



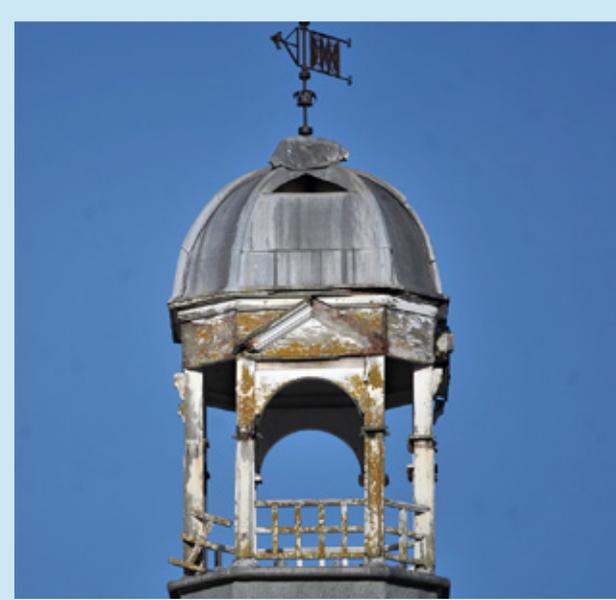
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INTERNATIONAL



Upon the instructions of LPA Receivers Tyrone Courtman and Nick Edwards of Cooper Parry

# Kinmel Hall, Abergele, North Wales

Offers Invited for the freehold interest



## INTRODUCTION

Kinmel Hall is a Grade 1 listed building of considerable historical and architectural interest and was constructed in the 1870s by the renowned architect W. E. Nesfield.

It is said that the design was modelled on the 'Palace of Versailles' in France and has many characteristics of the classic French chateau.

In summary, the accommodation comprises 122 bedrooms, dining rooms, drawing rooms, ballroom, study, library and billiards room with additional meeting rooms and two caretakers' flats.

Externally there is a range of buildings including a stable block (Grade I and Grade II listed), storage barns and extensive landscaped gardens.

## HISTORY AND BACKGROUND

A private home has occupied Kinmel Estate since the 12th century and over time three houses have been built on the site. The most recent of these houses ceased to be used as a private home from 1929. Since then, Kinmel Hall has been used for the following:

- A boys school: 1929-1934
- The Rheuma Spa of Wales: 1936-1939
- A military hospital: 1939-1945
- A hotel and osteopathic clinic: 1946-1947
- Clarendon School for Girls': 1948-1975
- As a Christian conference centre: 1979-1999

Whilst most architectural features have been retained on the external façade, internally the property has been refurbished and remodelled over a number of years to provide flexible accommodation and, subject to planning, will be suitable for a wide range of uses. This is an exciting opportunity to acquire a historic house on the fringes of the Snowdonia national park which has a range of extant and historic planning permissions and is suitable for a variety of uses.



