

**fisher
german**

Woodeaves

Wicker Lane, Hale Barns, Altrincham, Cheshire WA15 0HF

Freehold
Potential Development
Opportunity (STP)

9,917 Sq Ft on 1.65 Acres



For Sale | £2.1 Million

Location

Hale Barns is a village near Altrincham situated towards the southern tip of the Metropolitan Borough of Trafford. It is located around 12 miles south of Manchester city centre, two miles west of Manchester Airport and close to the River Bollin.

The Property is accessed from Wicker Lane which in turn connects to Hale Road (A538) providing direct access to junction 6 of the M56 motorway, approximately one mile to the south east. Hale railway station is less than two miles to the north west.

The wider surrounding area is relatively mixed-use with two schools, a synagogue, church, care home, public house and retail all located in a close proximity.

Address: [Wicker Lane, Hale Barns, Altrincham, Cheshire, WA150HF](#)

What3words: [:///regulates.amicably.crate](#)

Locations

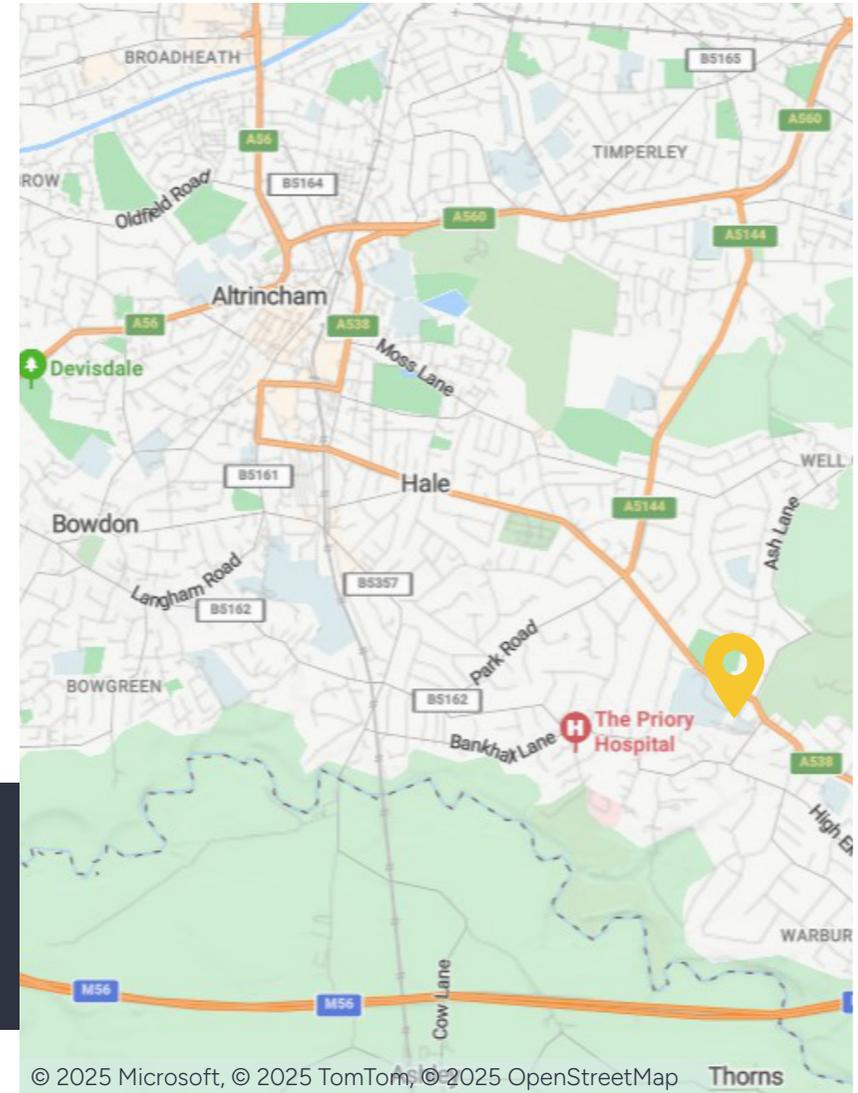
Altrincham: 2 miles
Knutsford: 8.5 miles
Stockport: 10 miles
Manchester: 9.5 miles

Nearest station

Hale Railway Station: 1.8 miles

Nearest airport

Manchester Airport: 3.5 miles





Key information



Price
£2.1 Million



Council Tax
Band: G



EPC Rating
C: 62

Description

The Property comprises a detached residential building which has been adapted to provide both residential and office accommodation situated on a large plot between St Ambrose College and St Ambrose Preparatory School.

The main building is two storeys with a variety of different rooms to the ground floor and ten en-suite bedrooms to the first floor. The first floor can be

accessed from either of the two staircases and there is also a passenger lift providing access between floors.

There is a single storey annexe that provides additional accommodation, including four bedrooms, a library, lounge and laundry room.

Externally the building sits on a large site and includes two garages, a sunken garden with a central courtyard/parking area accessed from a private driveway surfaced in tarmac.

The Property is not Listed nor situated in a Conservation Area.



Development Opportunity

Potential for comprehensive refurbishment and/or demolition and redevelopment, subject to planning permission. All enquiries regarding planning uses should be directed to Trafford Borough Council planning department.

