

Mansion House

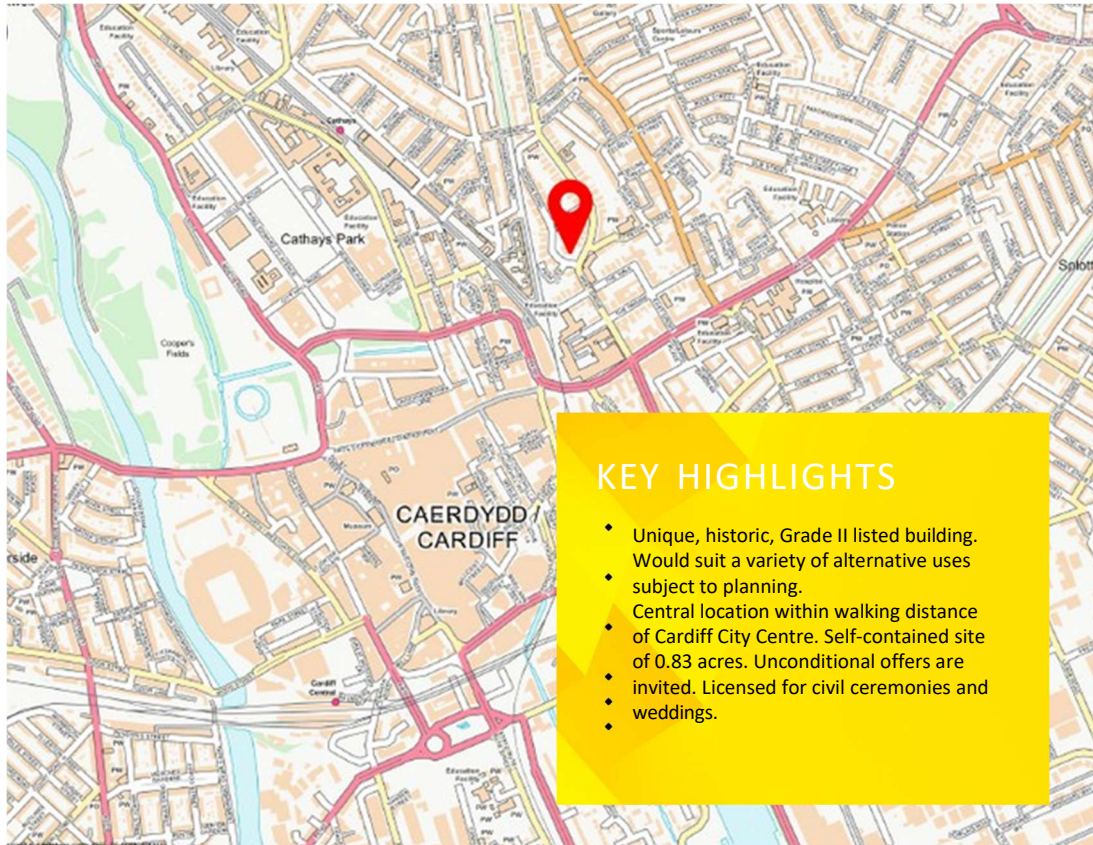
RICHMOND ROAD, CARDIFF CF24 3UN

Unique, Historic Property For Sale



savills





SITE & LOCATION

The extent of the Property for sale is edged red on the site plan and extends to approximately 0.83 acres (0.34 ha).

Mansion House is located north-east of Cardiff city centre, at the junction of Richmond Road, Richmond Crescent and West Grove. It is bounded by these roads to the south and west, to the north by Gordon Hall, a block of student accommodation, and to the east by residential properties.

It is well located for access to the amenities of Cardiff city centre, and is within a half-mile walk of the popular shopping area of Queen Street and Cardiff Queen Street train station. Cardiff Central train station is a c.1 mile walk with services to London Paddington, Bristol, Birmingham, Manchester and West Wales. Cardiff University and the popular tourist attractions of Cardiff Castle and The Principality Stadium, are also within c.1 mile.

Mansion House is located to the south of Cathays and Roath, two suburbs popular with both students and professionals. The surrounding area features attractive Victorian villas on the tree lined Richmond Road, many of which have been converted to flats or commercial uses.

