

Riigi Kinnisvara

Palivere manor

PRESENT DAY

LOCATION

The manor complex is located about 1km from the Ääsmäe-Haapsalu-Rohuküla road. Vidruka school, which is also for sale, is located nearby. Distance from Palivere is 2.5km, Taebla 9km, Haapsalu 21km and Tallinn 68km.

According to the building register, the property has:

- 1) A pumping station (building registration code 120802237) with a net total enclosed area of 7.2m².
- 2) A manor house (building registration code 120802200) with a net total enclosed area of 1,414.2m².
- 3) A manor warehouse (building registration code 120802224) with a net total enclosed area of 213m².

Further information:



Kaie Roos

+372 517 8676

kaie.roos@pindi.ee





THE MANOR BUILDING AND SURROUNDINGS

The area around the manor is well-kept, with a traditional circular path leading to the main building.

The premises are spread over three floors.

The basement has low ceilings and the ground and first floors have traditional high ceilings.

The building has been empty for a number of years and is in need of renovation.

The manor house has been extensively rebuilt over the years. The seller has no documentation of these conversions.

Floor plans dating from 2016 are available.

The condition of the technical systems is not known.

There have been several leaks through the manor house roof (fibre cement, partly tin roof), which have led to damage caused by damp.

A powerline servitude will be put in place on the estate of Palivere manor for the use of Imatra Elekter AS.

The road that runs through the estate is used for access to neighbouring properties (no servitudes have been granted or contracts signed).

COMMUNICATIONS

Electrical connection 3x160 A.

The property has its own well, a pumping station (3x16 A) and a wastewater processing plant (3x16 A).

The water pipes are outdated and the water system has been switched off.

The heating system has also been switched off as the building is empty. In the past, central heating was provided from the boiler on the neighbouring estate.

Access from a public road is available.

ESTATE

10% commercial land and 90% land for public buildings.

The size of the estate is 12.40ha, of which 4.57ha is the Palivere manor park, which is located in the restricted zone of the protected area (any construction on the territory of the manor park must be approved by the Environmental Board).

The property has bio-ponds that need cleaning and a large apple orchard.

HISTORY

The earliest records of Palivere Manor date from 1493. The manor house has been in the possession of various families: von Bergs, von Lueders and Pilar von Pilchaude. In 1909, the manor was acquired by Woldemar von Hunnius, who remained in possession of it until it was expropriated in 1919.

The main manor house, built in 1845, was originally a single-storey building, but had two storeys in the central part. After expropriation, the manor was used as an orphanage and from 1960 as a boarding school for children with special educational needs. In those days, the manor house was also built entirely as a two-storey building. Later, it was occupied by Palivere Children's and Youth Home, and most recently it was used as an Inn, with a bar and a beer hall in the basement.

LOCATION

The manor complex is located about 1km from the Ääsmäe-Haapsalu-Rohuküla road. Vidruka school, which is also for sale, is located nearby. Distance from Palivere is 2.5km, Taebala 9km, Haapsalu 21km and Tallinn 68km.

The sales agent is Riigi Kinnisvara AS.