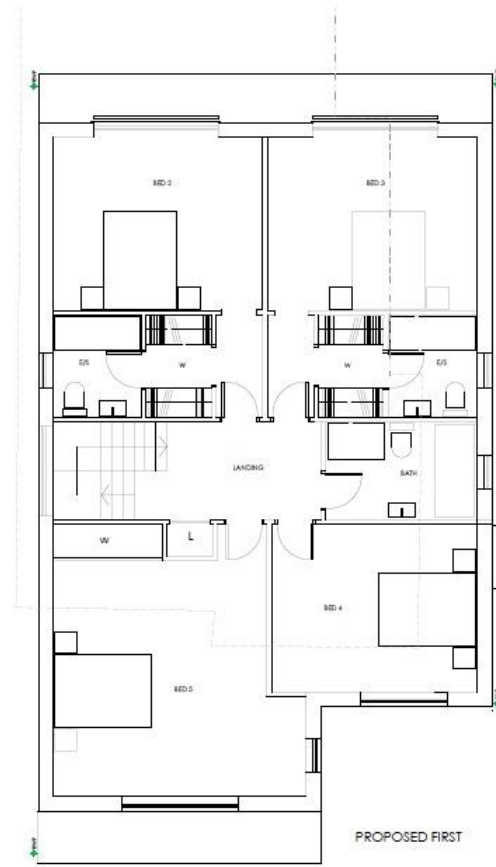
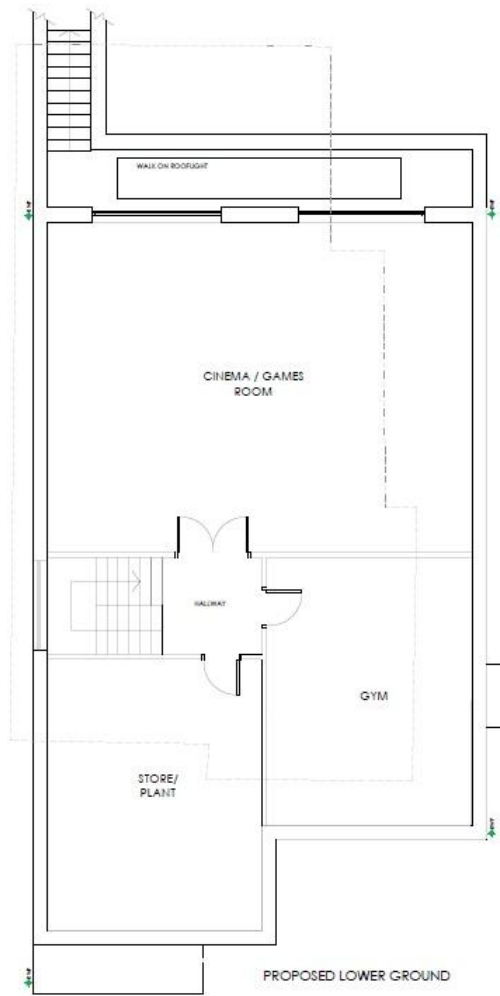
Broadband**: Ultrafast Broadband Available

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



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