

Mossley Manor



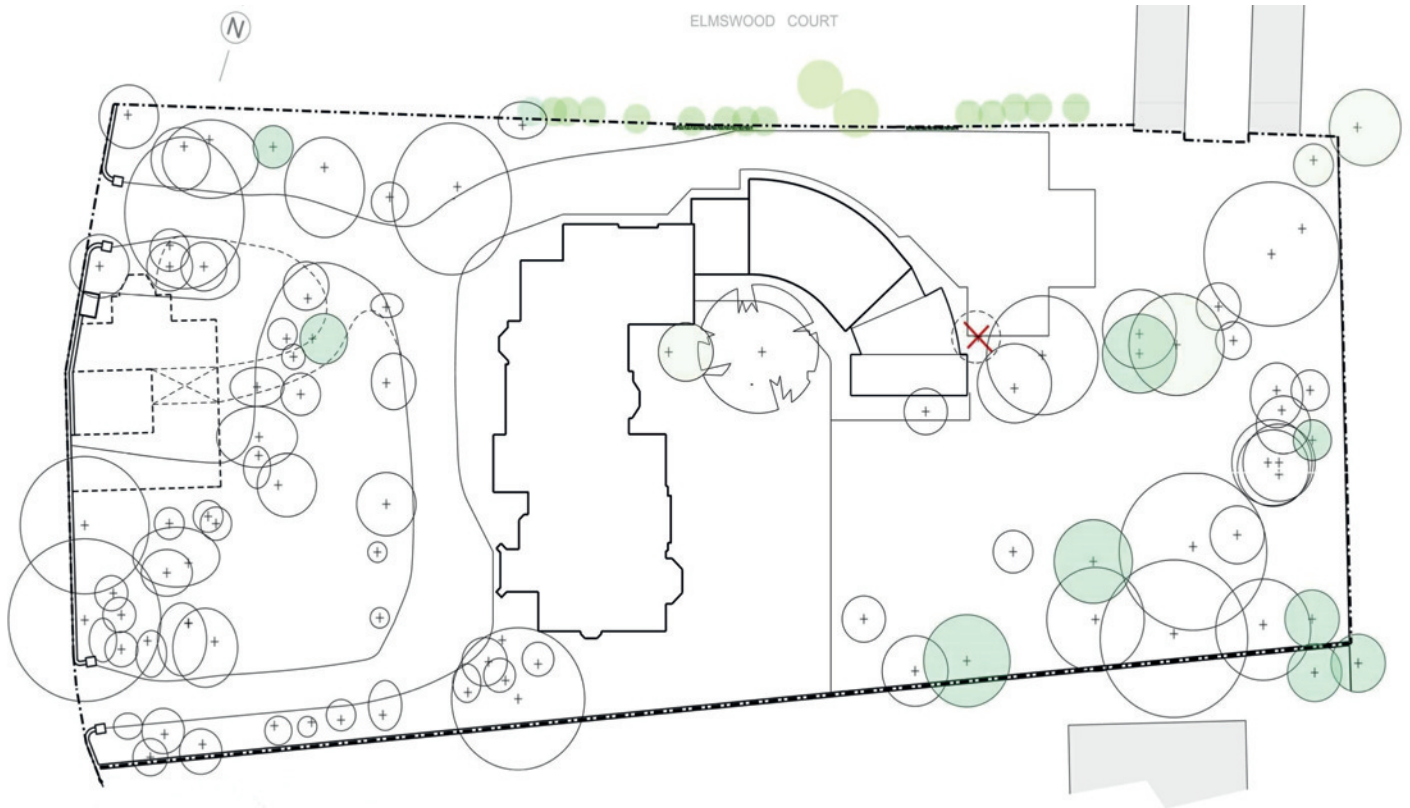
Mossley Manor
North Mossley Hill Road
£2,500,000