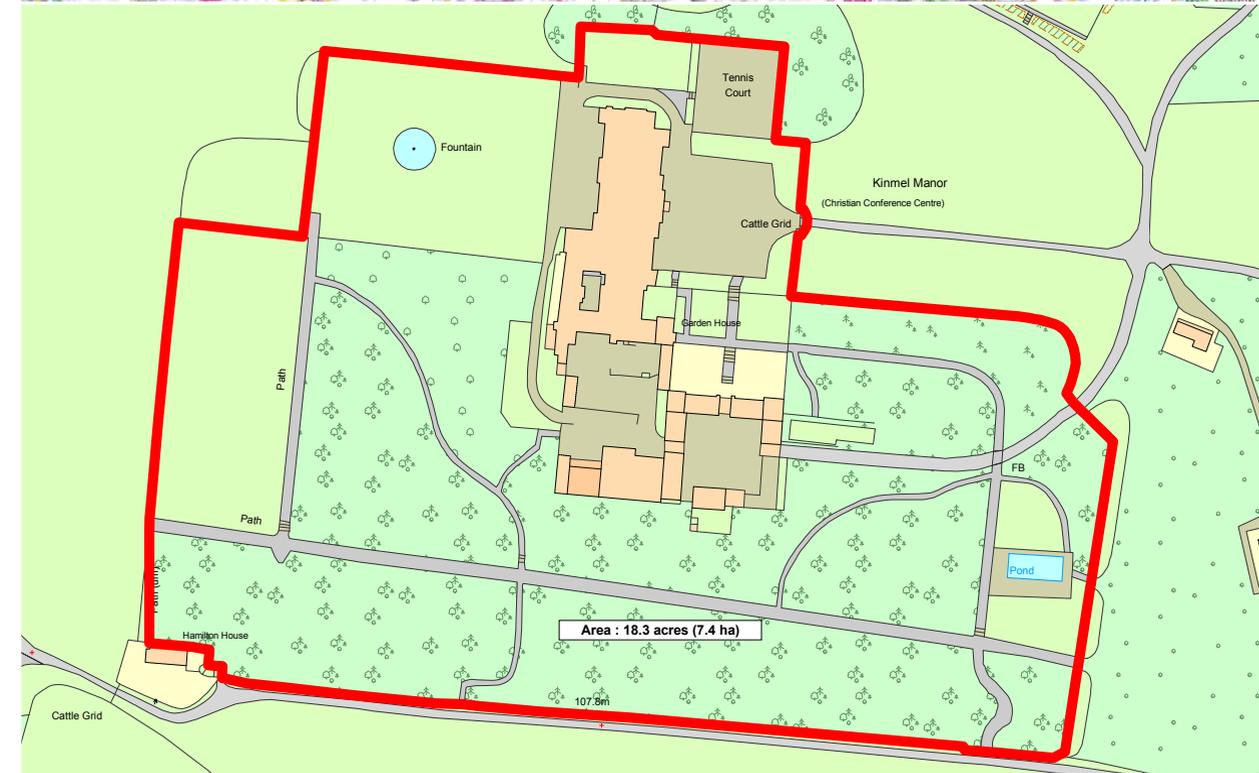
## LOCATION

Kinmel Hall sits within the county of Conwy close to the town of Abergele in North Wales, a county borough of which a third sits within Snowdonia National Park. It is an area noted for its outstanding natural beauty, rugged coastline and a number of tourist destinations such as Betws-y-Coed, Colwyn Bay and Llandudno. The north Welsh coastline is famous for its historic towns and buildings such as Conwy Castle and the Menai Bridge.

The Hall is located approximately one mile from Abergele, set back from the busy A55 trunk road from which it is easily accessed. The Hall benefits from a range of views over the surrounding countryside and out across to the Irish Sea.

The surrounding areas generally are woodland and farmland which slope gently down to the coastline within which are a number of small villages and hamlets, farms and rural properties.

The property benefits from strong transport links being within a two hour drive of Manchester, Liverpool and Birmingham and there is also a railway station located within Abergele. Road links are considered good with the busy A55 close by which links North Wales and Anglesey into the M56 which in turn links into Cheshire and the M6 and also the M53 which connects Liverpool and Birkenhead to the A5 – one of the main arterial roads located in the west of England and central Wales. A ferry service runs from Holyhead to Dublin and Dun Laoghaire



## THE PROPERTY AND GROUNDS

The property is located just off the A55 along a surfaced private driveway which is private land and leads to the impressive stone and ornate iron perimeter fencing through a large iron gateway into the main property compound.

Kinmel Hall sits within approximately 18 acres (7.3 hectares) of landscaped gardens – some of which have been allowed to return to their natural state. The remaining gardens to the rear of the property continue to be maintained and are an excellent example of mid Victorian landscaping. These beautiful gardens add considerably to the charm of the property.

To the front is a gravelled courtyard and car park area which provides a clear and open expanse allowing uninterrupted views of the stunning façade with tiered gardens and feature stone staircases leading off to the old stable block.

The property sits within open parkland comprising of some 3,500 acres which is under separate ownership, however, we understand that a substantial area may be leased from the owner for a variety of uses, subject to planning and further negotiation.

It is worth commenting that secondary access is provided by a sunken services road to the south and this is one of the notable original features designed to give staff and tradesmen access to the property without being seen by the owners and guests.

To the north west and south of the Hall are further Venetian gardens which include a walled boundary surrounding a summer house, ornamental fish pond, fountains and a knot garden.



## KINMEL HALL

Kinmel Hall itself is built from fine red brick with ashlar dressings, copings and detailing and steeply pitched slate roofing and sash windows in the style of a French chateau.

Accommodation is provided over three storeys, summarised as follows:

### Ground Floor

The principle reception rooms are as follows:

- Entrance hall
- Raised cross circulation hallway
- Main dining room
- Ante room
- Drawing room
- Ballroom
- Library
- Front room
- Study
- Billiards Room

The reception rooms occupy approximately half of the ground floor area. The remaining area accommodates the service arrangements for the house which are organised around an internal courtyard and comprise a number of kitchens, office space and staff accommodation.

The reception rooms were designed on a grand and opulent scale with high ceilings, intricate plasterwork and grand marble fireplaces.

The upper floors are accessed by a main stairs, a private staircase and staff stairs.

### First Floor

The first floor is arranged to provide some 48 bedrooms of varying dimensions and a limited number of bathrooms. There is a self contained caretaker's flat and various service rooms and cupboards. The owner has previously commenced work on removing a number of partition walls however these works have ceased.

There are also two large reception rooms, one of which was previously used as a chapel.

### Second Floor

The second floor is arranged to provide some 36 bedrooms of varying dimensions. En-suite facilities are provided to a limited number of bedrooms. There is a meeting room and various stores. This area has been mostly stripped and is ready for reconfiguration.

