

Kingsley Lodge

58-60 LIVERPOOL ROAD, CHESTER

LegatOwen RESIDENTIAL

Kingsley Lodge

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A rare opportunity to acquire a substantial landmark property in Chester, extending to approximately 11,000 sq ft occupying a generous 0.36 Acre plot.

FEATURES

- Attractive detached Victorian property
- Prominent position on Liverpool Road
- Less than 1 mile from the city centre
- 35 bedrooms (70% with en-suites)
- Substantial private carpark
- Lift access
- Freehold



DESCRIPTION

Kingsley Lodge is a substantial detached Victorian property occupying a prominent position on Liverpool Road, one of Chester's principal arterial routes. The property displays an attractive red brick façade with a wealth of period architectural features, including decorative brickwork, bay windows, turret detailing and stone dressings, creating a distinctive presence. The Freehold Title Number for the property is: CH246751.

The property is approached via a private gated driveway and is set behind an attractive brick boundary wall. There are mature grounds to the side with a grassed frontage and established trees. To the rear is a substantial private car park providing parking for approximately 10-12 vehicles. There is also a rear access gates as the property has a right of way for the purpose of access over the piece of land coloured yellow on the plan included on page 6 of this brochure. This rear access passes to the rear of 56 Liverpool Road and onto Eversley Park.

Extending over three principal floors together with a substantial basement, the property provides approximately 11,000 sq ft of accommodation and is currently configured to provide 35 bedrooms, around 70% of which benefit from en-suite facilities. Additional accommodation includes three communal kitchen/dining areas, ancillary space and basement extending to approximately 1,408 sq ft incorporating a range of stores and plant rooms. The building also benefits from passenger lift.







The property has most recently been utilised as student and boarding school accommodation. The property is considered suitable for a variety of potential uses, including residential care, educational, medical, office or residential redevelopment, subject to obtaining any necessary planning permissions.

The property's substantial accommodation, large parking provision, prominent position and attractive period character present a rare opportunity for purchasers seeking a significant property in a accessible Chester location.

SITUATION

Kingsley Lodge is located on Liverpool Road, one of Chester's principal arterial routes, on the outskirts of the city centre.

The property is very well connected. Chester and Bache railway stations, the University of Chester and the Countess of Chester Hospital are all located within walking distance.

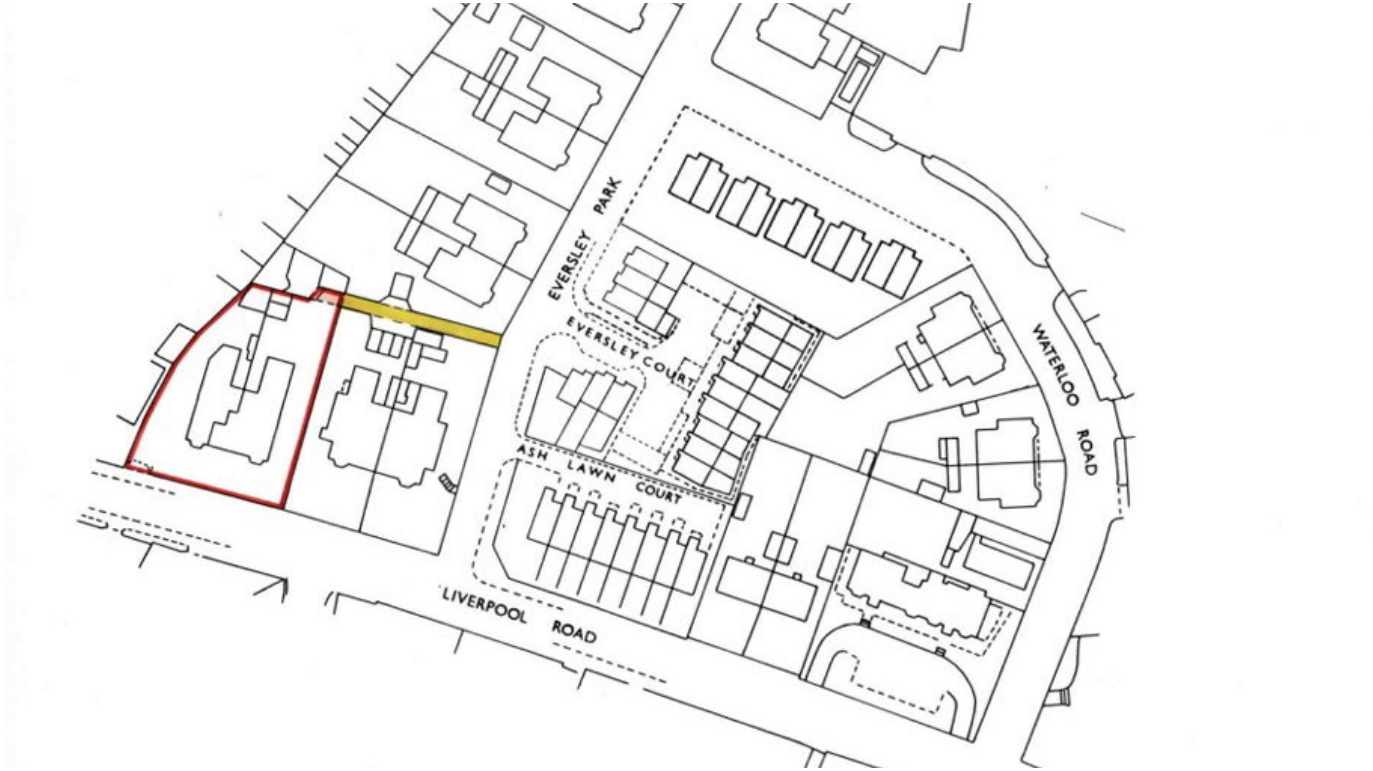
The property is also located on main bus routes. The A55 provides convenient access to the M53 and M56 motorway networks, connecting Chester with Liverpool, Manchester and North Wales.

