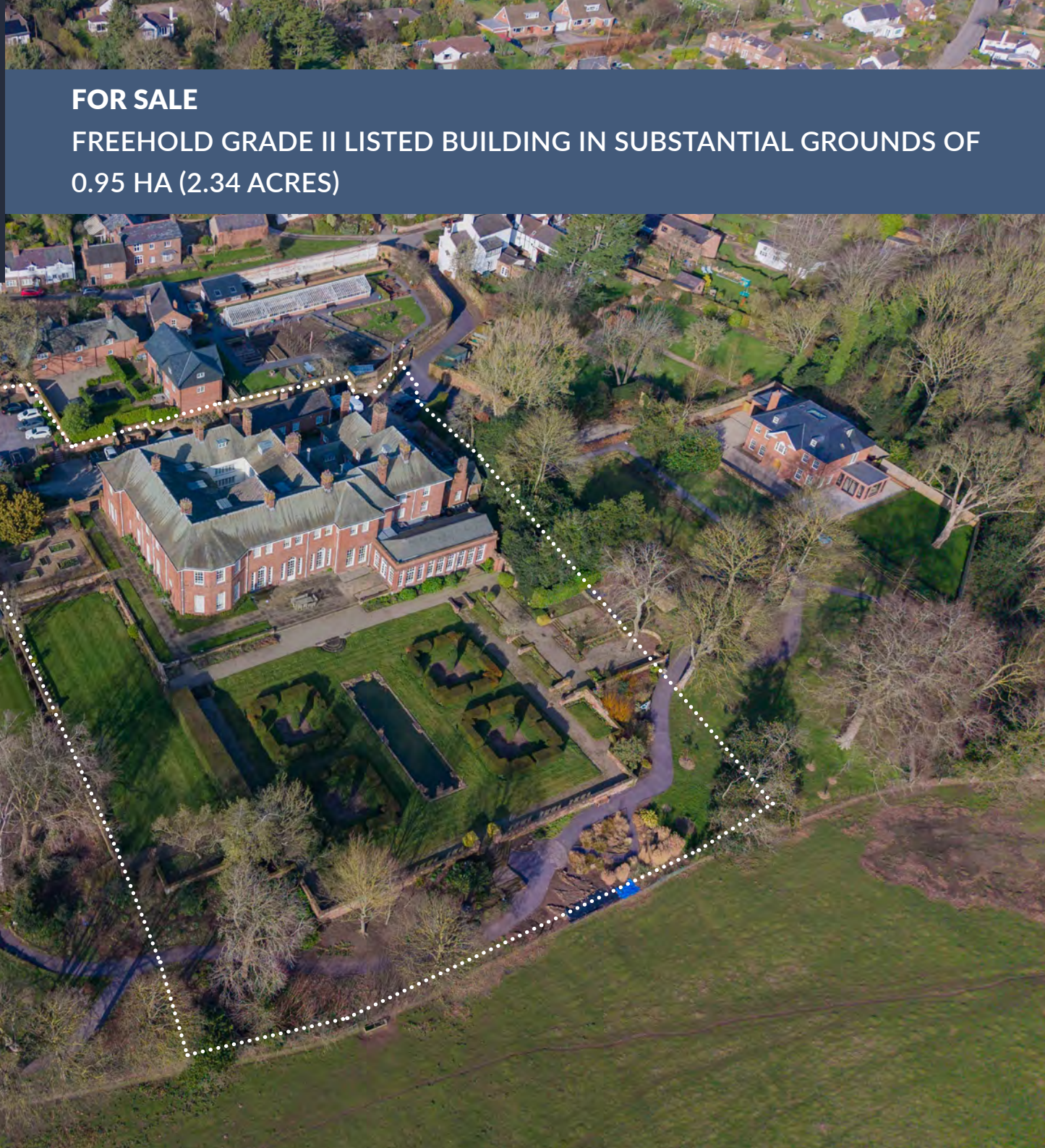


BURTON MANOR

BURTON, NESTON, WIRRAL PENINSULA
CH64 5SJ

FOR SALE

**FREEHOLD GRADE II LISTED BUILDING IN SUBSTANTIAL GROUNDS OF
0.95 HA (2.34 ACRES)**



**RARE OPPORTUNITY TO ACQUIRE A FULLY REFURBISHED
FORMER MANOR HOUSE CURRENTLY USED FOR OFFICES
IN AFFLUENT BURTON VILLAGE, WEST WIRRAL**

