



POOL PARK
NR RUTHIN, DENBIGHSHIRE

JACKSON-STOPS 

POOL PARK, EFENECHTYD, RUTHIN, DENBIGHSHIRE, LL15 2LN

**OF INTEREST TO PRIVATE BUYERS, DEVELOPERS
AND INVESTORS**

A RARE OPPORTUNITY TO ACQUIRE
A HISTORIC GRADE II* LISTED MANOR
HOUSE REQUIRING COMPLETE RENOVATION
WITH POTENTIAL FOR FURTHER
REDEVELOPMENT SUBJECT TO THE
AVAILABILITY OF PLANNING PERMISSION



DISTANCES

RUTHIN - 2 MILES

MOLD - 12 MILES

WREXHAM - 19 MILES

CHESTER - 26 MILES

LIVERPOOL - 35 MILES

MANCHESTER - 62 MILES

EXISTING ACCOMMODATION

- Grade II* Listed Country House with accommodation over 3 floors extending to over 10,000 ft²; Extensive range of outbuildings
- Woodland; Walled Garden; Driveway and Parking Area; Views over Open Countryside
- In all circa 23 acres

POTENTIAL USES FOR POOL PARK (SUBJECT TO PLANNING):

- Planning permission granted for Care Home and village including consent for circa 57,000 sq.ft. of enabling development.
- Substantial residential dwelling
- Holiday complex with lodges/glamping
- Residential development site
- Country House Hotel
- Commercial use / Company HQ

LOCATION

Pool Park is situated within a picturesque valley against the backdrop of the Clwydian Hills. The property occupies a tranquil and private setting surrounded by woodland as well as being set well back from the country lane.

The nearby town of Ruthin offers a wide range of services with independent retailers, supermarkets, doctor's surgeries, dentists, pubs and restaurants. The historical walled city and county town of Chester is 26 miles distant offering an even more comprehensive range of services including out of town retail parks.

On the educational front there is state primary and secondary schooling in Ruthin and Denbigh along with a good selection of private schooling in the local region including the Ruthin School, the King's & Queen's schools in Chester as well as boarding schools in Colwyn Bay, Oswestry, Ellesmere and Shrewsbury.

The Vale of Clwyd is renowned for its scenery with wonderful walks along the Clwydian Range and a number of outward bound activities available. For those seeking country pursuits there are numerous local pheasant shoots, fishing on several rivers and hunting is with the Flint & Denbigh. There is also a good selection of sports clubs locally and golf courses at Pwllglas, Llangollen and Northop Hall.

COMMUNICATIONS

The area enjoys good communications being easily accessible to Denbigh, Mold and Wrexham. The A55 is within 16 miles allowing for ease of access along the North Wales coast and to Chester beyond which the expressway connects with the M53 and M56 motorways. Both Liverpool and Manchester are within daily travelling distance and served by international airports. For travel to London there is a rail service from Chester to Euston which offers a daily 2 hour direct service.



DESCRIPTION/HISTORICAL NOTE

The site originated as a medieval deer park to the nearby Ruthin Castle. A country house has been established on the site since the 16th Century and in 1617 a Thomas Needham of Pool Park served as High Sheriff of Denbighshire. Thereafter the estate became a possession of the Salesbury family and has since passed through marriage. The present house and its associated buildings were laid out between 1826 and 1829 for the second Lord Bagot and designed by architect John Buckler.

By 1919 it was tenanted by Sir Ernest Tate, High Sheriff of the county in that year and within a decade was sold. In 1937 the house became a convalescent home and subsequently a psychiatric hospital. The property and indeed the site have been vacant since the mid-1990's. It is Neo-Elizabethan in style, and originally had mock half-timbering to the upper storey. Pool Park is a substantial country residence of historical importance and represents a very early and accomplished example of this revival style and is fully deserving of its Grade II* listing.



The building now requires renovation but there remains plenty of original character and it is clear that the original build was to a high standard including deep mullioned windows, plaster moulded ceilings, period fireplaces, doors and architraves, and of particular note is the fine staircase with carved oak balusters. Since it has become unoccupied the building has fallen into disrepair albeit with some of detail remaining.



POTENTIAL USES FOR POOL PARK

Pool Park was built as a private dwelling and remained the case until the 1930's when it was converted for use as a hospital. It remained in this use until the later part of the 20th century and since its sale in 1994 the property has been unoccupied. In recent years planning permissions for change of use has been obtained under application number 13/2011/1277 for a restoration of the house to a nursing home, conversion of the outbuildings to 6 dwellings and redevelopment of the former walled garden and parts of the woodland with a care village. Having regard to the foregoing and subject to obtaining any requisite consents, Pool Park seems suitable for a variety of different uses be it in the residential or commercial sectors.

By virtue of the fact planning permission has been approved to develop parts of the grounds with circa 57,000 sq.ft. of new build housing, one might reasonably hope to receive support from the Local Authority for alternative schemes including a residential consent in the grounds to enable restoration of Pool Park to apartments or wings. In this connection the owner's planning advisors have had a dialogue with the Local Authority in this regard. Alternatively some form of leisure use would seem appropriate, with lodges throughout the grounds and the house and existing buildings restored to additional holiday units or alternatively to become the centre of the site, perhaps with an indoor pool, bar and/or conference facilities.

