

# BROUGHTON HALL

YEW TREE LANE  
WEST DERBY  
LIVERPOOL **L12 9HJ**

**FOR SALE FREEHOLD GRADE II\* LISTED HALL IN 3.94 HECTARES (9.73 ACRES)**



## INCORPORATES

- > 1960'S CONVENT OCCUPIED BY ZOE'S PLACE CHILDREN'S HOSPICE AT GROUND FLOOR
- > TWO DETACHED RESIDENTIAL DWELLINGS BEING THE LODGE AND THE GARDENER'S COTTAGE
- > OUR CLIENTS PREFERENCE IS FOR UNCONDITIONAL OFFERS FOR THEIR FREEHOLD INTEREST IN THE WHOLE SITE



# BROUGHTON HALL

## HISTORY OF THE SITE



Broughton Hall was designed by Birkenhead architect, Walter Scott, and built for a prominent Liverpool merchant Gustov Schawbe of Hamburg.

It was designed and built around 1859 and was subsequently purchased by Alfred Turner an East India Company merchant and sugar refiner.



The Covent of Mercy purchased Broughton Hall in 1925 for use as a Roman Catholic Girls Secondary School by the Sisters of Mercy. Various detached extensions were built during the late 1930's and 1950's.

In 1968 / 1969 a new purpose built convent was constructed adjacent to the Hall, it was subsequently

converted into a care home. At that time part of the fish pond at the rear of the Hall was filled in at the northern end to provide green space around the new convent building. This property is currently occupied at ground level by the charitable organisation Zoe's Place Baby Hospice.

# BROUGHTON HALL

## LOCATION

Broughton Hall is located in West Derby approximately 5 miles east of Liverpool City Centre. West Derby is an established residential suburb of Liverpool.

The property fronts Yew Tree Lane which leads to East Prescott Road (A57). Access to the M62 is approximately 2 miles south via Pilch Lane.

The immediate land use surrounding the Broughton Hall complex is a mixture of pre and post war semi-detached housing with Broughton Hall Catholic High School adjoining.

The historic West Derby Village is situated close by offering retail, restaurants and public houses. Knowsley Hall, with it's vast estate sits at the edge of the village, built for the Earl of Derby. Today, it is still the home of the current Earl.