**SUITABLE FOR THE FOLLOWING PURPOSES (SUBJECT TO
SATISFACTORY PLANNING PERMISSION):**

- CONVERSION BACK TO GRAND SINGLE DWELLING
- CONVERSION TO RESIDENTIAL APARTMENTS OR TOWNHOUSES
- CONTINUED SINGLE OFFICE USE
- CONVERSION TO SERVICED OFFICES
- RELIGIOUS RETREAT
- PRIVATE HOSPITAL
- RETIREMENT VILLAGE
- TRAINING CENTRE
- NURSING HOME



BURTON MANOR

BURTON, NESTON CH64 5SJ

HISTORY OF THE SITE

Burton Manor was originally built in 1805 and was extensively re-modelled in 1904 by Sir Charles Nicholason for Henry Neville Gladstone, the third son of Prime Minister, William Gladstone. It served as their grand family home and estate before becoming an adult education centre in 1948 and latterly private offices.

After years of closure and decline the Grade II Listed Building was fully restored and from 2019 has served as the headquarters for Russell Taylor Group with the garden maintained by the Friends of Burton Manor Gardens.



BURTON MANOR

BURTON, NESTON CH64 5SJ

DESCRIPTION

The Grade II Burton Manor House is a substantial detached property finished in sandstone which is separated from the Burton Village by a high wall/kitchen garden. The property is of traditional construction faced in sandstone with a multi-pitched roof clad in slate and with sash windows throughout. Interestingly the original brick property is within the sandstone skin with the sandstone skin having been built in 1904.

The property benefits from significant gardens to the rear with land to the front offering car parking for approximately 58 cars.

The property comprises ground, mezzanine and first floors and the entire property was substantially refurbished internally and externally in 2019, to provide office accommodation to the following internal specification:

- Original plaster work and coverings
- Original doors now refurbished
- Carpeted floors
- Fluorescent strip lighting and heated via wall mounted radiators from oil fired boilers
- Substantial refurbished common areas to include kitchens, toilets and gymnasium



BURTON MANOR

BURTON, NESTON CH64 5SJ

LOCATION

Burton Manor is located in the village of Burton which is located in South Wirral.

The main road through the village being Neston Road/The Village leads north east to Chester High Road (A540) which in turn leads north to Heswall and south to the Two Mills roundabout and ultimately to the M56 motorway. The property lies approximately 6.5 miles from Junction 5 of the M53 motorway.

Burton is a "picture postcard" village and regarded as an affluent location comprising a mixture of large detached houses, St Nicholas Church and Gladstone Village Hall.



what3words

tabs.looks.imperious

BURTON MANOR

BURTON, NESTON CH64 5SJ

SITUATION

ALTERNATIVE USES

We anticipate that the building and site could be suitable for the following purposes (subject to satisfactory planning permission):

- Conversion back to grand single dwelling
- Conversion to residential apartments or townhouses
- Continued single office use
- Conversion to serviced offices
- Religious retreat
- Private hospital
- Retirement village
- Training centre
- Nursing home



Burton Manor

Grade II Listed Manor House refurbished in 2019 to high specification offices.



