

**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

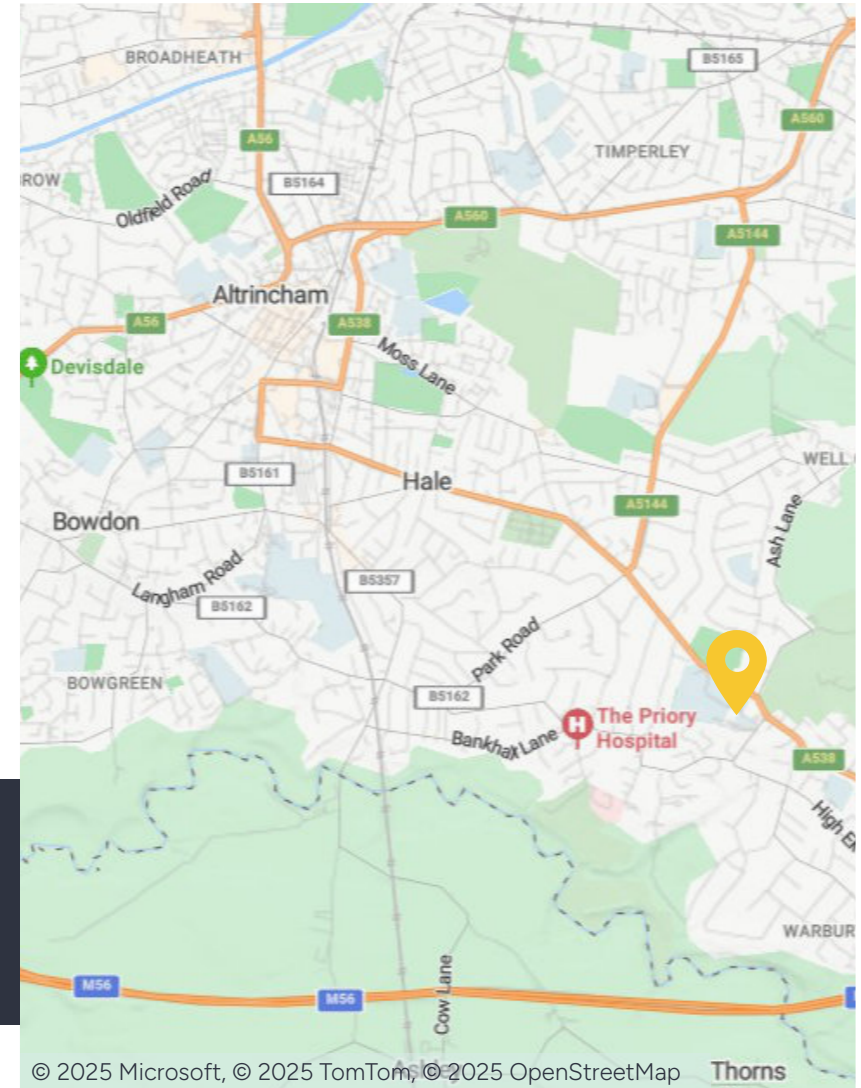
Manchester: 9.5 miles

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

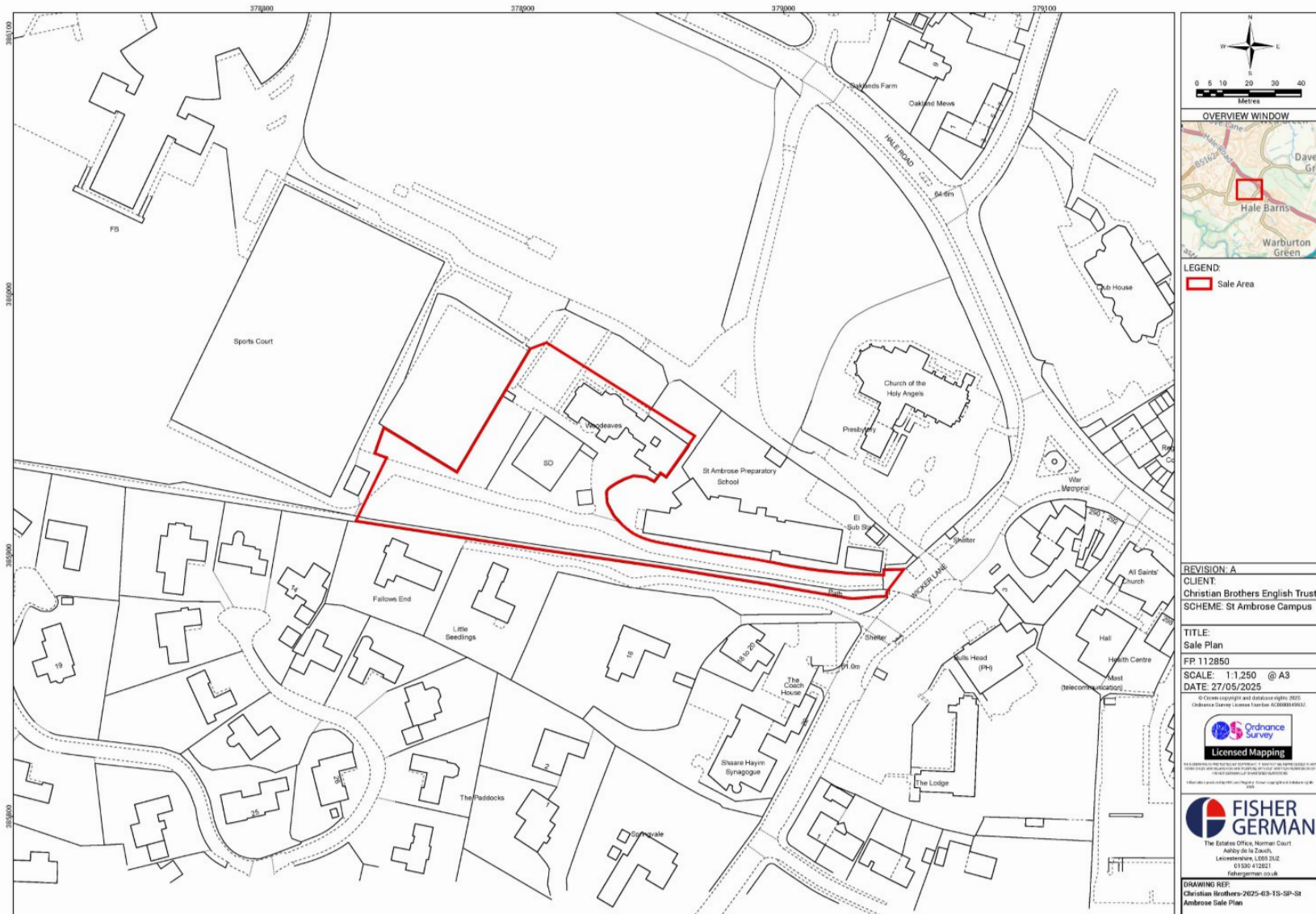


