

# Loreto Convent

28 HARTLEY ROAD, ALTRINCHAM, WA14 4AY

- ▶ PRIME LOCATION
- ▶ SUBSTANTIAL PROPERTY SET ON 0.87 ACRE SITE
- ▶ EXCEPTIONAL DEVELOPMENT OPPORTUNITY (STP)
- ▶ SUITABLE FOR VARIETY OF USES INCLUDING SUBSTANTIAL RESIDENTIAL DWELLING



RogerHannah



# The Opportunity

**THE OPPORTUNITY TO PURCHASE A UNIQUE PROPERTY IN A PRIME LOCATION WITHIN ALTRINCHAM, APPROXIMATELY ONE MILE FROM THE TOWN CENTRE**

- ▶ The property comprises Loreto Convent and consists of the main Convent building and surrounding grounds
- ▶ Located in one of South Manchester's best residential markets
- ▶ The site extends to approx. 0.87 acres
- ▶ The Convent comprises a three storey Victorian Villa with a 1980's extension to the rear
- ▶ The Victorian Villa extends to 5,951 sq ft with the extension extending to 2,218 sq ft
- ▶ Exceptional development opportunity (STP)
- ▶ The existing building would also be suitable for a variety of end users / owner occupiers



## Location

Altrincham comprises an attractive market town located in the borough of Trafford. A popular commuter suburb of Greater Manchester, Altrincham benefits from its excellent connectivity to Manchester city centre and the surrounding areas.

Altrincham has seen significant investment and development over the last decade and is now well known for its vibrant social scene, excellent schools, and high-end shopping and dining.

Altrincham comprises one of the strongest housing markets in Greater Manchester and adjoins some of the North West's most desirable suburbs of Bowdon, Hale and Hale Barns.

LOCATION	DISTANCE FROM SUBJECT SITE
ALTRINCHAM TOWN CENTRE	0.5 MILES
BOWDON	0.5 MILES
HALE	1 MILE
M56 JUNCTION 7	2 MILES
HALE BARNs	2.5 MILES
MANCHESTER AIRPORT	5 MILES
MANCHESTER CITY CENTRE	8.5 MILES
WARRINGTON	11 MILES
LIVERPOOL JOHN LENNON AIRPORT	26 MILES
LIVERPOOL	33 MILES

Excellent transport links with a new improved £19m transport interchange providing easy access to Manchester and beyond.



## Connectivity

Altrincham benefits from excellent connectivity and transport links, making it easily accessible for both residents and visitors alike.

Located in the town centre, Altrincham Interchange serves as a major transportation hub, providing connections between different modes of transport, including trains, trams, and buses.

Altrincham benefits from its position on two Metrolink lines, with regular services to Manchester Piccadilly and Bury, with journey times of 26 minutes to the Manchester city centre.

There are regular National Rail services in each direction along the Mid-Cheshire Line between Chester (50 min journey time) and Manchester Piccadilly (30 min journey time).

Junction 7 of the M56 is located approximately a mile from Altrincham, connecting the town to all major conurbations within the North West and beyond.



## Retail and Leisure

Altrincham's leisure and retail provision has undergone significant redevelopment and revitalization in recent years, transforming it into a destination for shopping, dining, and entertainment. Altrincham regularly features in The Sunday Times 'best places to live', claiming top spot for the North West region in 2021.

The town boasts a mix of independent shops, boutiques, high street brands, and national retailers.

Altrincham Market is a popular destination, with people travelling to the area from across the region for the vibrant mix of food stalls, independent businesses, and artisanal products on offer. The success of Altrincham Market has led to an established independent food scene, with popular operators such as SUD Pasta, Federal and Lovingly Artisan.

The Stamford Quarter shopping centre compliments the thriving market scene with a host of high street brands and lifestyle retailers.



## Housing Market

Altrincham and surrounding suburbs housing market are some of the strongest in the North West, with a high demand for properties due to its proximity to Manchester city centre, good transport links, and excellent amenities.

According to Rightmove, sold prices in Altrincham over the last year were 11% up on the previous year and 22% up on the 2020 peak.

In the last year, sold prices in Bowdon were 13% up on the previous year; with annual increases of 8% and 7% respectively in Hale and Hale Barns.



Altrincham regularly features in The Sunday Times 'best places to live', claiming top spot for the North West region in 2021.



Image source: Altrincham Grammar School for Boys

## Education

Altrincham and the borough of Trafford is well-regarded for its education system, with a strong emphasis on providing high-quality education to its residents. The borough is known for its excellent primary and secondary schools, as well as a number of prestigious grammar schools.

Some of the well-known grammar schools in Altrincham include Loreto Grammar School, Altrincham Grammar School for Girls, Altrincham Grammar School for Boys and St Ambrose College. These schools have a reputation for academic excellence and often achieve high results in national exams.

There are 5no. secondary and 15no. primary Ofsted 'Outstanding' schools within three miles of the subject site.

# Situation

The subject site is located in a primarily residential area to the north west of Altrincham town centre.

The immediate area is characterised by attractive residential Edwardian and Victorian dwellings and tree lined roads.

Loreto Grammar School is adjacent to the south west, with North Cestrian School beyond this.

The site is accessed from Hartley Road, which links to the A56 approximately 200m to the south.