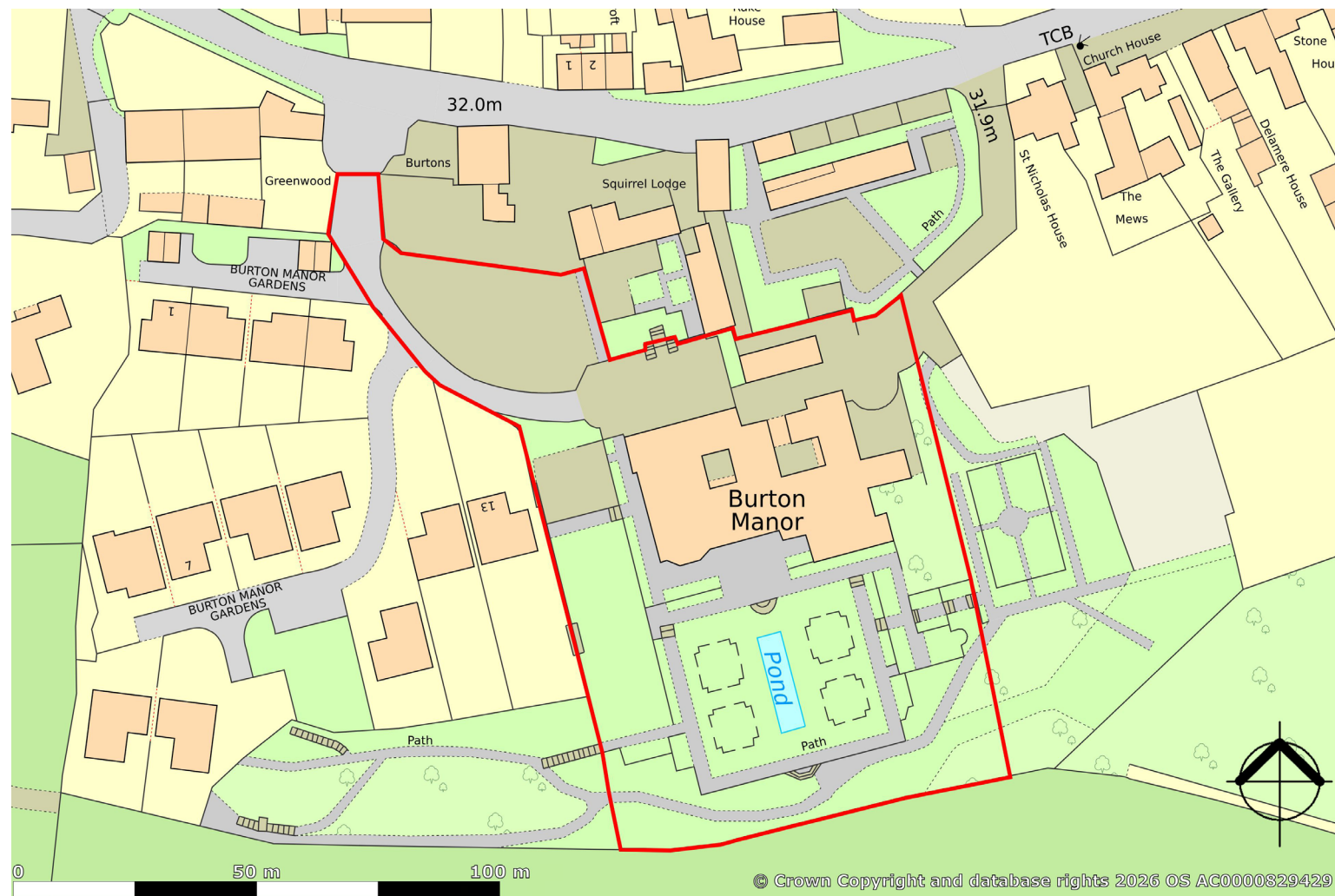
The Granary

Currently occupied as an office rented out and would be provided to new owner vacant. Refurbished in 2019.