CARDIFF

Cardiff is the capital city of Wales. It has an estimated population of approximately 346,000, and a larger Cardiff and South Wales Valleys metropolitan area population of 1.1 million.

Cardiff is amongst the most attractive, successful and culturally prestigious cities in the UK. Cardiff has a high proportion of working aged people (65%) and has experienced a population growth of 12% over the past decade. This is projected to grow by a further 26% over the next 20 years.

The city's success is based on its strong economy, high level of tourism and status as capital city. Cardiff experiences 21.3m tourist visits per annum.

The largest sectors for employment growth over the past decade have been professional, scientific and technical activities alongside public services, defence, education and health.

Cardiff was determined as one of the top cities in the UK for business growth with a higher proportion of gazelle companies than any other UK city.

Cardiff is accessed by 3 junctions off the M4. Cardiff Airport is 11 miles to the west of the city centre.



HISTORY

Completed in 1896 by Cardiff luminary James Howell, the founder of the eponymous Howells department store, the Mansion House was originally built as a family home.

It was purchased by Cardiff Corporation in 1913, and served continuously as the home of the Lord Mayors of the city until 1971, after which it fell out of regular use. During this period the Lord Mayors private apartments were at first floor, alongside four en- suite guest bedrooms. These have hosted numerous distinguished visitors, including King George V, Winston Churchill and Nelson Mandela, and served as the preferred accommodation in the city for King Charles III during his time as Prince of Wales.

A significant restoration of the Property was undertaken in 1998 in order to host the Cardiff European Council, after which Mansion House has been operated by Cardiff Council as a civic venue, hosting functions on behalf of the Lord Mayor, as well as official events such as citizenship ceremonies. Alongside this, the Property is licensed for civil ceremonies and weddings.

DESCRIPTION

Mansion House is Grade II Listed, and designed in a free classical style. It is arranged over three storeys and basement. The house is constructed from rock-faced Pennant sandstone, with lighter Bath stone dressings under a slate roof with three dormers.

In total, the house comprises c. 16,445 sq ft (1,528 sq m).

Mansion House is set in grounds of c.0.83 acres, and is accessed by two electric gates to the front, with a spacious driveway which circumvents the house.

The rear of the house has experienced various additions, including a ramp to the rear door and metal escape, and is partially fenced off. Improving the rear of the house may include the potential to extend, subject to securing the necessary planning consents.

The trees and foliage to the rear and side of the house has become overgrown, and clearance may provide more space for landscaping and parking.

To the rear is a detached single storey garage with separate access onto Gordon Road. This offers future development potential, subject to planning.