### Third Floor

The third floor is arranged to provide some 34 bedrooms, a number of bathrooms, a dining hall, games room and meeting room. Again the full reorganisation and refurbishment of the accommodation will be required.

### Mezzanine Floor

A mezzanine floor provides four bedrooms, two meeting rooms and two caretakers' flats.

### Stable Block

The stable block is also constructed of ashlar sandstone with slate roofs. There is a second storey over half of the block. This block would suit conversion to provide additional bedroom accommodation.

## PLANNING PERMISSIONS AND FUTURE DEVELOPMENT

The site is located within the following development plan areas:

- Colwyn Borough Local Plan adopted March 1999
- Llandudno/Conwy District Plan adopted 1982
- Conwy Unitary Development Plan Draft 2001

The building is designated a Grade I listed building and is also recorded on the register of parks and gardens (PGW (C) 5). Planning permission for the change of use from a training centre (D1) to a hotel (C1) was achieved in June 2006. It is understood that the permission will expire in June 2011.

Further planning permission would be required should the change of use require any alterations or restoration to the building. Within the Colwyn Borough local plan the site is designated as a historic landscape and also a special landscape area.

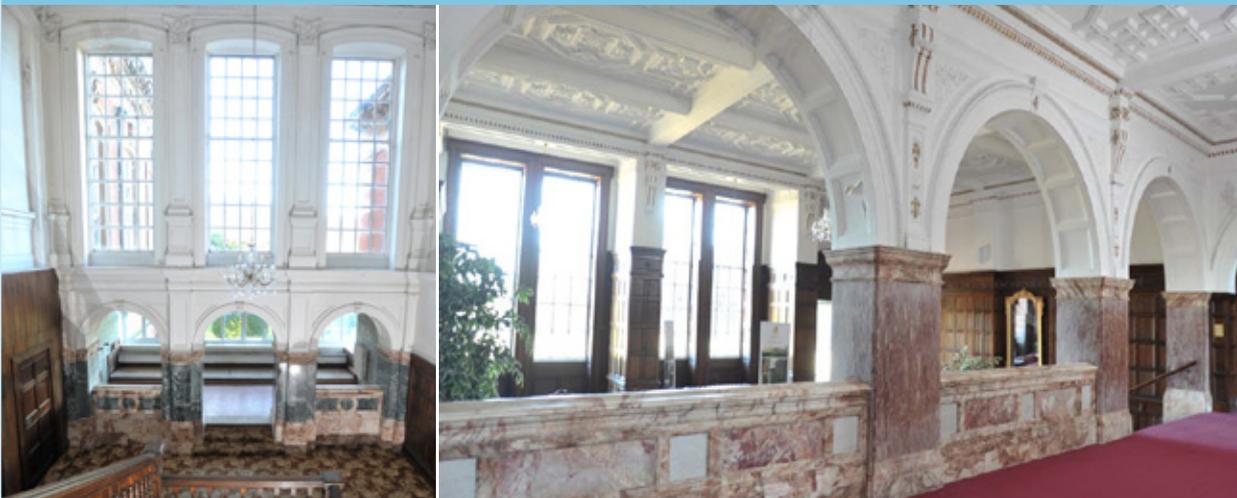
The following planning applications and approvals relate to the property:

|            |   |
|------------|---|
| 03/08/1998 | Approval granted for change of use from training centre into hotel.   |
| 15/06/2006 | Approval granted for change of use from training centre into hotel – this permission was granted on the basis that the works began before the expiration of five years from the date of the permission. |
| 31/03/2006 | Application made for conversion of stables to 13 dwellings. Refused due to inadequate or inaccurate information (10/11/2006).   |

We understand that the owner has conducted initial enquires with the Local Authority into redeveloping the hall as a destination hotel and resort. These preliminary and informal enquiries have met with a positive initial response.

Our investigations suggest that the local planning authority and statutory bodies are keen to see the building preserved and are therefore likely take a pragmatic view as to the permitted use.

This means that it would be reasonable to expect that a range of uses would be allowed on the basis that securing an acceptable use is preferable to the building falling into disrepair.



## METHOD OF SALE

The freehold is offered on a private treaty basis.

Interested parties must demonstrate funding and the ability to proceed for consideration of an offer.

## FURTHER INFORMATION

Interested parties will be invited to access our online data portal from which copies of the relevant planning permissions, floor plans, elevations and photography can be extracted.

## VIEWING

Viewing arrangements are by appointment only. There is on site security and parties visiting the property without a prior appointment will not be allowed access.

As part of the selling process we will be holding press and purchaser open days and anyone expressing an interest in the property will be invited. These days will be organised by the Sole Selling Agents - Colliers International. Our contact details are provided at the end of this document.

## ASKING PRICE

Offers invited for the freehold interest.



# CONTACT



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