BURTON MANOR

BURTON, NESTON CH64 5SJ

SITE PLAN



BURTON MANOR

BURTON, NESTON CH64 5SJ

THE 2019 REFURBISHMENT

A substantial and sympathetic refurbishment of the entire property internally and externally was undertaken in 2019 which won a Conservation Award from Historic England, where the following was undertaken:

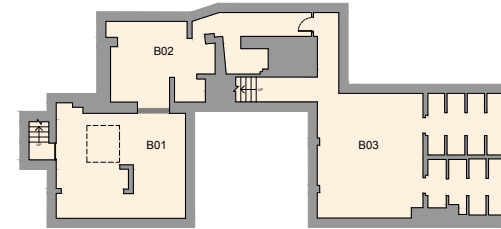
- Substantial overhaul of the roof.
- Insulation of loft.
- Plasterwork fully overhauled and replacement of all timber lintels.
- Original sash windows all overhauled.
- Oak panelled library
- Original boardroom now used as meeting room with original chandeliers

FLOOR AREAS

From information provided to us we understand that the Gross floor areas are as follows:

GROSS	SQ M	SQ FT
Ground Floor	1,085 sq m	11,679 sq ft
Mezzanine	415 sq m	4,467 sq ft
First Floor	760 sq m	8,181 sq ft
Total	2,260 sq m	24,372 sq ft