Bache train station	0.4 miles
Countess of Chester Hospital	0.5 miles
Chester city centre	0.5 miles
Wrexham	12 miles
Liverpool	27 miles
Manchester	45 miles









TENURE

Freehold

COUNCIL TAX

Band G

METHOD OF SALE

The Property is offered for sale by private treaty, with written offers invited by informal tender by 5pm on Thursday 28th January 2027.

SERVICES

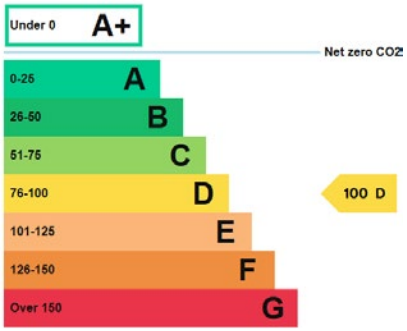
All mains services

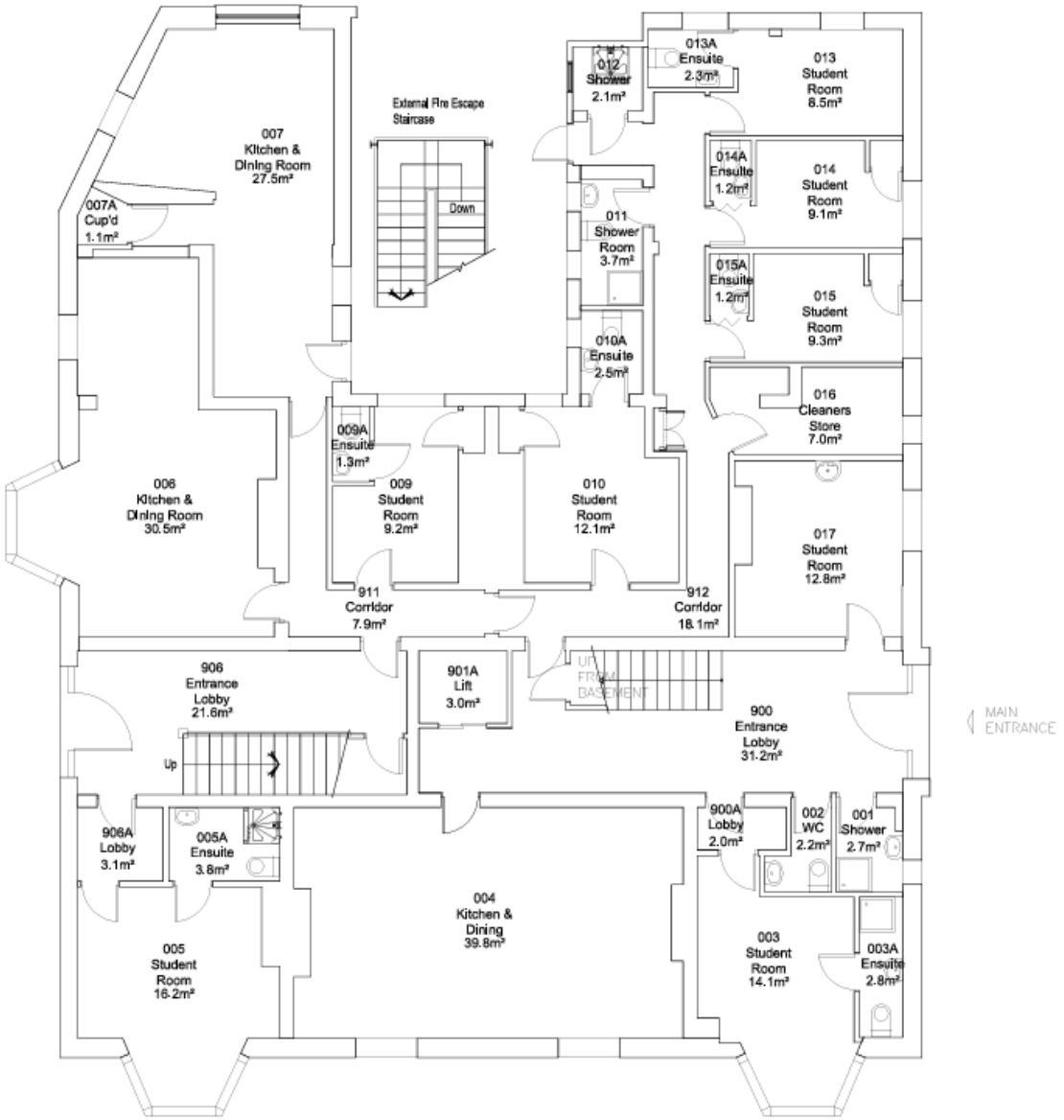
VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