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# BROUGHTON HALL

## SITUATION



Broughton Hall



Zoe's Place Baby Hospice



Gardeners Cottage

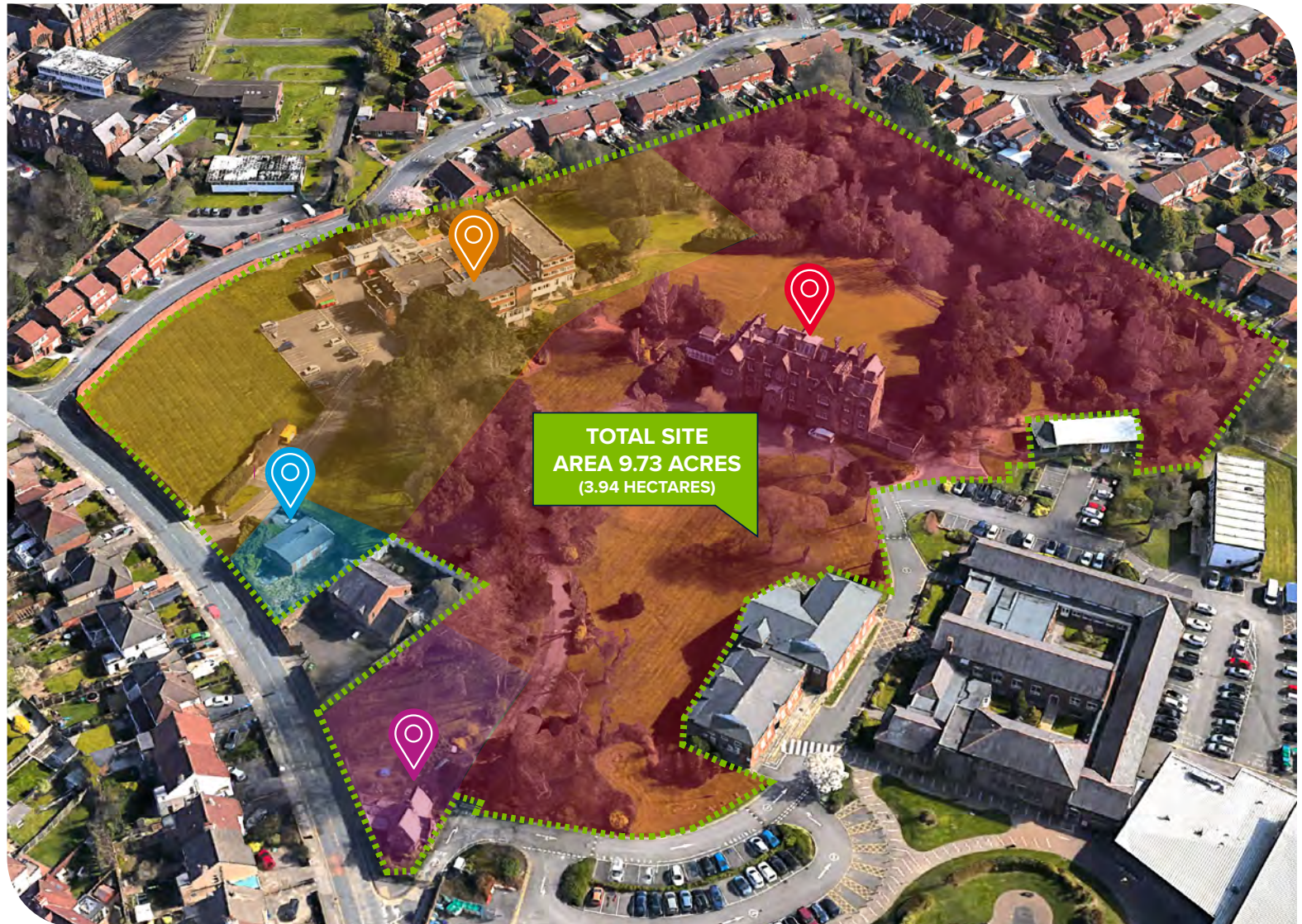


The Lodge

## POTENTIAL USES

We anticipate the site and buildings could be suitable for the following purposes (subject to receipt of satisfactory planning permission)

- Residential conversion
- Hotel
- Office
- Religious retreat
- Training centre
- Private hospital
- Events venue





# BROUGHTON HALL

## BROUGHTON HALL

The property comprises basement, ground, first and second floors. It is of stone construction with a steeply pitched slate roof with nine bay windows.

Internally, there is an entrance hall, reception, an impressive drawing room and dining room, some of which benefit from parquet floors and panelled oak walls and ceilings. There is a large imposing orangery.

The first floor is accessed from the main staircase adjoining the ground floor entrance offering lounge, 12 bedrooms, 12 dressing rooms and bathrooms. Lift access is also available.

### FLOOR AREAS

From information provided to us, we understand that the gross internal floor areas are as follows:

AREAS	SQ M	SQ FT
Basement including garage	557.7	6,003
Conservatory	67.5	726
Total	625.2	6,729
Ground Floor (exc. Conservatory)	457.9	4,928
Conservatory	67.5	726
Total	525.3	5,654
First Floor	441.8	4,756
Second Floor	155.5	1,674
Total	597.3	6,430
<b>TOTAL</b>	<b>1,747.8</b>	<b>18,813</b>









# BROUGHTON HALL

## ZOE'S PLACE BABY HOSPICE - FORMER CONVENT

Constructed in the late 1960's of frame construction with brick walls and flat roof.

Zoe's Place Baby Hospice occupy the ground floor. The upper floors are vacant and were used as residential accommodation when the building was used as a convent.

### TENANCY

Liverpool's Zoe's Place are in occupation under a recently agreed lease for a fixed term until 30 June 2026, at a rent payable at £40,000 per annum.

### FLOOR AREAS

From information provided to us, we understand that the Gross Internal Floor Areas are as follows:

AREAS	SQ M	SQ FT
Ground Floor	699	7,524
First Floor	1,006	10,828
Second Floor	430	4,629
Third Floor	430	4,629
<b>TOTAL</b>	<b>2,565</b>	<b>27,610</b>









# BROUGHTON HALL

## THE LODGE

This detached characterful residential property, with charming private gardens, fronts Yew Tree Road.

Comprising ground floor sitting room, kitchen with two bedrooms and a bathroom on the second floor.

### TENANCY

This is occupied by way of an Assured Shorthold Tenancy (AST) since 2006 at a current rent of £390 pcm.





# BROUGHTON HALL

## GARDENERS COTTAGE

Comprising living room, kitchen, bathroom and two bedrooms, with private outdoor space.

### **Tenancy**

This is currently occupied by way of an Assured Shorthold Tenancy (AST) since 2014 at a current rent of £250 pcm.





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[WWW.BROUGHTONHALL.CO.UK](http://WWW.BROUGHTONHALL.CO.UK)

## FURTHER INFORMATION

### TENURE

Broughton Hall is held freehold under Title Number: MS534497 and a small additional freehold title under Title Number: MS604545. The main title also includes the site of Broughton Hall Catholic High School which is to be retained.

A new fenced boundary has been installed and defines the extent of the school and the hall's respective sites. Final boundary works are taking place this summer to enclose the detached building south of the hall as part of the retained land, and the installation of a new barrier-controlled school entrance.

The school will retain ownership of the access from Yew Tree Lane with rights granted to the purchaser of the subject property.

### TERMS

Our client's freehold interest in the hall and grounds, the 1960's convent (Zoe's Place), The Lodge and Gardener's Cottage is placed to the market with further information available upon request.

Our Charity client's strong preference is for unconditional bids although conditional offers (subject to receipt of satisfactory planning permission) will also be considered.

### INFORMATION PACK

Further information is available upon request and to include the following:

- Freehold title documents for Title Number: MS534497 and MS604545
- Floor plans in CAD and PDF for Broughton Hall.
- Floor plans in CAD and PDF for the convent (Zoe's Place)
- Topographical survey in CAD and PDF
- Historic England Listed Building Summary
- Planning consultant's report
- Asbestos reports
- Lease to Zoe's Place
- Fire Risk Assessment
- Utility searches
- Energy Performance Certificates where appropriate

### ALL ENQUIRIES

For viewings and further information, please contact the joint agents:



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