 ALTRINCHAM MARKET  
8 min walk

 ALTRINCHAM INTERCHANGE  
12 min walk

 DUNHAM MASSEY  
10 min drive

 MANCHESTER AIRPORT  
13 min drive

 MANCHESTER CITY CENTRE  
25 min by tram



## The Site

**The site comprises Loreto Convent and consists of the main Convent building and surrounding grounds including landscaped gardens, areas of hard standing car parking and access driveways.**

The site is broadly rectangular in shape and extends to approximately 0.87 acres with c.30% site coverage.

Access is via two driveways from Hartley Road.

There is dense tree cover on the site albeit this is mainly confined to perimeters.

The three-storey detached property is currently used as a convent (use class C2).

None of the trees on site are protected by a tree protection order (TPO).

The site lies within Flood Zone 1 but there is a very small part identified on the gov.uk long term flood risk map as having a higher risk (greater than 3.3% chance) of surface water flooding.

Loreto Convent is not listed or locally listed and does not lie within a conservation area.

The property lies in a predominantly residential area, although opposite Loreto Grammar School.



**The property extends to 8,169 sq ft on a site of 0.87 acres of landscaped gardens, car parking and access driveways.**



# The Building

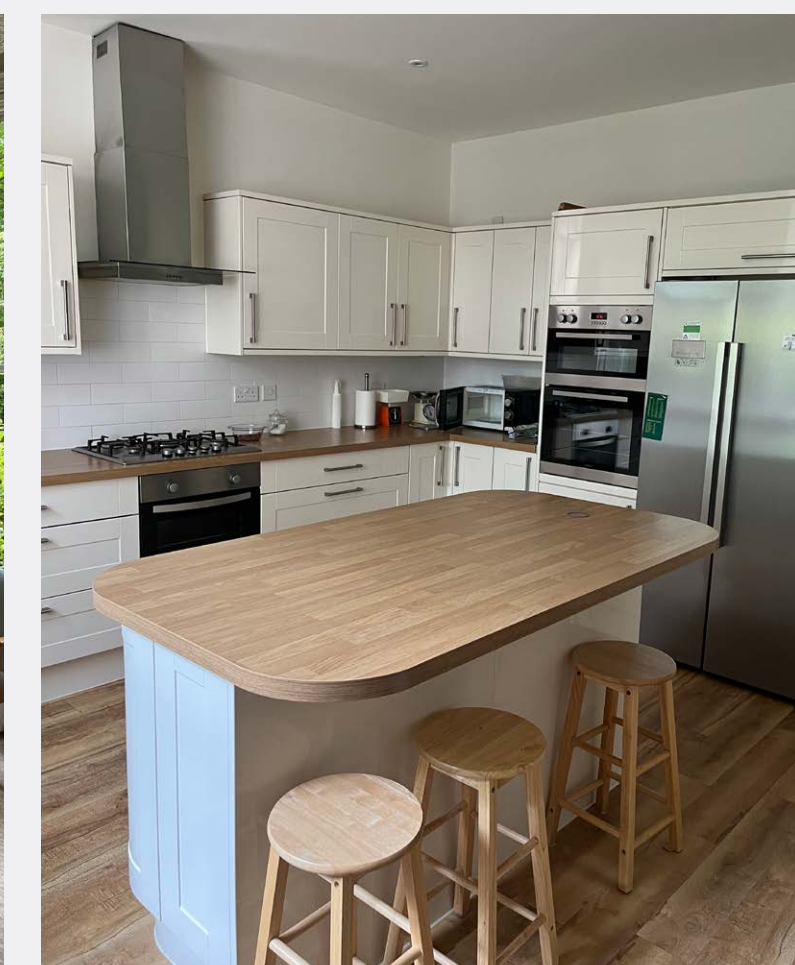
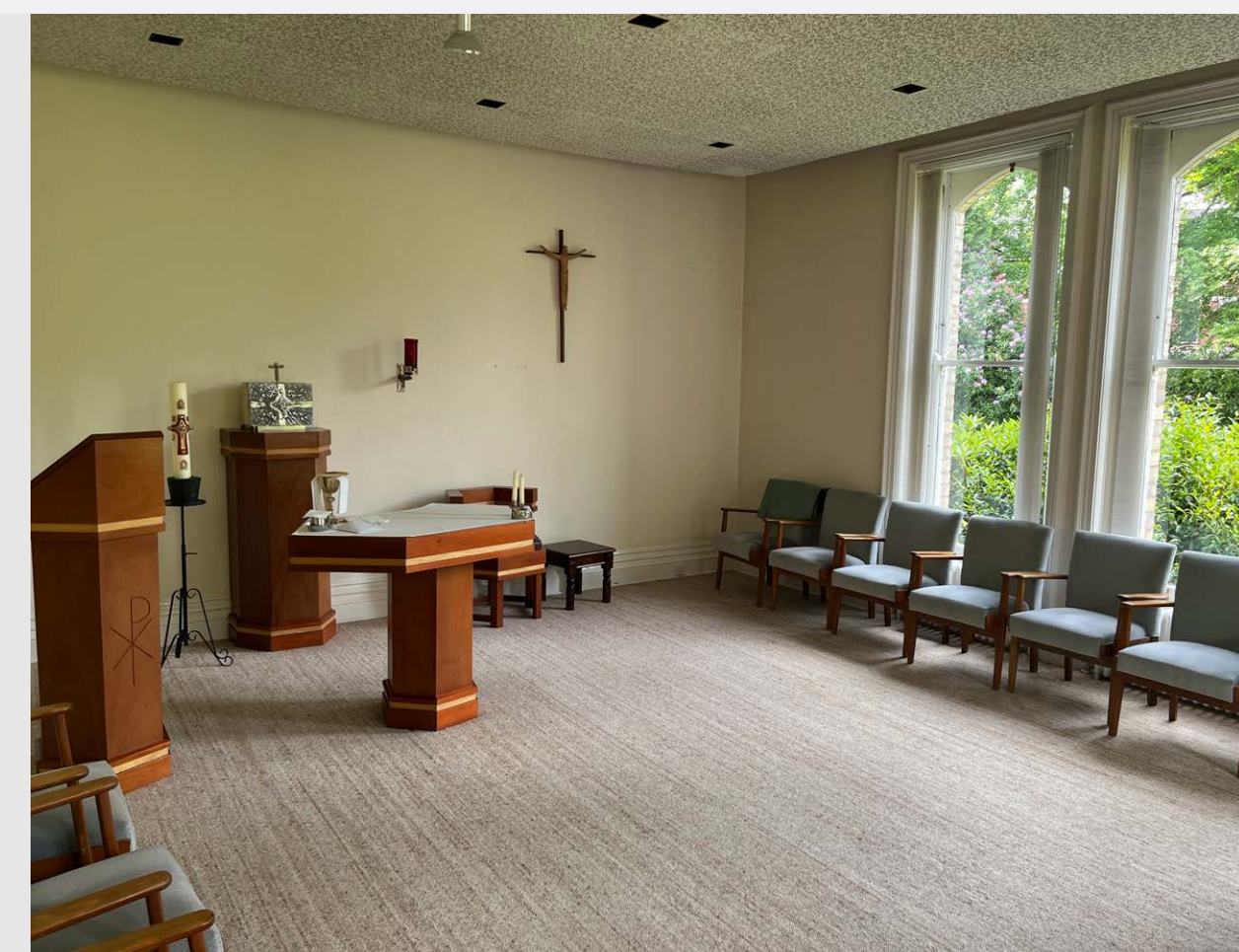
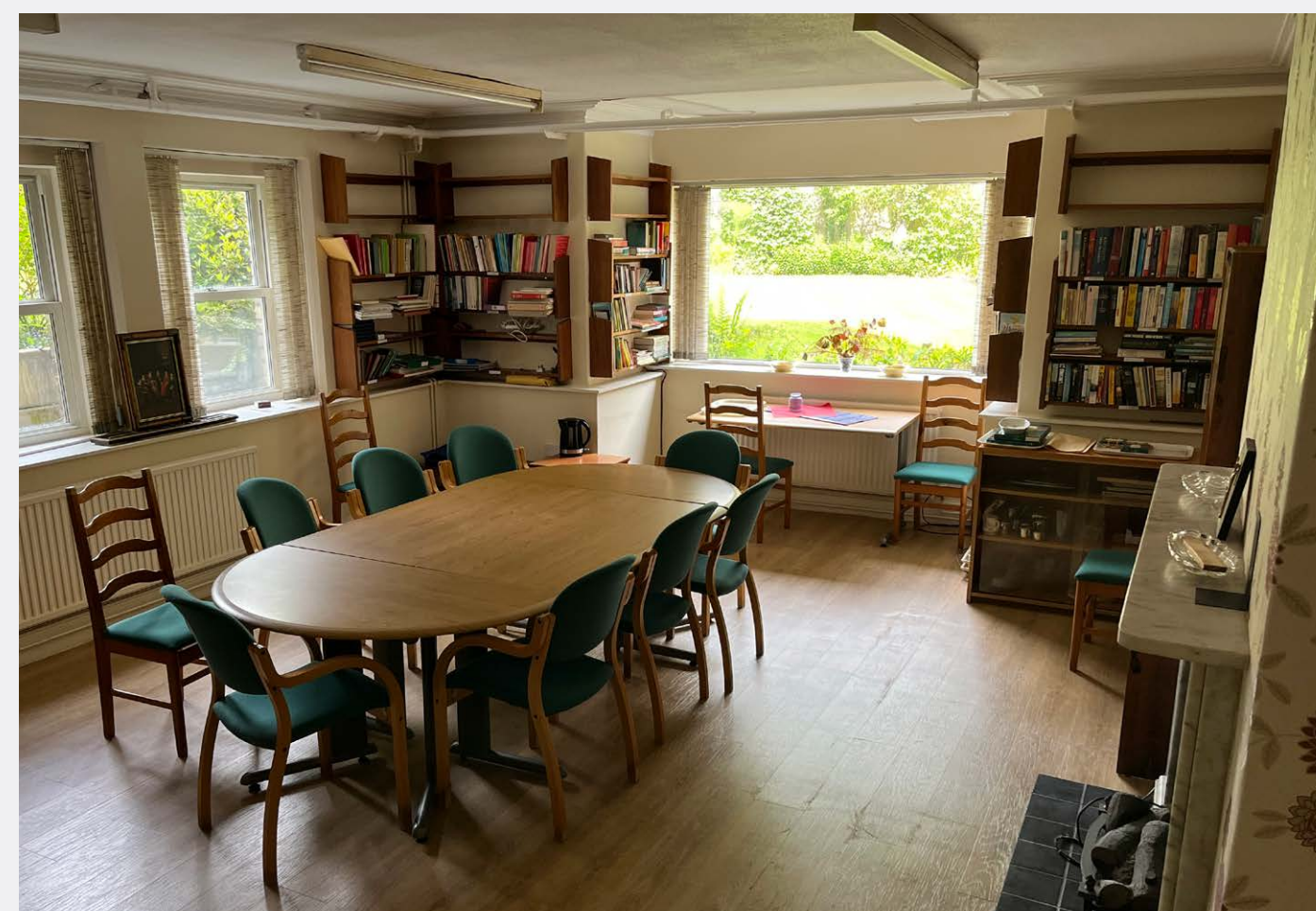
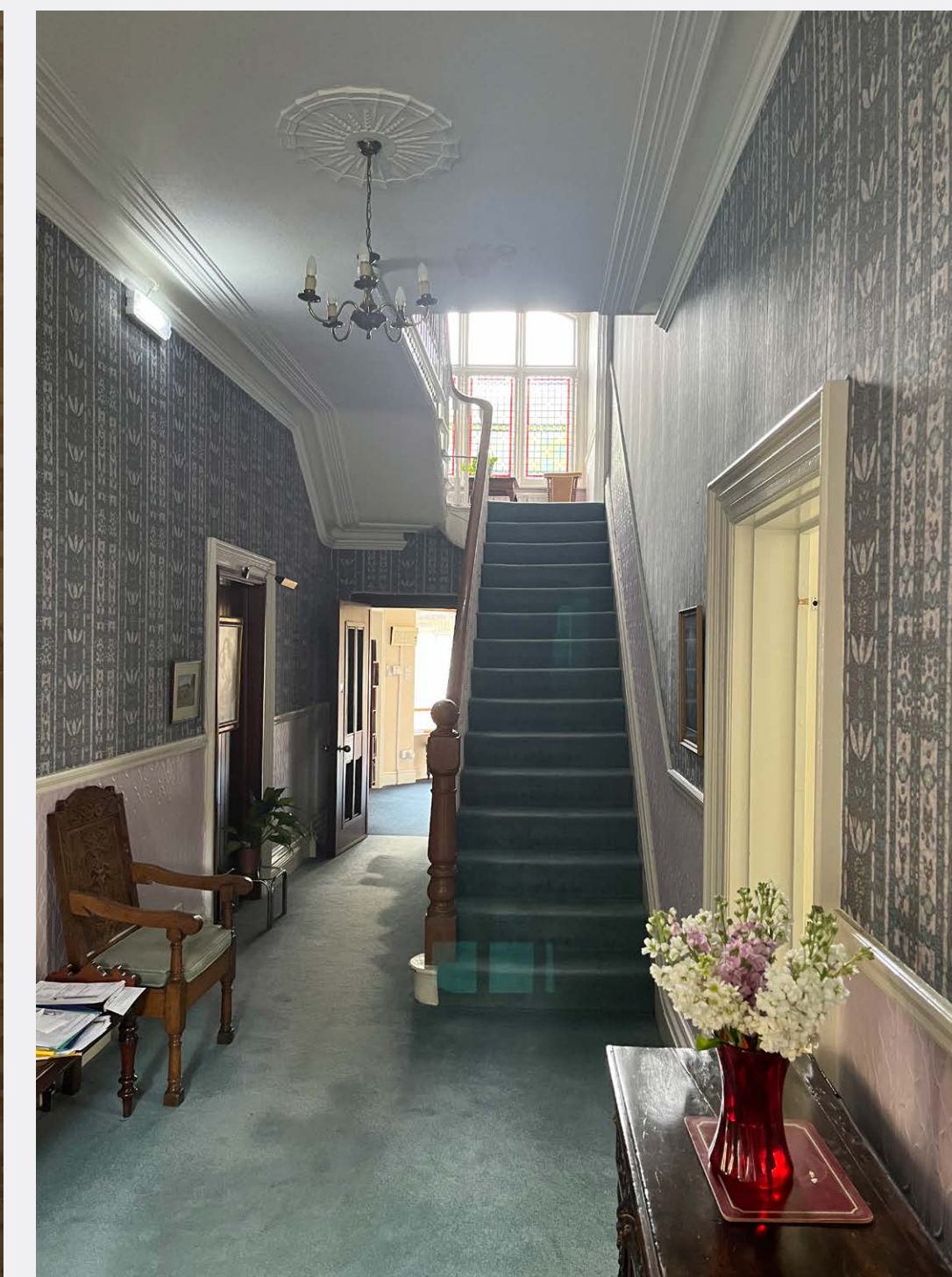
Loreto Convent comprises an original three storey with basement Victorian Villa with a more recent two storey extension to the rear. The property extends to 8,169 sq ft.