Expressions of interest are invited for the total area of 1.65 acres (0.67 hectares) as shown edged red on the site plan. This includes for a small strip of the public footpath (Hale 9) which is maintained by Trafford Borough Council.



Accommodation

We have measured the property in accordance with the RICS Property Measurement Professional Statement Second Edition (January 2018) incorporating the International Property Measurement Standards (IPMS) in line with current UK market practice.

Approx. Internal Areas (OMPS 3B - Residential)

Floor	Sq Ft	Sq M
Ground	6,518	605.6
First	4,412	409.9
Cellar	335	31.1
Total	11,265	1,046.6



Further information

Price

£2,100,000 (Two Million, One Hundred Thousand Pounds) exclusive of VAT.

Tenure

The Property will be sold with vacant possession on completion and is held freehold under Title Number GM804143.

Council Tax

The Property is listed in Council Tax Band G. Tax liability for 2023/2024 £3,127.92.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Services

We understand that all main services, including water, drainage, gas and electricity are connected to the property. We confirm we have not tested any of the service installations and any potential purchaser must satisfy themselves as to the state and condition of such items.

EPC

The property has an EPC rating of C (62). A copy of the certificate can be made available on request.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

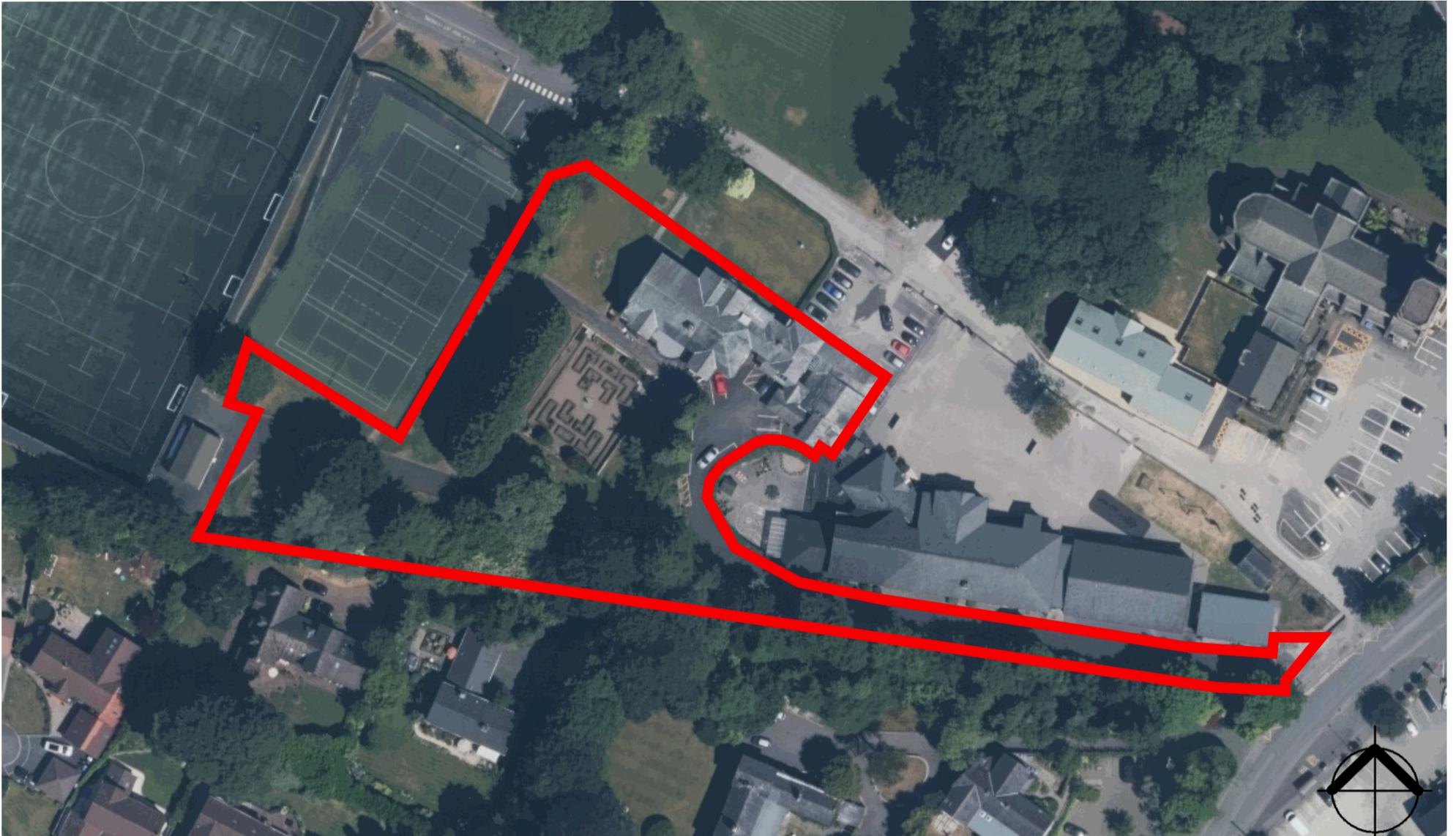
Strictly by prior arrangement with the sole agents.

Floor Plan





Aerial Plan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2025. Photographs dated November 2024.



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