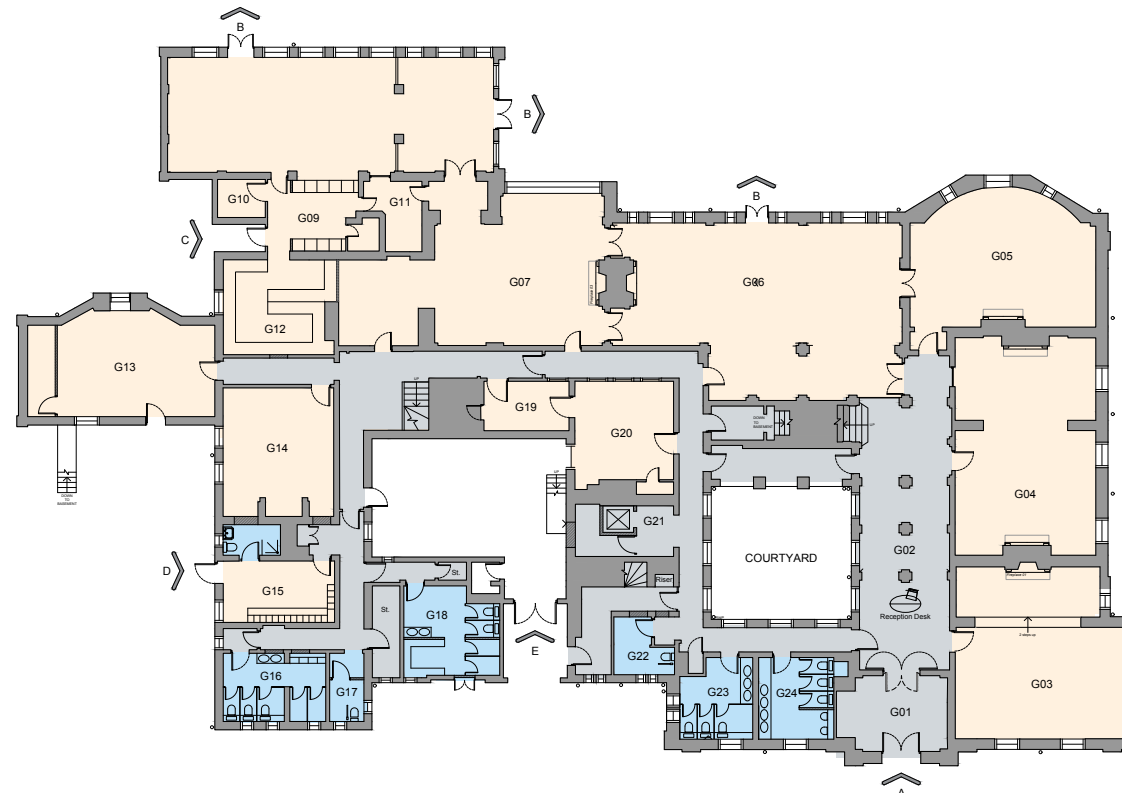
BASEMENT



KEY

B01	Basement space
B02	Plant space
B03	Games room

GROUND FLOOR



KEY

G01	Lobby
G02	Foyer and Reception
G03	Client waiting room
G04	Accounts
G05	Office
G06	Function room
G07	Function room
G08	Staff breakout space
G09	Kitchen (front)
G10	Kitchen store
G11	Kitchen lobby
G12	Kitchen (back)
G13	Gym group room
G14	Gym
G15	Staff cloak area
G16	Changing (female)
G17	Accessible change
G18	Changing (male)
G19	Server store room
G20	Server room
G21	New lift
G22	Accessible WC (guests)
G23	Female WC (guests)
G24	Male WC (guests)

ACCESS POINTS

A	Main office entrance
B	Access to the garden
C	Goods in (Kitchen)
D	Staff back entrance
E	Entrance to courtyard

BURTON MANOR

BURTON, NESTON CH64 5SJ

FLOOR PLANS / PLANNING

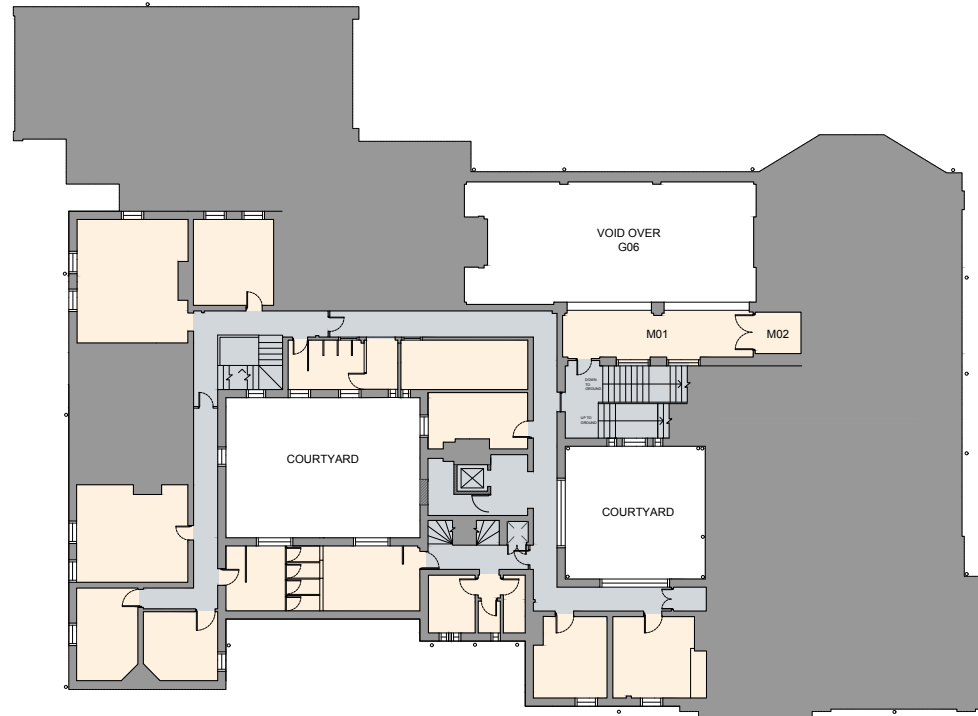
EXISTING PLANS

Planning permission was granted under Application No: 18/01382/FUL and Listed Building Consent under Application No: 18/01383/LBC in November 2018 for the refurbishment and alteration in connection with a change of use for Burton Manor to offices (enabled by the construction of 16 dwellings and demolition of Behrend House and Newton House.

