

Calderstones Mansion House, Coach House and Stable Yard, Liverpool L18

DESCRIPTION/BACKGROUND:

The Mansion House is a Grade II listed building within Calderstones Park in south Liverpool that has been converted into office accommodation for use by the Council.

Close to the Mansion House is the Coach House and courtyard. These buildings are also Grade II listed and have been converted into offices, storage and parking space.

Calderstones Park is within one of the most affluent suburbs of Liverpool with the surrounding area containing numerous tree-lined avenues of Edwardian and inter-war terraces, semis and detached homes, as well as large areas of protected parkland. It is 5 miles from the City Centre. The Park has held the prestigious Green Flag award for a number of years.

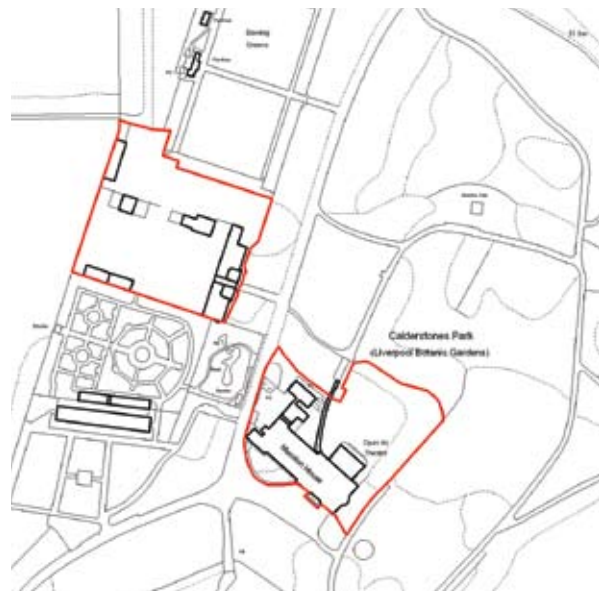
SITE DETAIL:

The site is owned freehold by the Council and has a total area of approx. 2100m² which is broken down as follows;

Mansion House - 1474m²
(approx Net Internal Area)

Coach House - 605m²
(approx Net Internal Area)

The Stable Yard - 105m²
(approx Net Internal Area)



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DEVELOPMENT PROPOSALS:

The Mansion House has been extensively altered internally to create office accommodation as has the Coach House and the other buildings on the site. Notwithstanding this there is potential to convert the buildings back into residential use, probably as a number of self contained apartments.

The courtyard could be converted into a range of apartments and "mews" style dwellings with ample on site parking and garden space. Any new build development would be difficult to justify.

There may be potential for a garden centre in the courtyard and/or conversion of the Coach House and other buildings as small retail units in the form of a craft village.

The view of the local Planning Authority is that the use of the Courtyard for a garden centre could be supported in principle as part of a project to sustain and develop the rest of the park as a tourist attraction. The amount of commercial retailing within the park and the impact of the need for car parking will be challenging and would need to be fully justified.

Another alternative would be conversion of the Mansion House into a hotel, restaurant or public house.

Care would need to be taken with any proposal to use the original main access from Calderstones Road/Menlove Avenue as a private vehicular access to the Mansion House with particular regard to the level of vehicular use and the potential impact on the 'listed' curtilage structure at the entrance. Care would also need to be taken with the parking arrangements. Use of the forecourt or the land at the rear of the Mansion House for parking would not be acceptable.

AVAILABILITY:

The Council will be seeking expressions of interest for the site in late 2011. Subject to the proposals received the Council's preference would be to enter into an option agreement with a deferred disposal date having regard to market conditions. The Council will however be more than happy to discuss proposals for the site in advance of it being formally marketed.

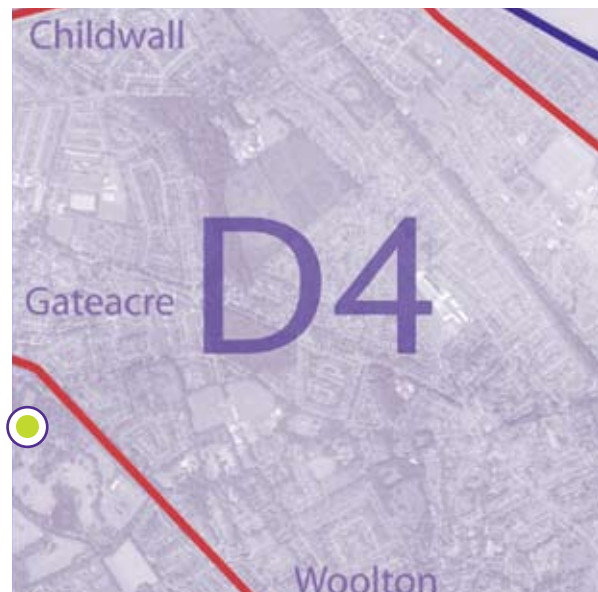
FURTHER ENQUIRIES:

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**Calderstones Mansion House,
Coach House and Stable Yard, Liverpool L18**



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