The Victorian Villa is set over three storeys and retains many of the original features with large floor to ceiling heights and original windows and fire places. The property provides lounges, a dining room, a prayer room and kitchens at ground floor level, with bedroom and bathrooms at first and second floor level. There is also a basement which provides ancillary rooms and storage space.

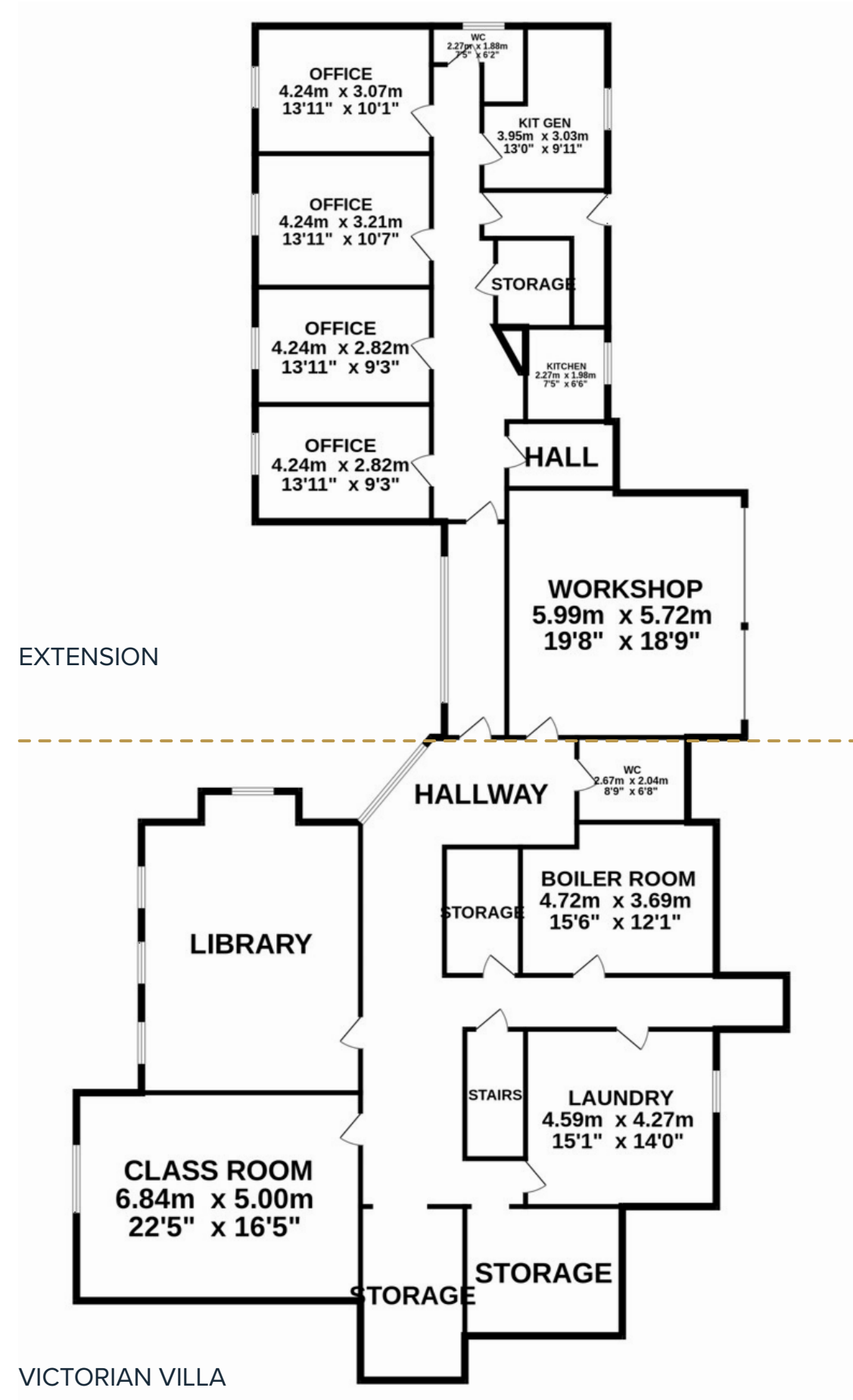
The extension to the rear is set over two storeys, with office accommodation and W/Cs on the ground floor level and further bedroom and bathroom accommodation on the first floor.

Measurements for each floor are shown below. A full breakdown of the property's floor area is available in the dataroom.