The site has the privacy and sufficiently impressive setting to be suitable as wedding venue and also has the space to be used as an outward bound centre from which excursions to the various tourist spots and outdoor pursuits activities locally and throughout the north west could be organised.

Other uses could be a company HQ, country house hotel or a residential education centre.

POOL PARK PROPOSED CARE VILLAGE ENABLING DEVELOPMENT

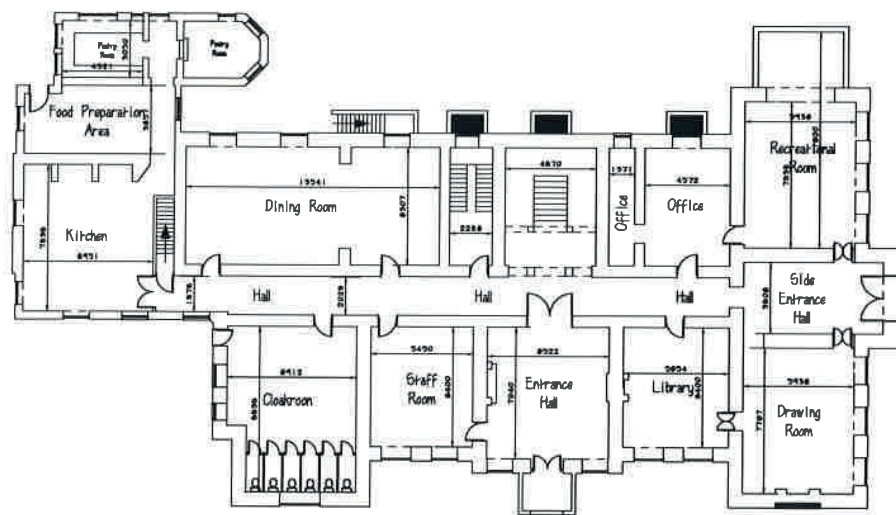


GARDENS & GROUNDS

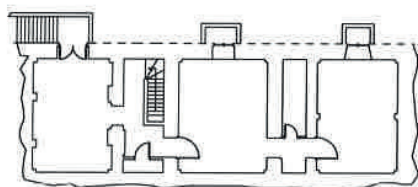
Pool Park is set in a rural location and for the most part is surrounded by woodland. The property sits centrally within its plot and is approached via a long sweeping driveway from the country lane over which the neighbouring farm has a right of way.

To the front of the house there is a large parking and turning area which would be suitable as a car park. The remaining grounds are largely untouched and comprise dense woodland, some pasture and a former walled garden within which much of the proposed development is to be sited. From many parts of the grounds and indeed when in the house there are lovely open aspects across the surrounding countryside to the Clwydian Range.

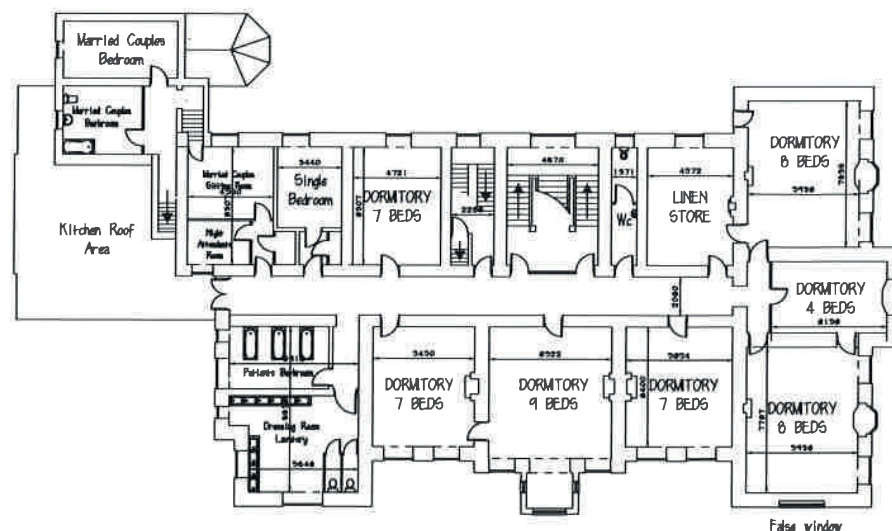
MAIN HOUSE



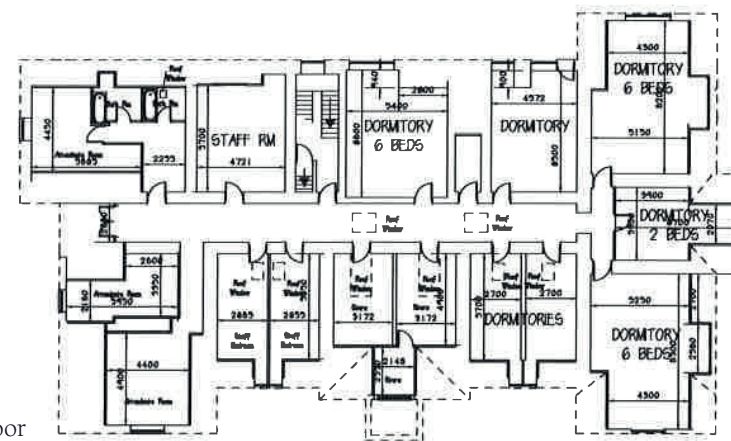
Existing Ground Floor



Existing Basement



Existing First Floor



Existing Second Floor

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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