

Stapley Residential & Nursing Home

North Mossley Hill Road, Liverpool, Merseyside L18 8BR

FREEHOLD FOR SALE

On behalf of LPA/Fixed
Charge Receivers

RIB

ROBERT IRVING BURNS

CBRE



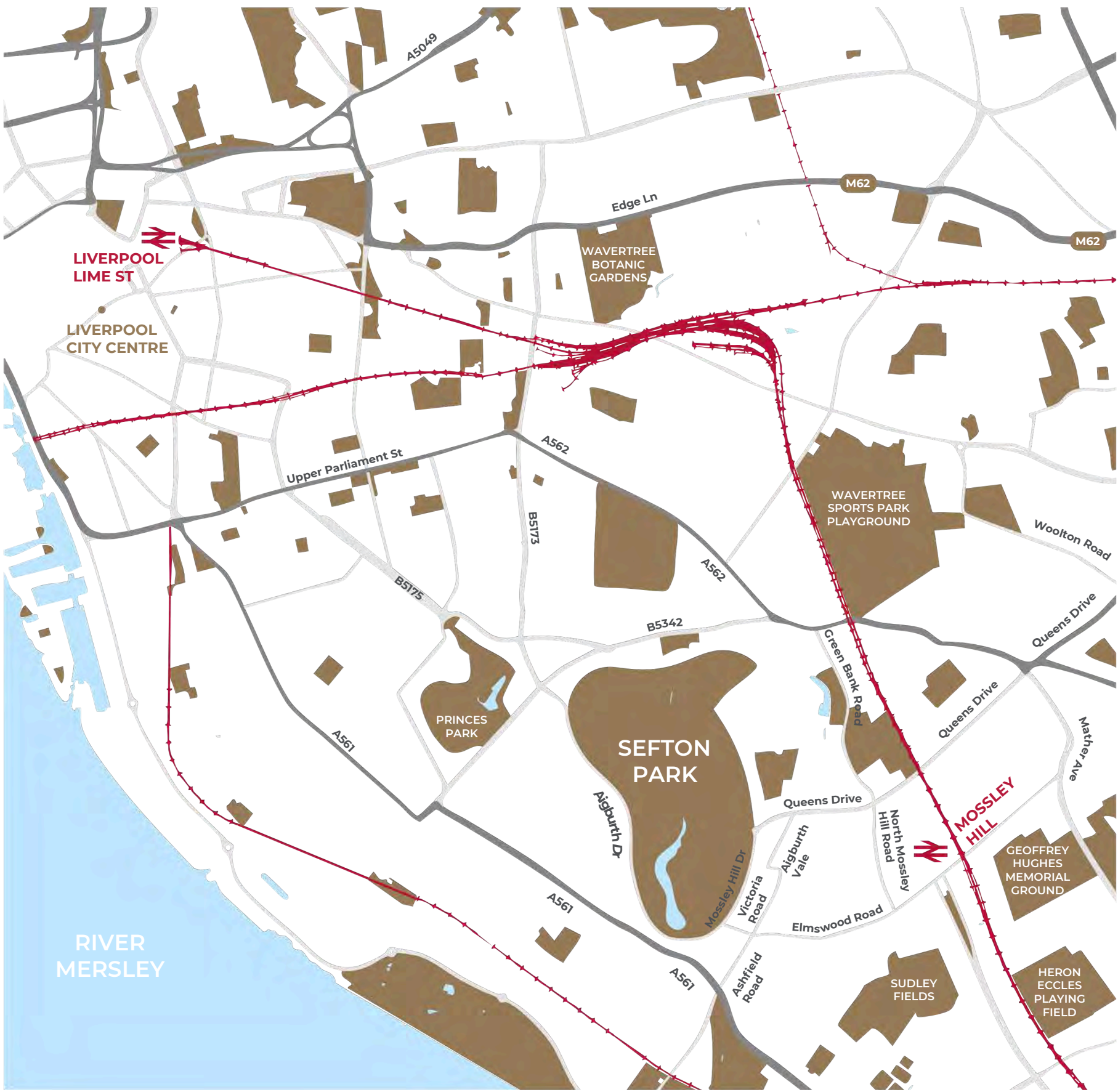
Executive Summary

- A rare opportunity to acquire a well-established freehold nursing home in the affluent suburb of Mossley Hill, near Sefton Park, Liverpool.
- The property comprises three interlinked Victorian buildings known as Stapely, White Gables and Fernlea. To the rear of White Gables is Agulnek Court which is currently vacant.
- The site is broadly rectangular and extends to approximately 2.93 acres (1.19 hectares).
- Fernlea has recently been comprehensively refurbished into 18 premium C2 use units.
- The property has a registered capacity for 97 beds, but currently operates only 57 beds. Opportunity to increase the revenue significantly.
- Strong current annual revenue of c.£2.53m whilst only partially occupied and not utilising the 40 additional registered beds.
- Immediate asset management opportunities available including redevelopment / conversion into alternative uses and using / increasing the provision for 97 registered beds.
- Offers are invited for the Freehold interest.