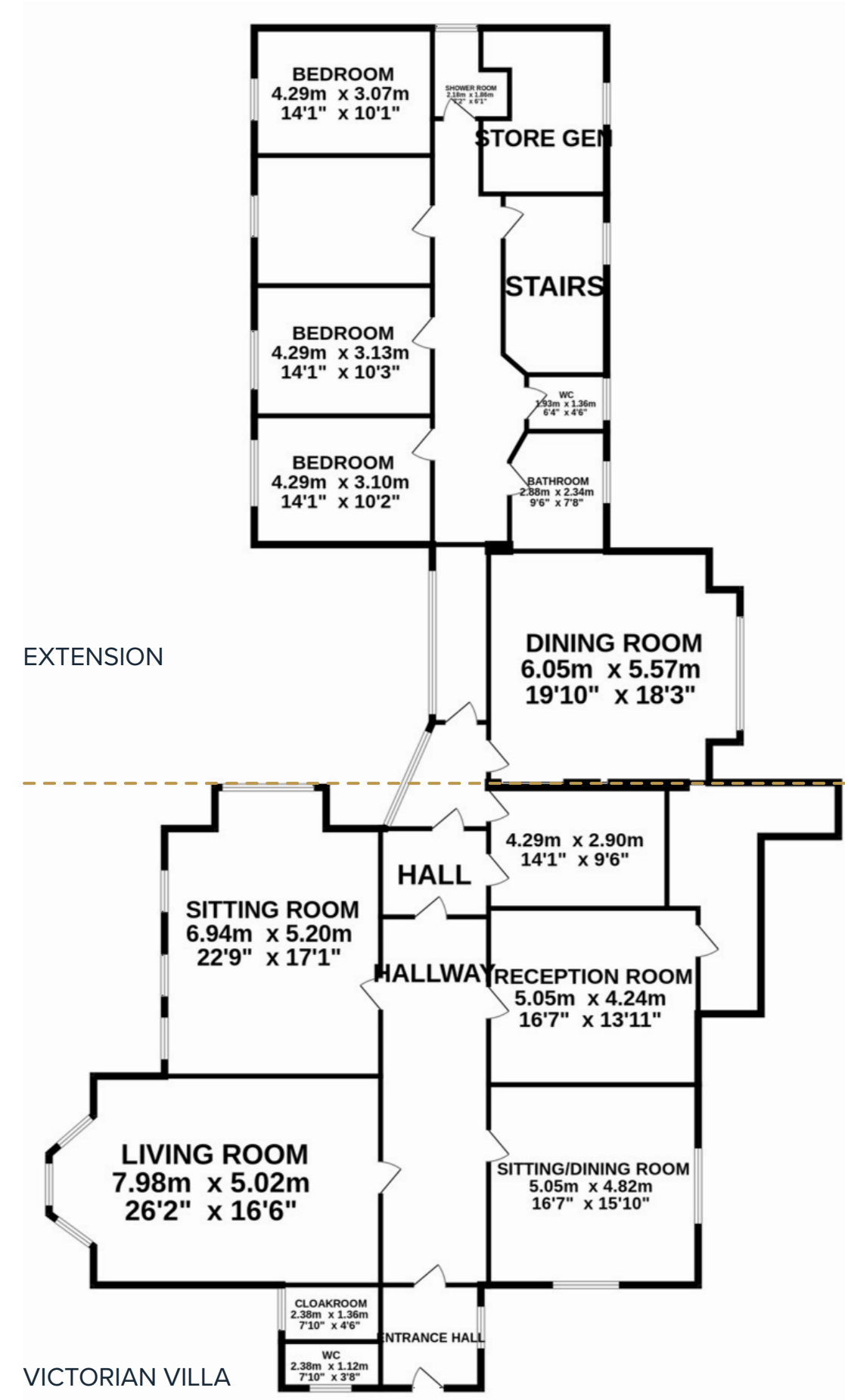
FLOOR	AREA (SQ FT)
VILLA GROUND FLOOR	2,172
VILLA FIRST FLOOR	1,620
VILLA SECOND FLOOR	368
VILLA BASEMENT	1,791
<b>VILLA SUBTOTAL</b>	<b>5,951</b>
EXTENSION GROUND FLOOR	1,109
EXTENSION FIRST FLOOR	1,109
<b>EXTENSION SUBTOTAL</b>	<b>2,218</b>
<b>TOTAL</b>	<b>8,169</b>