Mossley Manor

North Mossley Hill Road, Liverpool
L18 8BN

Approximate distances

- Liverpool 5 Miles
- Chester 30 Miles
- Manchester 34 Miles



Mossley Manor is a substantial traditional Victorian property set in its own grounds which extend to 0.84 hectares (2.08 acres) in size, located in a sought after area within the Mossley Hill Conservation Area.

residential development opportunity • situated in a sought after area of Liverpool • substantial property set in 2.08 acres • good access to North Mossley Hill Road •

situation

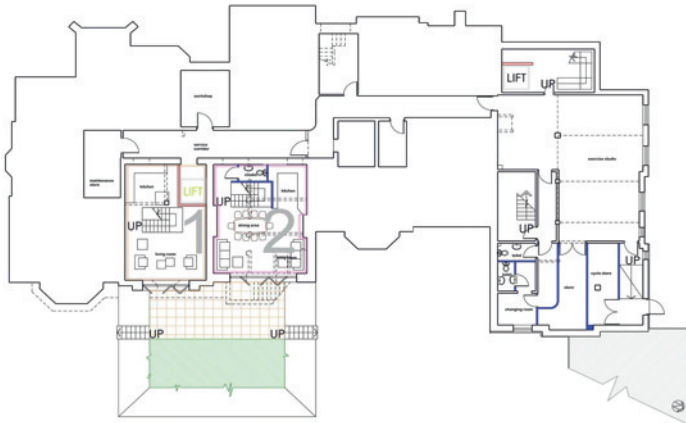
Mossley Manor is located off North Mossley Hill Road in the Mossley Hill area of Liverpool within a predominantly quiet residential area.

The South Liverpool areas of Allerton and Mossley Hill are the perfect alternative to city centre living. These areas include

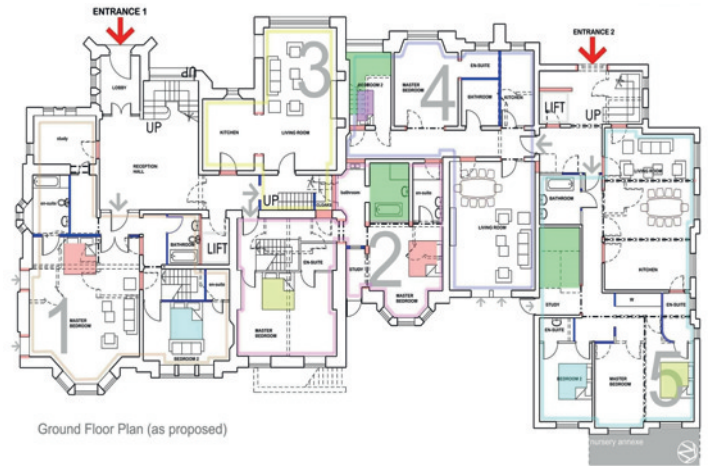
top schools and the bustling Penny Lane and Allerton Road area which provide local amenities including shops, banks, restaurants and bars. Mossley Manor is also close to a number of parks the most prominent being Sefton Park, a magnificent 235 acre Grade 1 Historic Park.

description

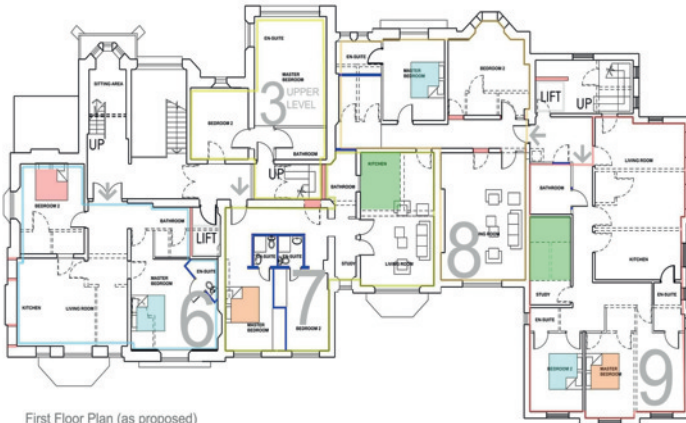
Mossley Manor is a substantial traditional Victorian property set in its own grounds which extend to approximately 0.84 hectares (2.08 acres) in size. To the front of the property there is a brick wall facing North Mossley Hill Road with two gated gateways, providing individual entrance and exit routes over a tarmac driveway which leads to the front of the property. The access driveways pass through a mature garden which incorporates a large bed of mature shrubs and a grassed area with a number of mixed variety established trees and smaller shrubs positioned irregularly throughout. The main house is a 3 storey property with a basement constructed of stone under a pitched tiled roof. Originally a residential property, in more recent times the property has been used as a residential care home. The