LOCATION



Situated in the affluent Mossley Hill suburb, 3 miles southeast of Liverpool city centre, Stapely Residential and Nursing Home benefits from excellent transport links, strong local amenities, and close proximity to Sefton Park.



CONNECTIVITY

Mossley Hill Station- Approximately 0.6 miles 7 min(by foot)

- Liverpool City Centre 9 min
- Manchester 1h 05 min
- London 2h 30 min



Liverpool Lime Street Station- Approximately 3.5 miles 15 min(by car)

- London Euston 2h 03 min
- Manchester Piccadilly 31 min
- Birmingham New Street 1h 33 min



Airport Access

- BY CAR
- Route A561 15 min

- BY TRAIN
- Route 86A 35 min

- BY BUS
- Route 86A 30 min

Bus Service

NEARBY BUS STOP 2 min (by foot)

- ROUTES: 86, 86A, 86C
- Liverpool City Centre 20-25 min
 - Liverpool South Parkway 10 min

Road Access

M62 MOTORWAY- APPROXIMATELY 4 MILES (~10 MINUTES BY CAR)
Connects to: M6, M1, and other major routes

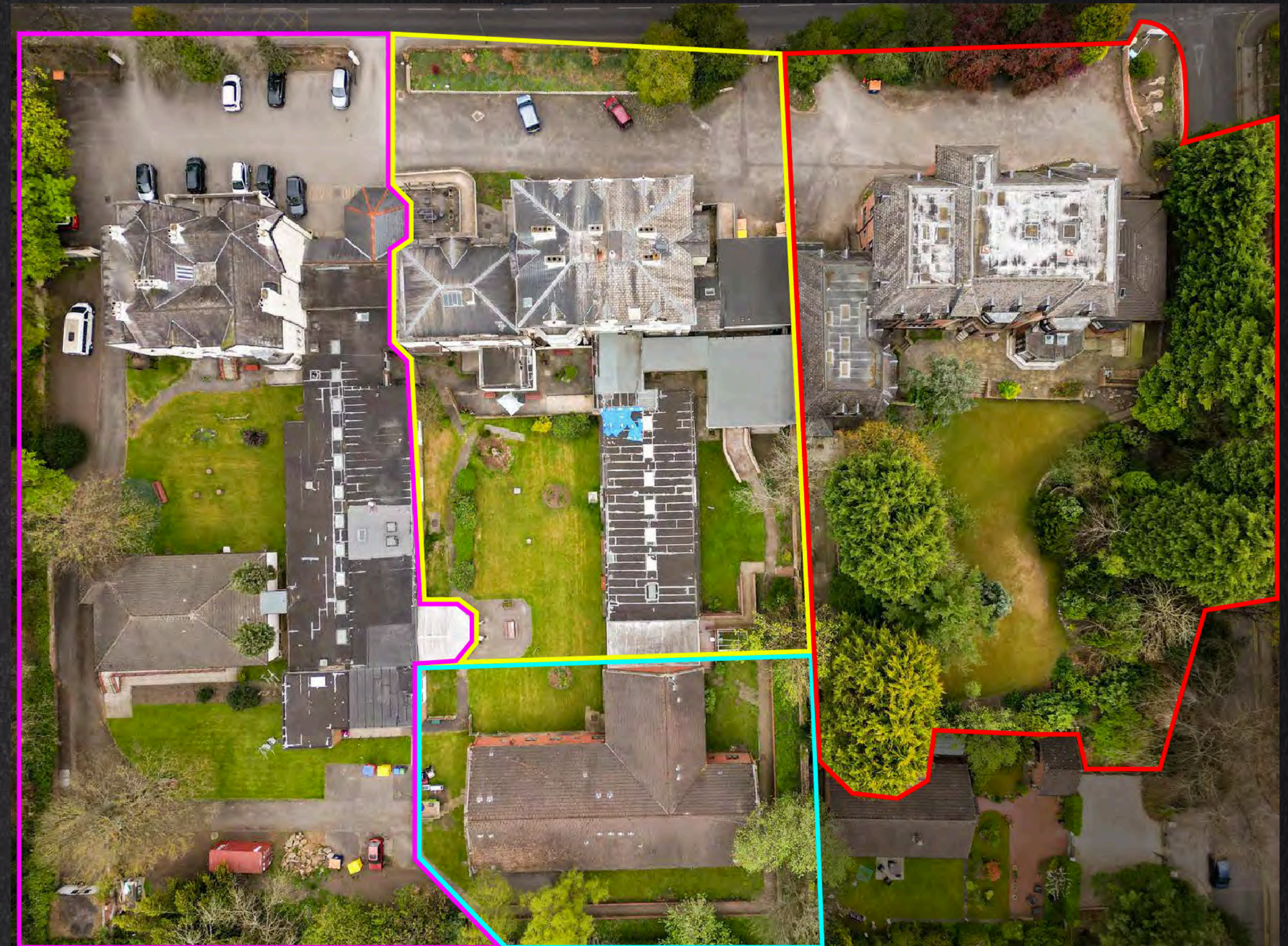
EXISTING PROPERTY

Originally built as three detached villas, the buildings have been interconnected to form a single, substantial care facility spanning three storeys above basement.

ACCOMMODATION & FACILITIES:

- Recent investment has further enhanced the property, including the addition of a luxury in-house cinema and a modern laundry facility. The ample outdoor space and proximity to Sefton Park further increases the appeal of the property for operators, investors and residents.