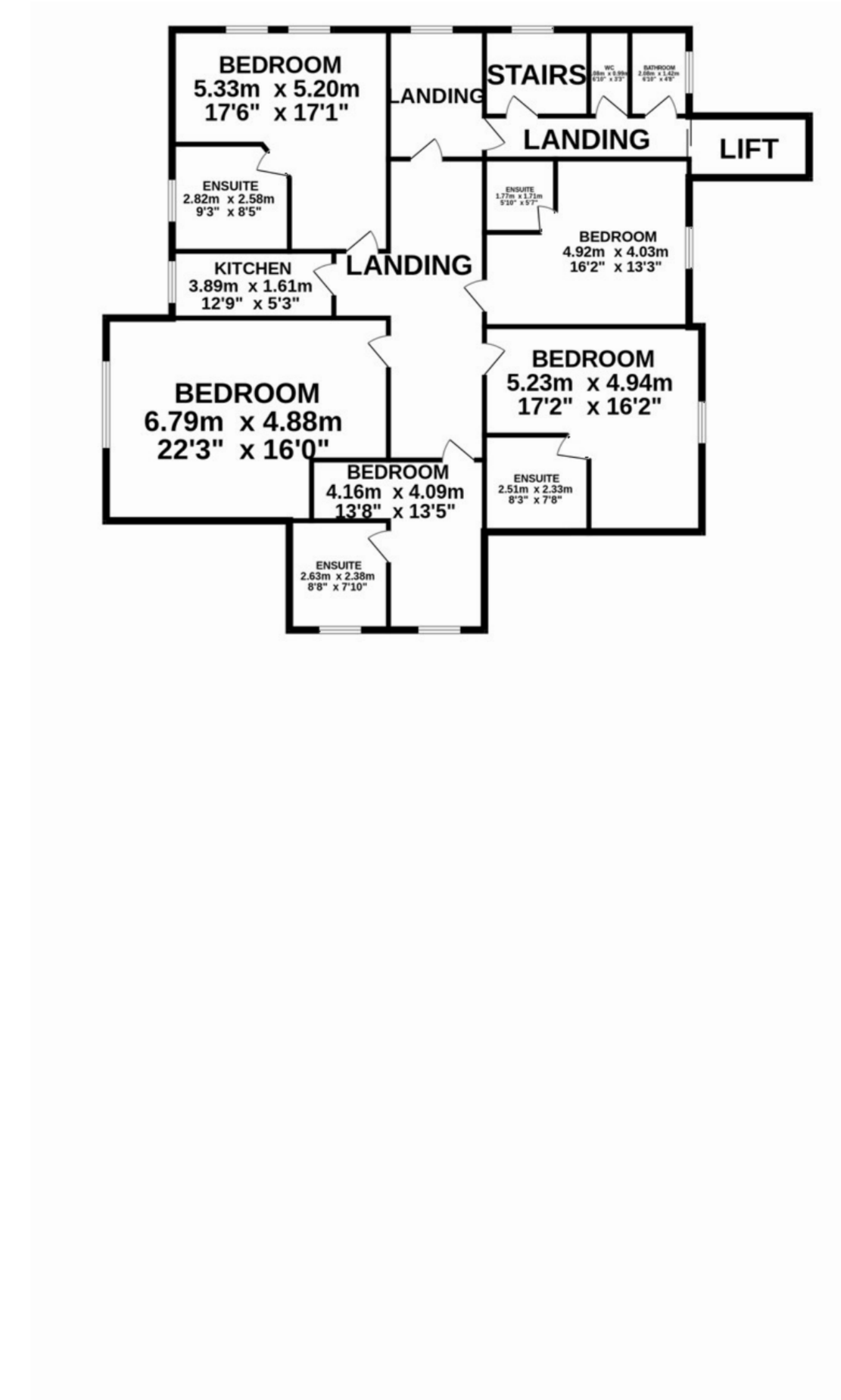
# Floorplans



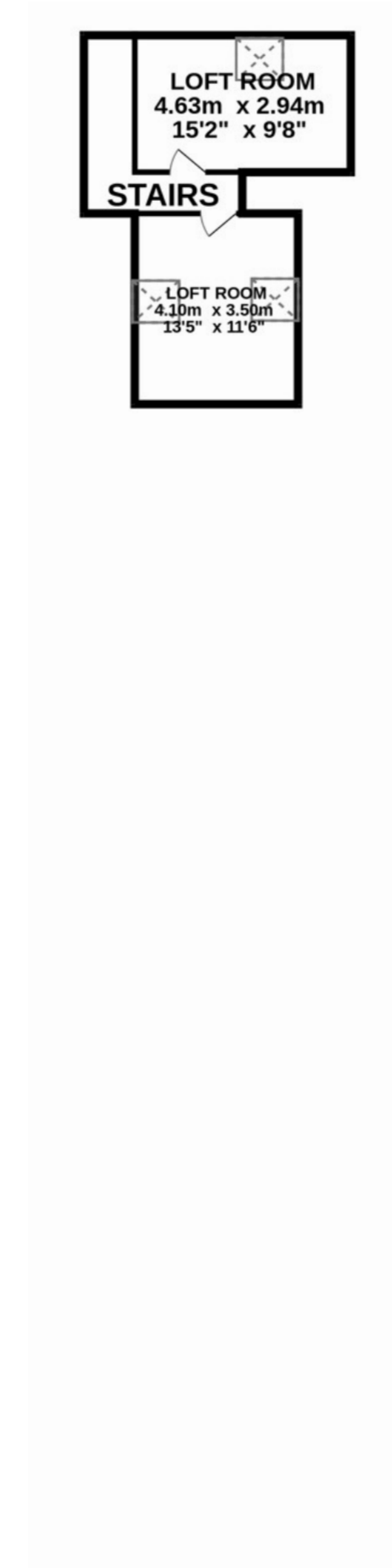
Basement



Ground Floor



First Floor



Second Floor

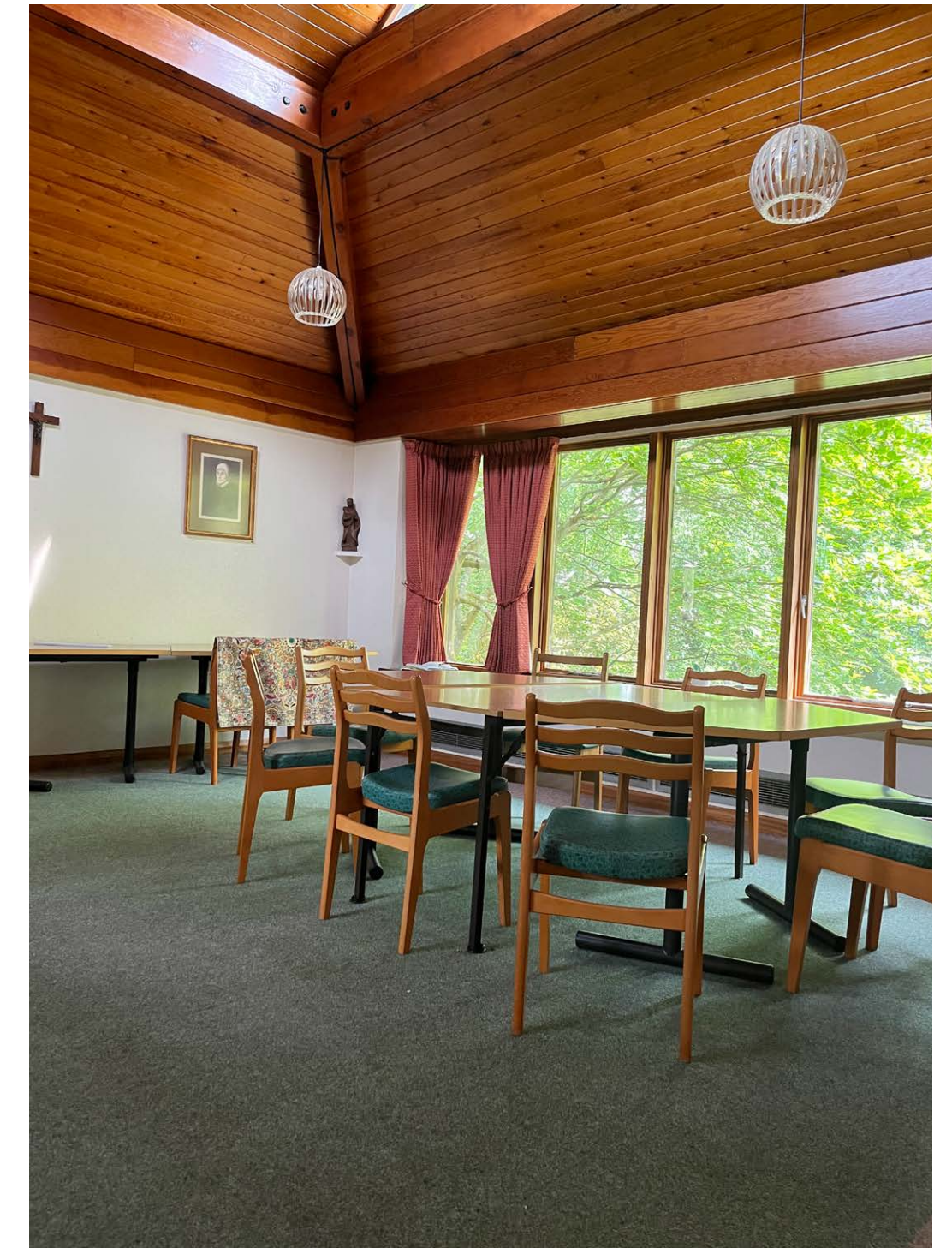


The Convent comprises a three storey Victorian Villa with a modern extension to the rear





  
**EXCEPTIONAL  
DEVELOPMENT  
OPPORTUNITY (STP)**



  
**PRIME LOCATION  
ONE MILE FROM  
ALTRINCHAM  
TOWN CENTRE**



  
**SUITABLE FOR A  
VARIETY OF END  
USERS / OWNER  
OCCUPIERS**

# Planning Summary Note

This note has been prepared by P4 Planning and sets out the key planning considerations based on a desktop review of the relevant planning history and development plan policies. No contact has been made with officers at Trafford Metropolitan Borough Council (TMBC).

## RELEVANT PLANNING POLICY

The site is not allocated for any particular use in the statutory development (or emerging) plan which, for TMBC, includes:

- Trafford Local Plan: Core Strategy (January 2012)
- Saved policies of the Revised Unitary Development Plan (UDP) (June 2006)
- Altrincham Town Centre Neighbourhood Business Plan (November 2017)
- The Civic Quarter Area Action Plan (January 2023).

TMBC is one of nine Greater Manchester councils jointly producing the strategic plan 'Places for Everyone', the public examination for which has been completed and inspectors are due to report later in 2023. The council will likely then take forward a new Local Plan for the borough which has been on hold since the Regulation 18 Draft public consultation in March 2021.

TMBC accepts that it cannot demonstrate a five-year supply of deliverable housing land. The latest appeal decision (12 May 2023 ref. 1079060/FUL/22) confirmed at paragraph 16 that 'the council advance a supply figure in the range of 3.47 to 3.75 years and a Housing Delivery Test figure (2021) of 79%, which represents a considerable shortfall.'

The housing land policies are therefore out of date and paragraph 11 of the National Planning Policy Framework's presumption in favour of sustainable development therefore applies (the tilted balance). In essence, this requires that planning permission be granted unless any adverse impacts of doing so would demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

TMBC has an adopted Community Infrastructure Levy (CIL) from March 2016, with the site falling within the 'hot' charging zone. For residential use (houses) there is a CIL of £80 per sqm and for apartments a CIL of £65 per sqm.



## PLANNING HISTORY

A review of the council's online planning history identified four historic applications relating to the site, all pre-2000.

