

The Carr Manor Estate

FOR SALE



Sanderson
Weatherall

The Carr Manor Estate

Stonegate Road, Meanwood, Leeds, LS6 4QA

A magnificent private estate containing a Grade II Listed principal residence, understood to date from 1881, extending to circa 17,528 square feet and set in beautiful, landscaped grounds totalling 10.1 acres.

Within the grounds are additional Listed buildings including a fine ornate Coach House extending to circa 2,169 square feet at ground floor level plus loft space, two cottages in need of renovation and extending to circa 1,585 square feet, and further single storey outbuildings.

This property offers an excellent opportunity for the purchaser to create a private family estate or high quality residential development, subject to the necessary consents.

The Estate benefits from a secure main entrance off Stonegate Road with intercom access and automatic gates. There is a separate gated access leading to the private courtyard of the principal residence.

Outer Ring Road – 0.8 miles | Waitrose – 0.8 miles | David Lloyd Leisure – 1.5 miles | The Grammar School at Leeds – 3 miles

Leeds City Centre – 3.6 miles | M1 Motorway via ELOR – 8.4 miles | Leeds Bradford International Airport – 7.6 miles







History/Description

Carr Manor is built on the site of Carr House, home of the Oates family from 1765. It is understood to have been developed in 1881 (with later extensions circa 1904) for Thomas Clifford Allbutt (Eminent Physician and President of the British Medical Association) and later owned by Colonel Frederick William Tannett-Walker (Colonel Royal Engineers, died 1917). In 1919 the estate was sold to Leeds Surgeon Sir Berkeley Moynihan, later Lord Moynihan. The Vendors purchased the property in 1938 to provide lodgings for High Court Judges when sitting in Leeds.

The building is designed in Vernacular Revival style, and maintained to a very high standard by the current occupiers. The principal rooms are south facing and overlook a large stone terrace beyond which are beautifully maintained tiered lawned grounds and with significant tree belt screening to the boundary. The grounds include many beautiful features including a water fountain, stone follies and moss paths through woodland and flower borders.

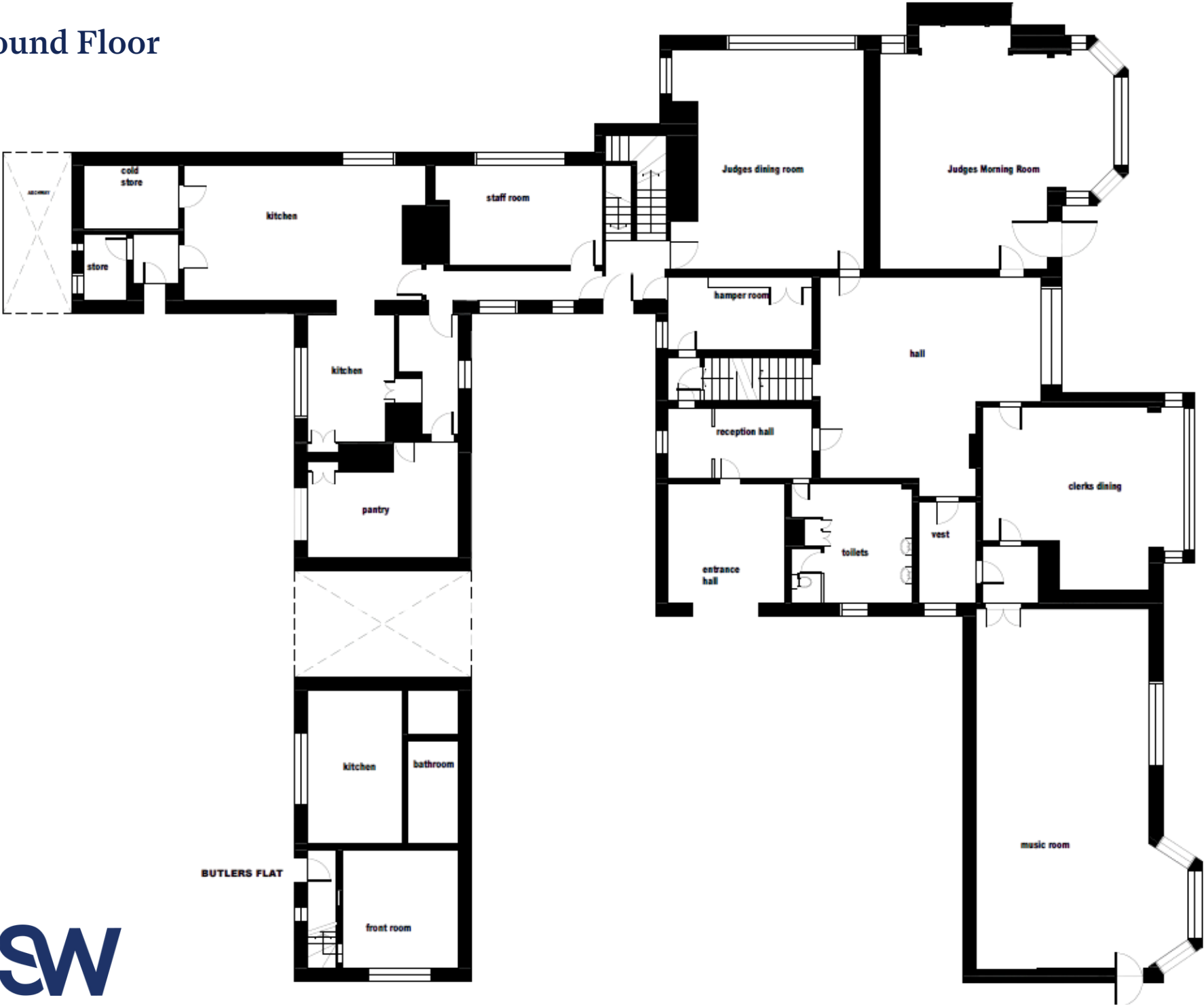
Currently providing accommodation for judges and support staff sitting in Leeds, the building is arranged to provide a large galleried landing/hall, two drawing rooms, fine dining room and large games room/function space together with a catering kitchen and ancillary accommodation. There are four-bedroom suites to the first floor, each with bathroom and private study/lounge, together with additional staff and other accommodation. The suites could be re-organised to provide additional bedrooms. To the second floor there are a further six bedrooms with additional bathrooms and ancillary accommodation.

