



**GASCOIGNE
HALMAN**

PARK LANE, HALE

THE AREAS LEADING ESTATE AGENT



PARK LANE, HALE

£1,890,000

Exceptional 5-bed detached home on prestigious Park Lane, Hale. Set on 0.3 acres with luxury interiors, gated entrance, and expired planning for an 8,000 sq. ft. redevelopment. No Onward Chain





DESCRIPTION

We are delighted to present this exceptional five-bedroom detached family residence, situated in a premier position on the highly prestigious and sought-after Park Lane cul-de-sac in Hale.

Set within a private 0.3-acre plot, the property has been recently refurbished to an exacting high standard, offering a seamless blend of modern luxury and sophisticated design. The current home spans over 3,000 sq. ft. (including garaging) and features three expansive reception rooms, five generous bedrooms, and three high-specification bathrooms.

The exterior is equally impressive, boasting a gated entrance for ultimate privacy, a detached garage, and beautifully landscaped gardens that provide a tranquil sanctuary for outdoor entertaining.

A Rare Development Opportunity

Planning Permission has been granted but has now expired

Ref: 110413/FUL/23Demolition of the existing dwelling, detached garage and associated detached outbuildings, and erection of 1 no. dwelling with integrated garage and off-street car parking, landscaping and all other associated works.

While stunning in its current form, this property offers unparalleled potential. It passed planning permission previously to transform the site into a magnificent 8,000 sq. ft. executive masterpiece, complete with a substantial basement level. Whether you choose to enjoy the current high-spec renovation or break ground on a bespoke architectural landmark, this is a blue-chip investment in one of the regions most coveted postcodes.

LOCATION

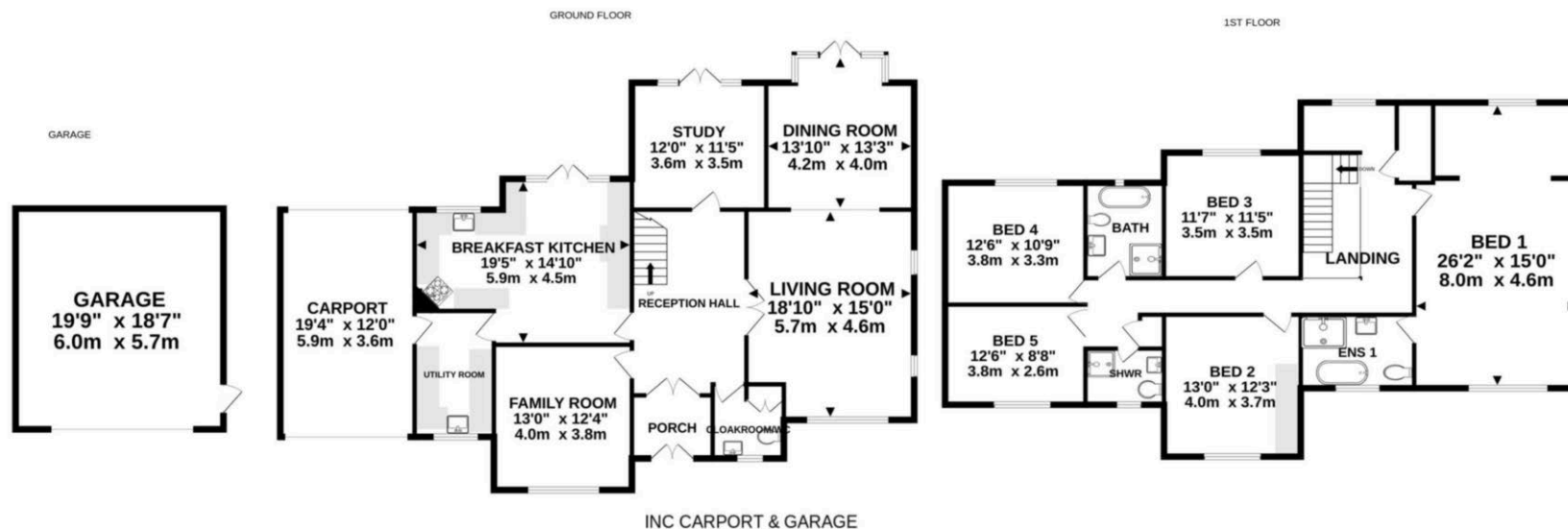
Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

TENURE

Freehold

LOCAL AUTHORITY

Trafford Borough Council. Tax Band H. Amount Payable for 2025/2026 £4241.68



TOTAL FLOOR AREA : 3320 sq.ft. (308.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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