In 1976, permission was granted (ref. H03618) for the change of use from residential accommodation to a convent, including the erection of an extension and alterations to form bedrooms, dining room and a garage. Permission ref. H04497 was subsequently approved later that year for a two-storey extension to form bedrooms, bathroom, dining room and double garage.

In July 1995, the council approved application ref. H33474 for the erection of a three-storey extension to the front of the building to contain a pump room and lift. The last application (ref. H41381) was approved in November 1995 for the demolition and erection of a detached garage.

## PLANNING POTENTIAL

Based on the review of relevant policy and the planning history, the site is certainly suitable for continued C2 use or for conversion back to residential C3 use, subject to securing planning permission.

However, the fact that the site is clearly in a sustainable location, does not lie within the conservation area and that the council cannot demonstrate a five-year housing land supply, all weigh in favour of securing planning permission for the replacement of the existing building.

There is a pressing need for more homes in Trafford and clear precedent in the immediate vicinity for higher density residential development surrounding the site. Some of the adjacent properties (ie Oldfield Lodge and Mews) date from the 1970s and the planning records show how the intensification of development has proved controversial in the past, but the current national and local housing position weighs significantly in favour of a successful redevelopment option.

Overall, the site presents an excellent opportunity for redevelopment for C2 or C3 use.



# Proposals

We are inviting offers on both unconditional and conditional (subject to planning basis).

All conditional offers should include details of any conditions attached to the offer, as well as the steps necessary to remove the conditions and the anticipated timescales for doing so.

All proposals to be submitted by a date to be confirmed separately.

# Pricing

Price on application.

# Further Information

Viewings are strictly by appointment only.  
Open viewings will be held on the following dates:

**10am – Midday on Tuesday 11th July**

**2pm – 4pm on Thursday 13th July**

**2pm – 4pm on Tuesday 18th July**

For additional information, access to the data room or to arrange a viewing, please contact vendor's sole agent Roger Hannah.



RogerHannah

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