There is two storey site manager's accommodation attached to the main building and fronting the private central courtyard. The main building retains many period features including fine fireplaces, galleried landing, ornate cornicing and ceiling mouldings, linen fold panelling and stone mullion leaded windows.

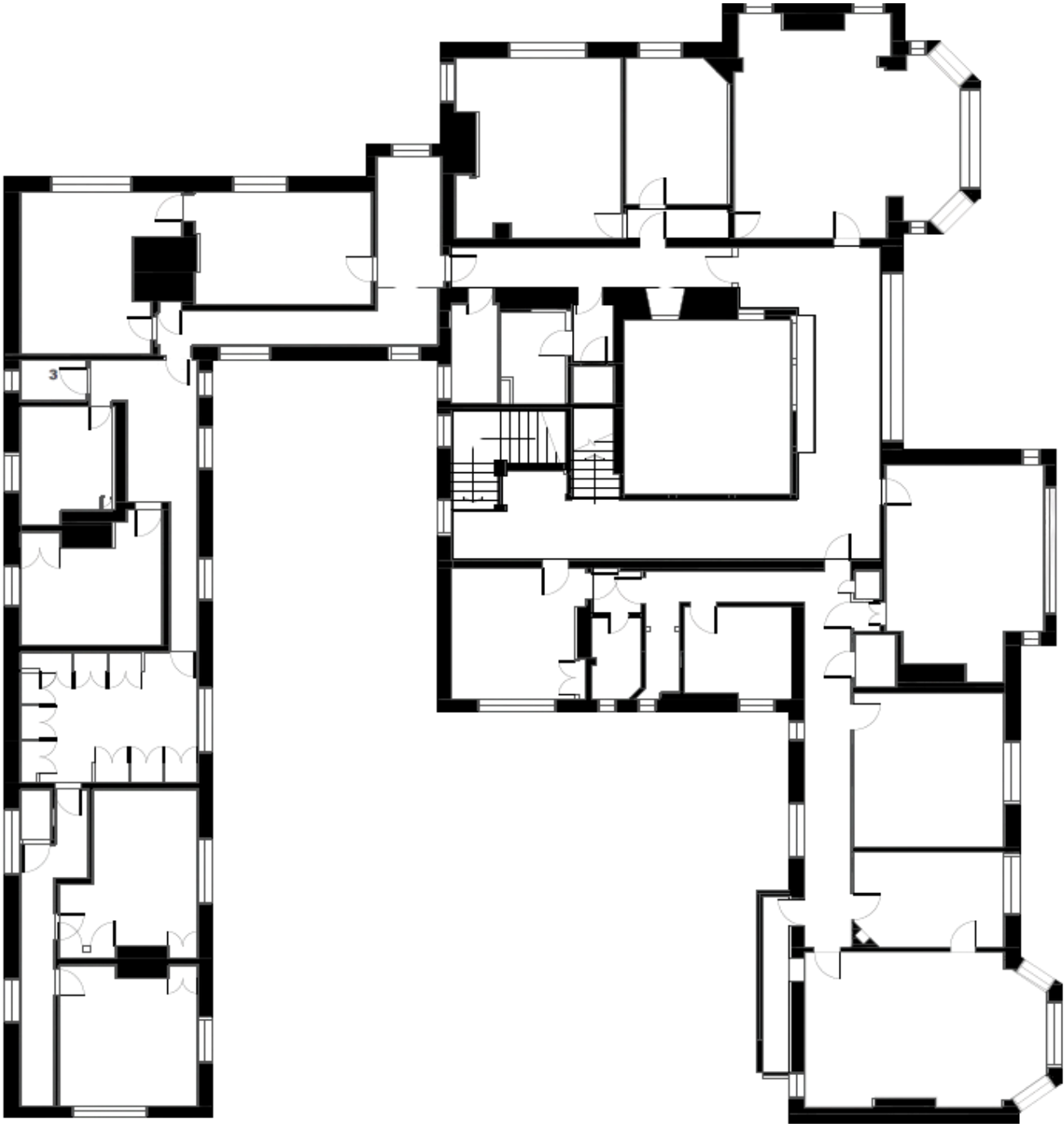


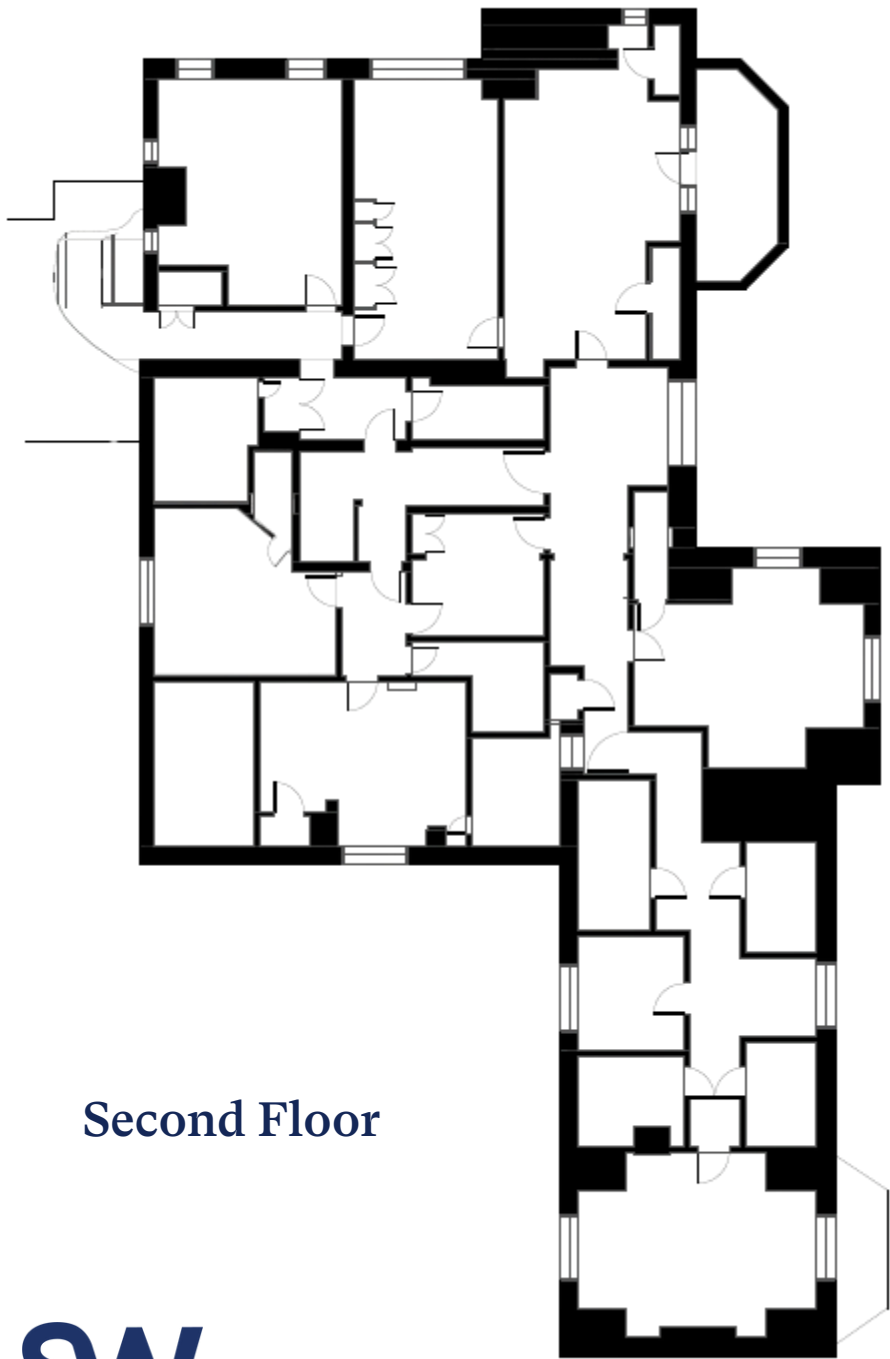


Ground Floor



First Floor





Second Floor





The Cottages



The Coach House



Site & Grounds



SW



Proposal

Unconditional offers are invited for the freehold interest in the property. Please contact the sole selling agents for the guide price.

Title

Part of Freehold Title WYK850702, as shown edged red for information purposes only on the adjacent Ordnance Survey extract.

VAT

We understand the property is not elected for VAT.

EPC

Main House - Band G (168)

Costs

The purchaser shall be required to pay the vendors costs, set at 4% of the purchase price.

AML

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

Strictly by appointment with the sole agents,
Sanderson Weatherall:

what.3.words // yarn.globe.sizes

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Further Information

A data room including full measured survey drawings of the main house (pdf/.dwg format), EPC, title documents, and additional photographs is available upon request.

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