- Stapely & White Gables – These two buildings comprise the core operational nursing home. Currently, only 57 of 97 registered beds are operational, all of which are located within these buildings.
- Fernlea Apartments – Currently vacant having just been refurbished and converted into 18 premium C2 use apartments. Fernlea also features communal lounges, a restaurant, a fitness suite and attractive gardens for future residents.
- Agulnek Court - A vacant building to the rear of White Gables which can be re-purposed into approximately 26 beds to enhance the operational care home. Also suitable for alternative uses (STP).

STAPLEY RESIDENTIAL & NURSING HOME



● STAPLEY

● AGULNEK COURT

● WHITE GABLES

● FERNLEA



STAPLEY RESIDENTIAL & NURSING HOME



STAPLEY RESIDENTIAL & NURSING HOME

FINANCIAL OVERVIEW

- Annual Income: £2,528,421
- Average Weekly Fee: £838.34
- Occupancy Rate: 74%

The above revenue is from the operational 57 beds only.
This demonstrates the potential to increase revenue significantly.

The average weekly fees have been calculated from all current private and local authority residents.

TITLE PLANS

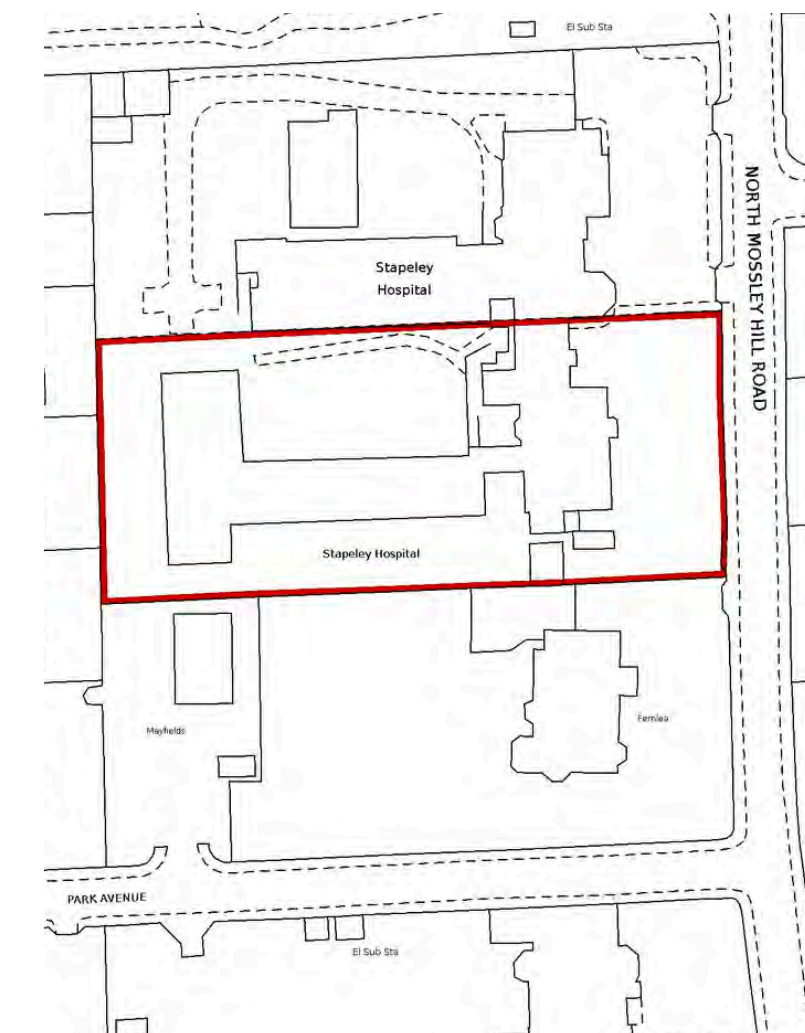
The three buildings are held under three separate freehold titles:

- Fernlea (MS256144)
- White Gables and Agulnek Court (MS518876)
- Stapely House (MS522142)

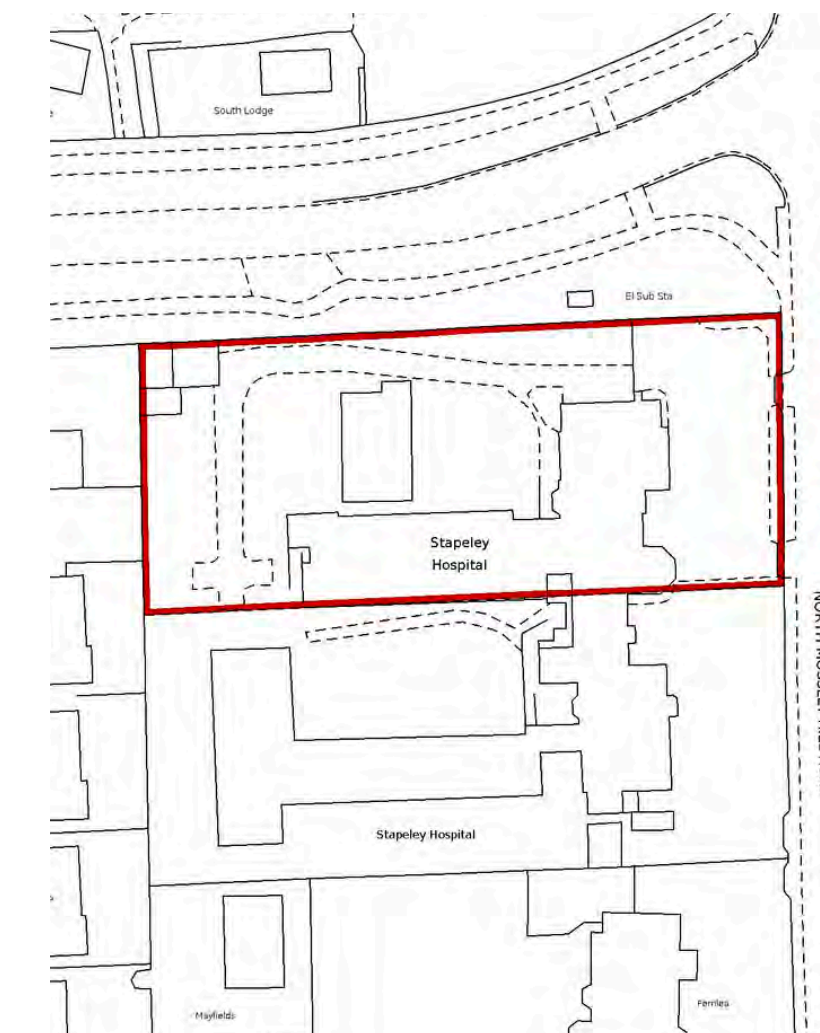
Copies of the Title documents are available upon request.



Fernlea (MS256144)



White Gables and Agulnek Court (MS518876)



Stapely House (MS522142)

DATA ROOM

Available upon request

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

PROPOSAL

Offers are invited for the Freehold interest.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2025



FOR FURTHER INFORMATION CONTACT:

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