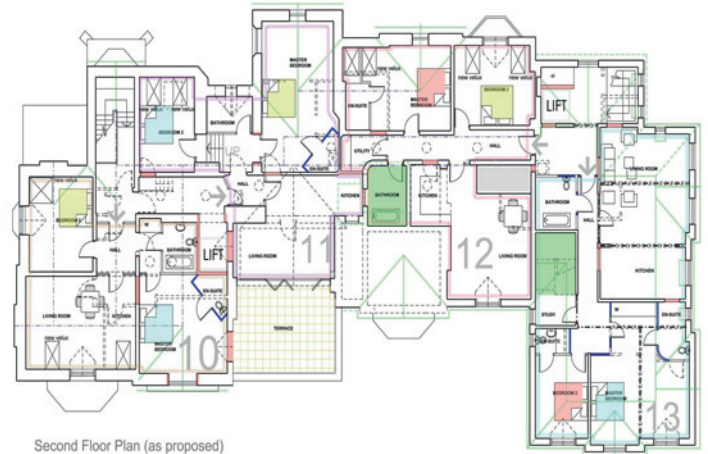
Basement Plan (as proposed)



Ground Floor Plan (as proposed)



First Floor Plan (as proposed)



Second Floor Plan (as proposed)

property has a 3 storey stone extension on the northern side, attached to which is a single storey flat roof brick and rendered extension. The main structure of the single storey building is predominantly completed but internally there is still internal fixtures and fittings to be completed.

At the rear of the property, is an enclosed raised area behind which is a further garden area which is predominantly grassed over, interspersed with a number of mature trees mostly positioned around the boundaries. The northern boundary is fenced and adjoins Elmswood Court, a development of houses. A brick wall runs alongside the eastern and southern boundaries.

fixtures and fittings

All fixtures and fittings, furniture, curtains, light fittings, garden furniture etc. are excluded from the sale. Some may be available by separate negotiation.

public rights of way, wayleaves and easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in these particulars.

services

Mains electricity and water. Gas central heating. None of the services have been tested or checked. Prospective purchasers are requested to make their own enquiries of the relevant authorities.

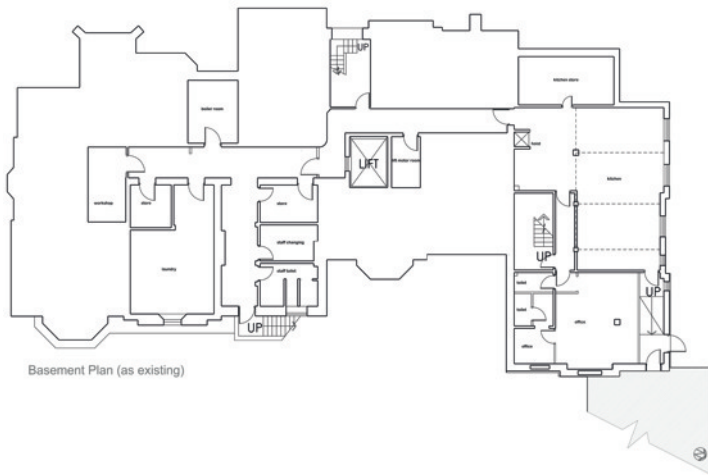
planning and development prospects

The property has most recently been used as a nursing care home for the elderly and currently has a planning use classification of C2 – Residential Institution.

