

Daresbury Hall

Exciting residential development opportunity

In all 6.7 hectares (16.5 acres) or thereabouts

Daresbury Hall
Daresbury
Warrington
Cheshire WA4 4AQ

Acting on behalf of the LPA receivers, informal interest is invited from specialist residential developers either on a conditional or unconditional basis



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 **Stuart
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& COMPANY

 **The Property
Ombudsman**

Derelict Grade II* listed Hall with an extensive range of both modern and traditional outbuildings within attractive surrounding grounds, located in a sought after South Warrington rural location, with an expired planning consent for about 65,000 sq ft of residential redevelopment

SEE DRONE TOUR OF SITE - <https://youtu.be/nPwNS0Qe49s>



PLEASE NOTE: These particulars are published as a guide to the property, but their accuracy is not guaranteed. Neither the particulars nor any statement made by or on behalf of Stuart Rushton & Company is intended to form part of a contract of sale or warranty.

History of Hall and site

Built in 1759 The Hall was owned by the Greenhall family, later Baron Daresbury for over 100 years until late last century. It was listed in 1952 <https://historicengland.org.uk/listing/the-list/list-entry/1330337> and was once a beautiful and substantial Georgian house, which was then used in the Second World War as a military hospital, and for some years from 1955 by a charity as a residential home for handicapped people, which was presumably when some of the more modern buildings were constructed.

It became derelict in recent years and sadly in 2016 the empty building was badly damaged by fire.

Recent planning history

Applications were APPROVED, both planning and listed consent dated 24th March 2009 (which subsequently was accepted by the secretary of state), and a 106 agreement was also signed by all parties involved. The decision notices references are: 04/01064/FUL 04/01065/LBC

A further application was required after a devastating fire in June 2016 meant that the previously agreed works to the main building and the enabling developments were no longer appropriate and a refreshed scheme was provided. This application Submitted on 19 July 2018 was taken to committee they confirmed they were minded to delegate the approval to the planning departments subject to the signing of a Section 106. However the section 106 application was not agreed and therefore no formal approval was ever issued. This is still an active application. The fourth application references are 18/00356/FUL and 18/00355/LBC. A meeting with the LPA took place in early March 2022, the minutes of this are available on request.

Local Authority

Halton Borough Council 0303 334300

Method of sale

We are initially seeking expressions of interest from developers, either unconditional or potentially conditional on a renewed planning consent.