The property is a Grade II Listed Building (Historic England entry no: 1387802) was listed from 22 March 1974, a copy of which is available upon request.

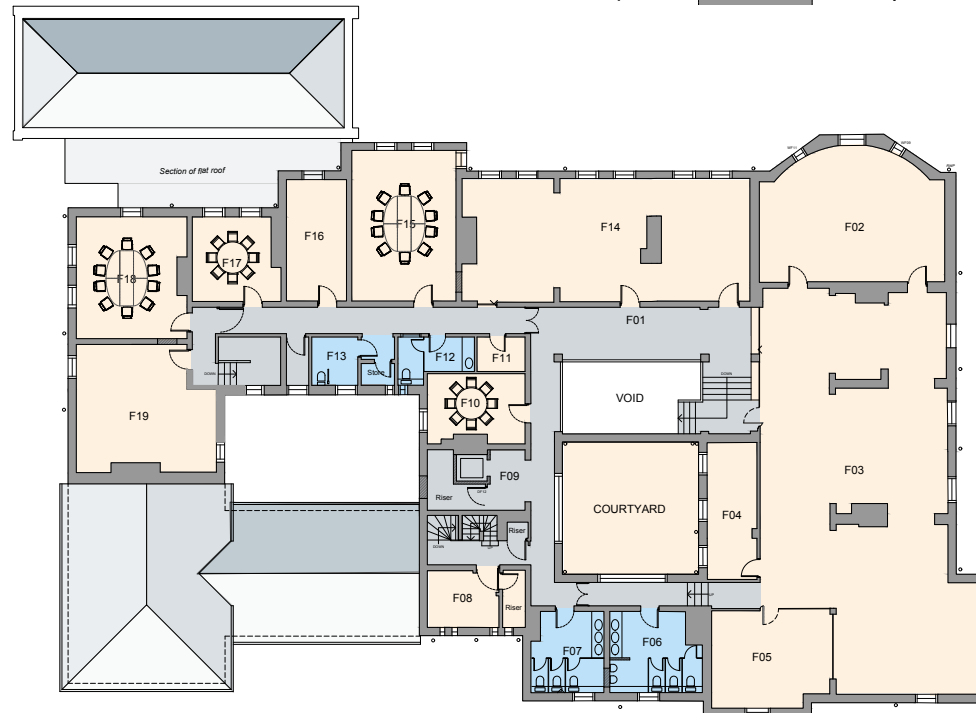
The property lies within the Burton Conservation Area information is available upon request.

There do not appear to be any Tree Preservation Orders within the curtilage or immediate location of the site.