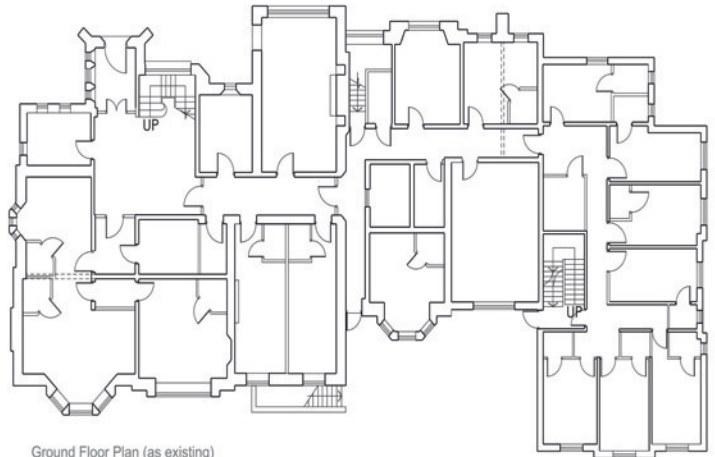
Proposed plans have been drawn up to convert the main building and the extension into 16 residential apartments, and to build 3 town houses on the site of the former coach house. A planning application is to be submitted on the basis of the proposed plans shown above.

viewings

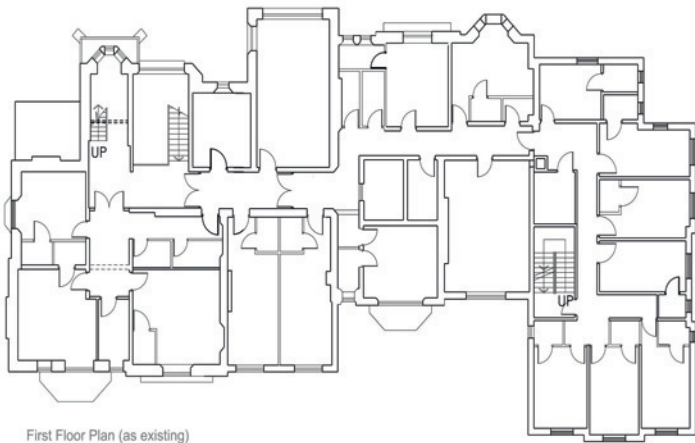
By strict appointment through selling agents, Fisher German LLP, tel. 01744 451145, simon.geary@fishergerman.co.uk, lauren.mageean@fishergerman.co.uk



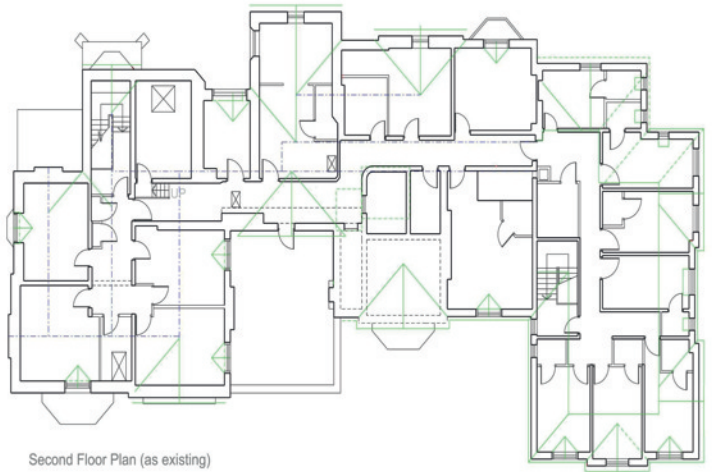
Basement Plan (as existing)



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