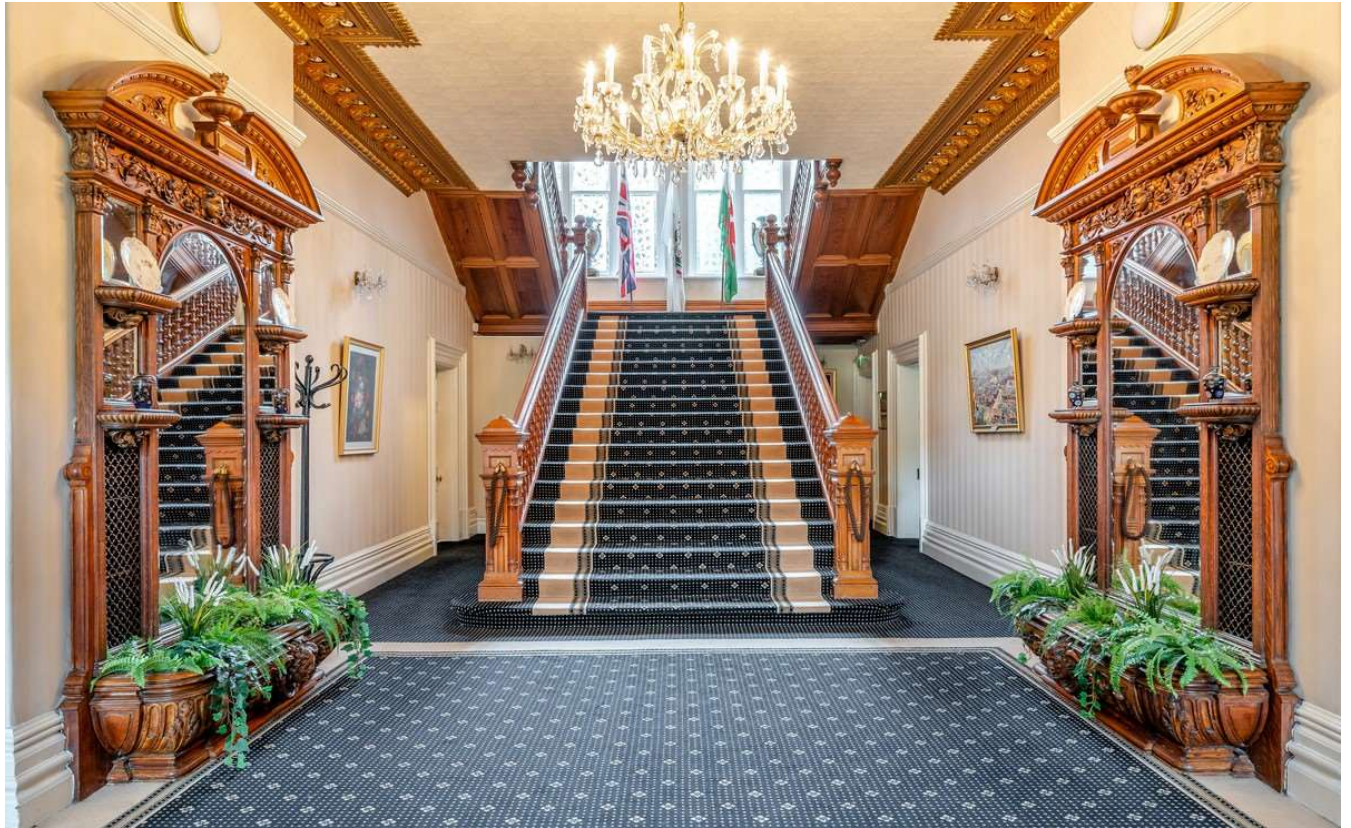
Front Elevation

GROUND FLOOR

An impressive entrance hall centres around an imposing main staircase, providing access to a dining room and drawing room, with further reception spaces adjacent.

To the rear of the ground floor is a fully fitted commercial kitchen alongside the historic tradesmen entrance and a large reception room currently used for formal ceremonies.

Many original features are retained throughout.



Main Staircase



Drawing Room



Dining Room



Function Room



Kitchen

FIRST FLOOR

The first floor comprises the former Lord Mayors suite consisting of a linked bedroom, lounge and drawing room. Two more en-suite primary bedrooms are located to the front of the house. Leading off the main landing there is a small L-shaped kitchen, small bedroom with en-suite, as well as the staircase to the attic and tradesman's entrance.

To the rear are two further "wings". The northern wing comprises two smaller en-suite bedrooms, whilst the other wing consists of three rooms, one of which is used as a kitchen with internal bathroom and a separate WC.



Lord Mayors Suite Bedroom



Primary Bedroom



Staircase



Lord Mayors Suite Lounge

ATTIC AND BASEMENT

The top, attic floor, formerly the servants quarters in the original house, comprises eight rooms and two bathrooms.

The basement is currently used as offices and storage facilities. In total there are six larger office/storage rooms, a collection of smaller spaces, WC, electrical cupboard and a large boiler room.



View of Rear



Aerial View



View over Mansion House towards City Centre



Basement Office



Attic Room

Mansion House

Richmond Road, Cardiff CF24 3UN



Dining Room



Front Elevation

THE OPPORTUNITY

Conversion

The age, location and condition of the Property means that it is a prime conversion opportunity, subject to securing the necessary planning consents. It would suit a wide variety of alternative uses.

For example, it's history, layout and situation would make it well suited to a boutique hotel, filling a niche that is currently underserved in the Cardiff market. Alternatively it could be returned to its original use as a private home, or converted to multiple dwellings. Indeed, the house was designed to be split in two should James Howell's children continue to live there. The Property's close proximity to learning facilities, such as King Monkton School and Cardiff University make it well placed for education use, whilst the building also lends itself to medical uses, care or a nursery.