MEZZANINE

- KEY
- M01 Gallery
 - M02 Store



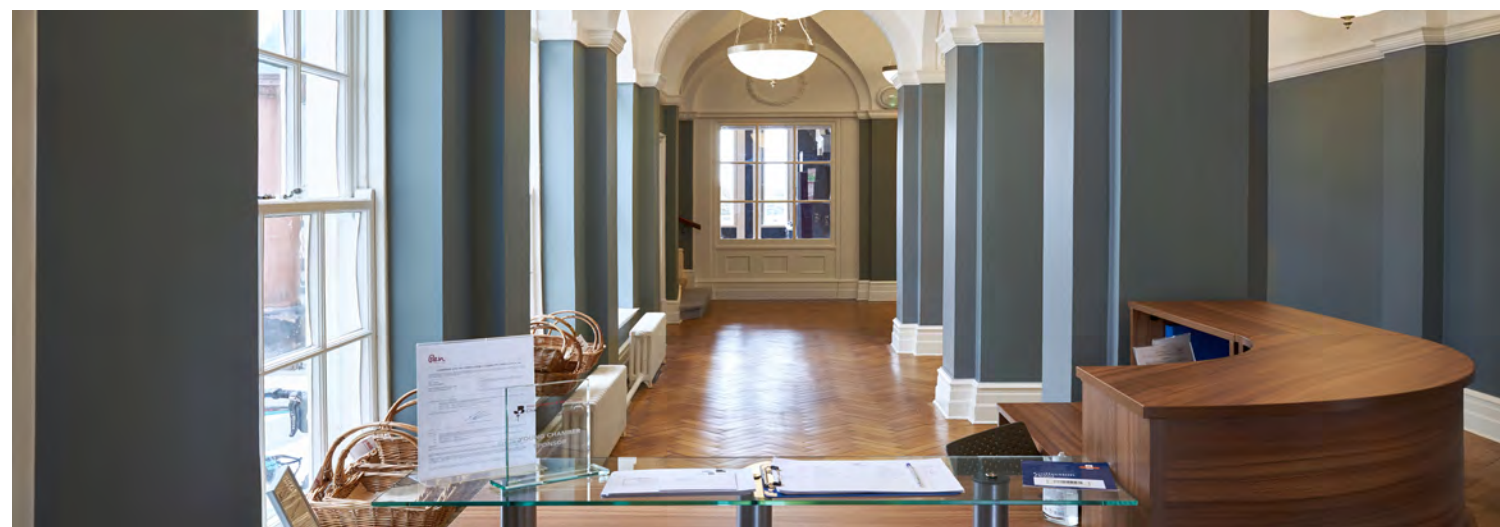
FIRST FLOOR

- KEY
- F01 Stair landing
 - F02 Office
 - F03 Office
 - F04 Staff Kitchen
 - F05 Managers office
 - F06 Male WC
 - F07 Female WC
 - F08 Office store
 - F09 Lift
 - F10 Meeting room
 - F11 Staff bathroom
 - F12 Staff bathroom
 - F13 Accessible WC
 - F14 Office
 - F15 Meeting room
 - F16 Meeting room
 - F17 Meeting room
 - F18 Meeting room
 - F19 Office











BURTON MANOR

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FURTHER INFORMATION

RATING ASSESSMENT

The property is entered in the 2023 Rating List as follows:

Description Office and Premises - RV £104,000.

It is entered in the Draft 2026 Rating List which comes into effect from 1 April 2026 at RV £138,000.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been commissioned and is available upon request.

TENURE

The subject site is held predominately under Freehold Title Number: CH695810 but also incorporates Title Number: CH722219.

TENANCIES

The Granary is occupied by Curtis Painting Group Ltd on a 12 month licence which expires on 31 March 2026 paying £18,000 per annum exclusive. This lease will be extended until the completion date of the sale of Burton Manor and then sold with vacant possession.

TERMS

Our client's freehold interest in Burton Manor to incorporate the Manor, garden and car park is placed to the market offering vacant possession with further information to include the guide price available upon request.

Please note that the property is placed to the market seeking unconditional offers and in addition conditional offers (subject to receipt of satisfactory planning permission).

VAT

We understand that VAT will be applicable in the transaction.

LEGAL AND SURVEYORS COSTS

Each party will be responsible for their own legal and surveyors costs incurred in the transaction.

INFORMATION PACK

Further information is available upon request to include the following:

- Freehold title documents for CH695810 and CH722219.
- Existing floor plans in CAD and PDF.
- Planning permission and Listed Building Consent relating to the 2019 refurbishment under Application No: 18/01383LBC and 18/01382FUL.
- Historic England entry and Burton Conservation Area information.
- Plans showing the potential break up of the property into apartments and townhouses to assist due diligence.
- Utility compliance documents.
- EPC.
- Asbestos report.
- Summary of the works undertaken during the refurbishment.

ALL ENQUIRIES

For viewings and further information, please contact the agent:



Robert Diggie B.Sc MRICS

Robert.Diggie@Eddisons.com

DD. 0151 237 5931

M. 07979 541 260

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March 2026. Design: Alphabet Design, Liverpool. 07803 218 785