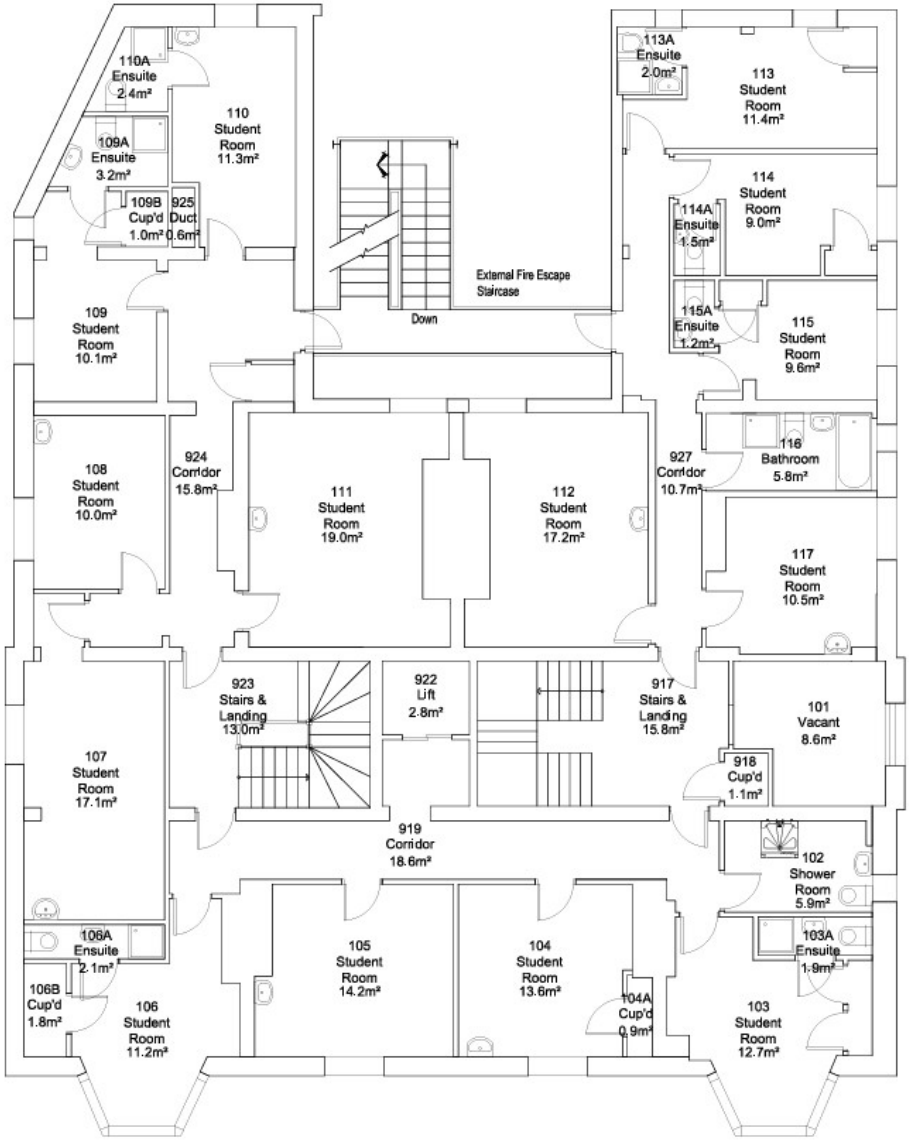




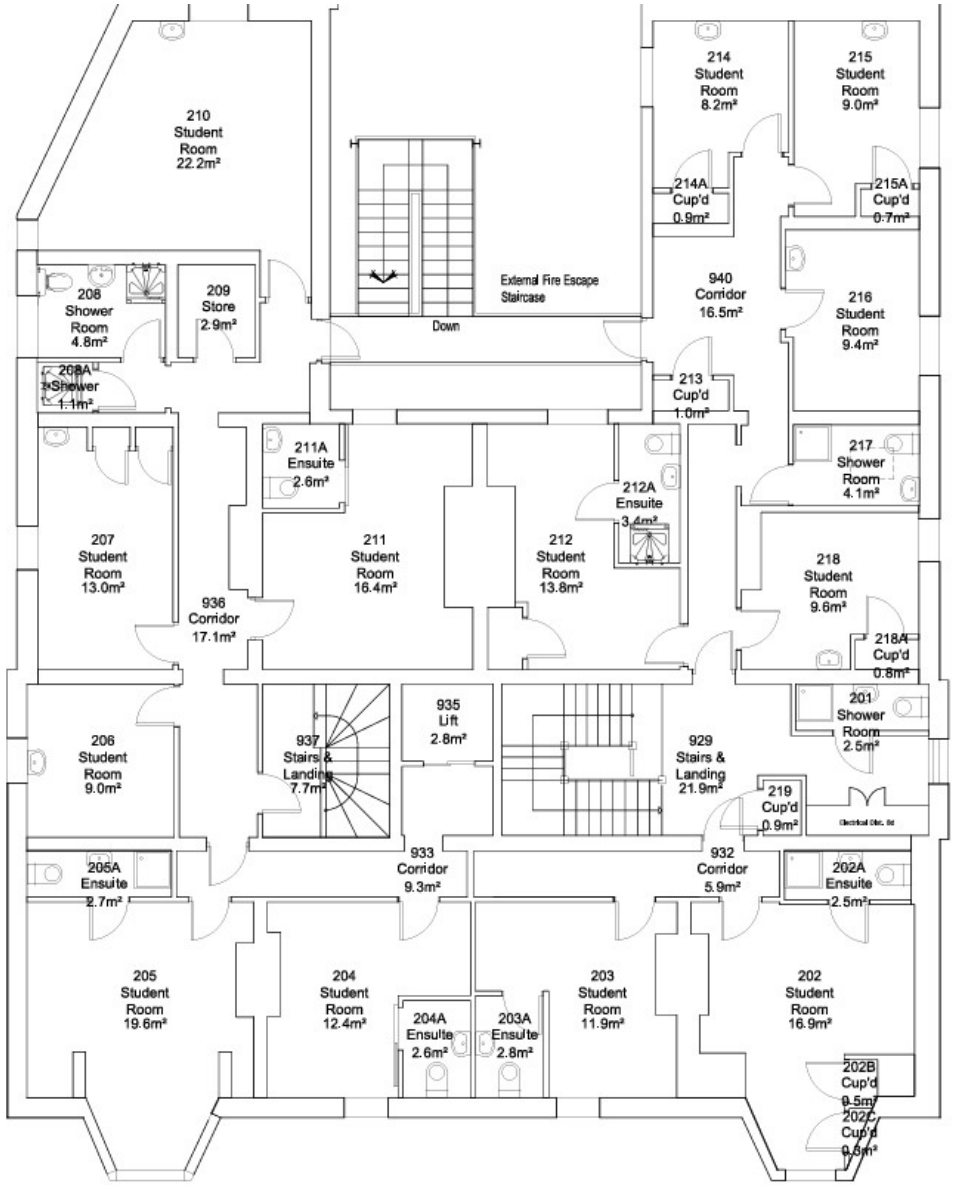