Further Development

Subject to securing the necessary planning permissions, there is scope to extend, particularly to the rear, or take advantage of the garage and its separate road access.

Local Authority

Cardiff Council. County Hall, Atlantic Wharf, Cardiff, CF10 4UW

Tel: 029 2087 2087

Tenure and Title

The Property is registered under title number CYM415118 and is owned freehold (title absolute).

Offers

Offers are invited for a freehold sale on an unconditional basis.

Offers will be considered in the context of a scoring criteria, the details of which will be included in the technical pack.

Mansion House, Cardiff

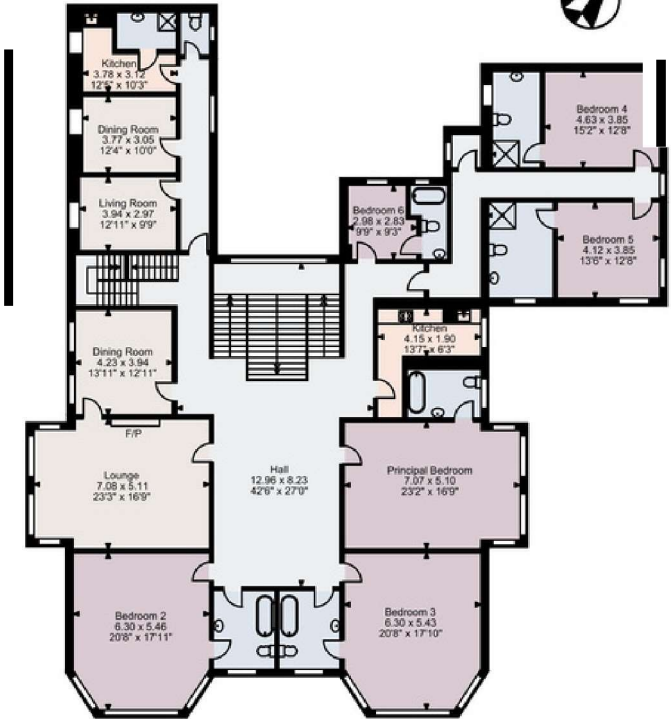
Main House gross internal area= 16,445 sq ft/ 1,528 sq m



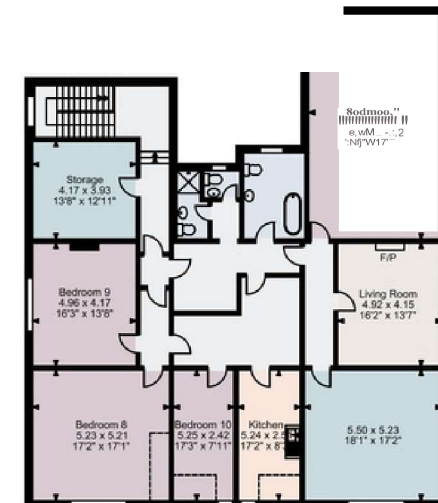
Basement



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY · NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

==== Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8645725/SS

Mansion House

Richmond Road, Cardiff CF24 3UN



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.
© Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 21.05.2025

FIXTURES AND FITTINGS

All fixed plant, fixtures and fittings is to be included in the sale.

EPC

The Property is rated 93 D. A copy of the EPC is available in the Technical Pack.

VAT

We are advised that the property is not elected for VAT.

VIEWING

Strictly by appointment with the sole selling agent, Savills.

FURTHER INFORMATION

A Technical Pack is available to interested parties upon request, which will include:

- Location and site plans Title
- information
- EPC
- Floor Plans Asbestos
- Reports
- Fire Risk Assessments Cadw
- Listing Photographs
- Marketing Criteria Document

CONTACT

For further information please contact:

Ted Harding-Brown

Associate Director
ted.hardingbrown@savills.com 07779
912501

Will Hudson

Graduate Surveyor
will.hudson@savills.com 07779
402754

Matt Allen

Surveyor matt.allen@savills.com
07816 184116

savills