Floor Plan

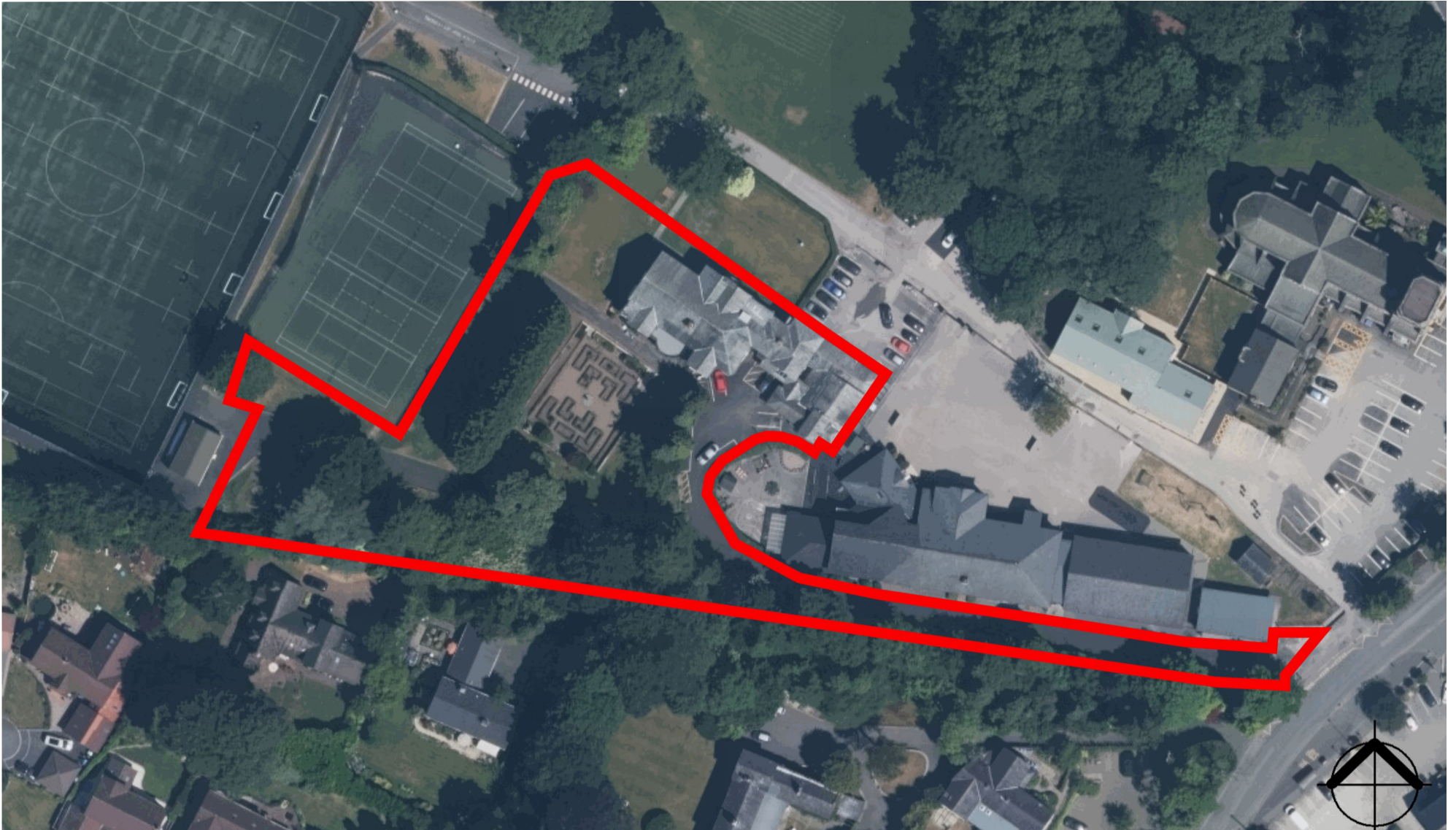




Site Plan (nts)



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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