1 Ground Floor Plan

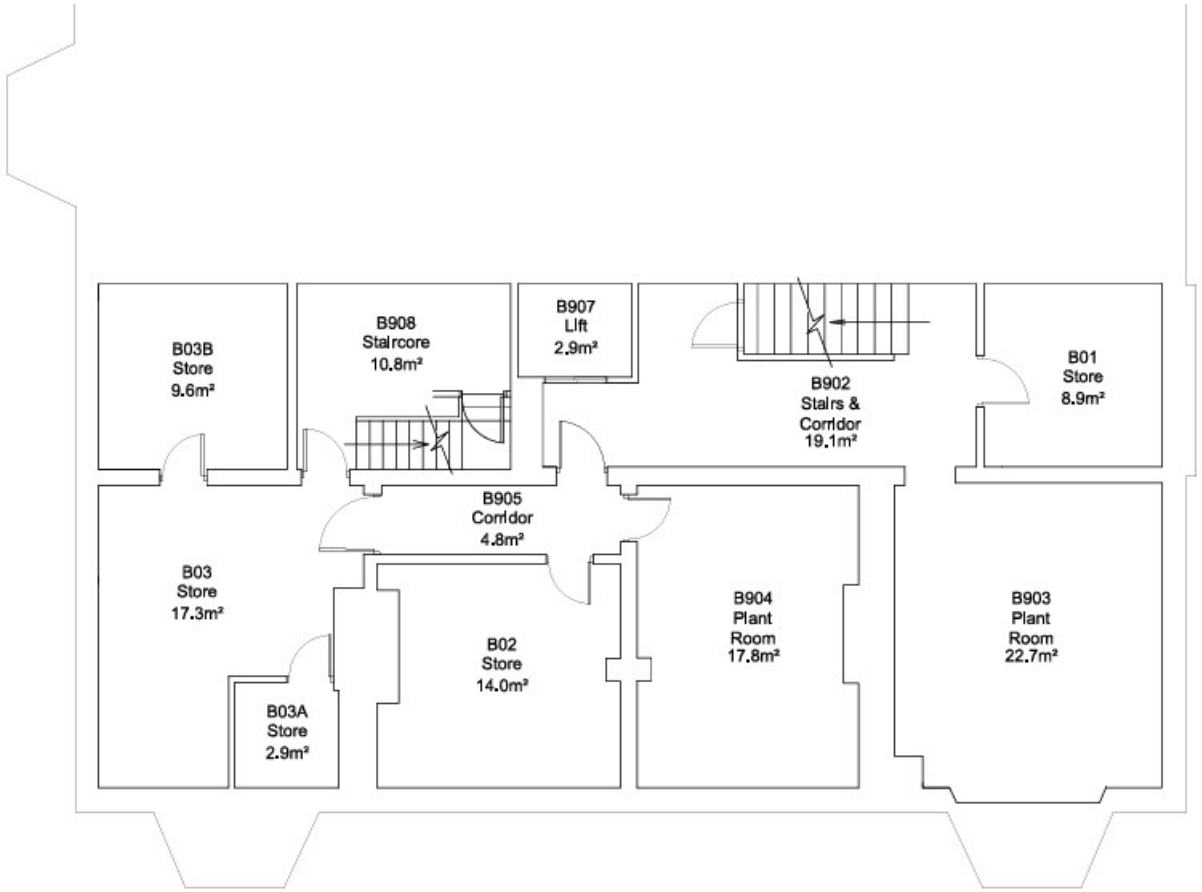


1 First Floor Plan



1 Second Floor Plan

FLOORPLAN



1 Basement Floor Plan

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