

# WADDOW HALL

WADDINGTON ROAD • GLITHEROE



*A unique opportunity to acquire a significant 178 acre estate located in the heart of the Ribble Valley, with a wide range of accommodation across the site offering a range of potential alternative uses, subject to planning permission.*



# WADDOW HALL

WADDINGTON ROAD • CLITHEROE • BB7 3LD

Clitheroe 1.3 miles • Blackburn 12.3 miles • Preston 18.0 miles • Lancaster 24.4 miles  
Manchester 34.1 miles • Leeds 46.2 miles

(All distances are approximate)

## Executive Summary

Grade II Listed Hall with 29 bedrooms.

Additional accommodation provided within The Stables, Ranger Cottage, Home Farm, Adventure House, Rose Cottages and Ribble Lodge.

2 additional cottages

9 self-contained campsites with W/C and washing facilities.

Outdoor activity area.

Set within 178 acres of grounds.

Further development potential may be possible, subject to planning permission

Freehold



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*Savills are instructed by The Guide Association to seek a freehold disposal of Waddow Hall.*

*The property comprises a Grade II Listed Manor House set in the heart of a 178 acre estate in the picturesque Ribble Valley. In addition to the Main House, a range of additional accommodation is provided across the site within ancillary properties, purpose built facilities and campsites.*



## THE RIBBLE VALLEY

Waddow Hall is situated just 2 miles from Clitheroe town centre in the Ribble Valley, offering stunning views across the surrounding countryside. The Ribble Valley is designated as an Area of Outstanding Natural Beauty and is one of the most visited areas in East Lancashire. It offers a variety of opportunities for hiking, cycling, walking and water based activities as well as key visitor attractions such as Clitheroe Castle (1.4 miles) Pendle Hill (7.2 miles) and the Ribble Valley Food Trail.

## CONNECTIVITY

Waddow Hall is easily accessible by road and is served by major routes such as the A59 and A671. The A59 runs from east to west and connects Preston in the west and Skipton in North Yorkshire to the east. The A671 provides access to nearby areas, including Blackburn and Burnley and provides access to the M65 which connects to the M6 and the wider motorway network.

Clitheroe Railway Station is the nearest train station and is located just over a mile from Waddow Hall. The Clitheroe line connects the town to Manchester Victoria and other wider destinations.

Airports in close proximity to the hotel include Leeds Bradford Airport (37 miles) Manchester Airport (40 miles) Liverpool John Lennon Airport (52 miles). All of which offer a wide range of domestic and international flight routes.





## WADDOW HALL

Waddow Hall is a Grade II Listed 17th Century Manor House. It serves as The Main Hall on the estate and provides panoramic views of the Ribble Valley. The property is arranged over ground and first floor and provides 29 bedrooms, two reception rooms, large dining room, licensed bar, four training and conference rooms, kitchen and offices and staff facilities.

A breakdown of the rooms can be seen below:

Room Type	Quantity
Single Rooms	10
2 Bed Rooms	11
3 Bed Rooms	5
4 Bed Rooms	3
<b>Total</b>	<b>29</b>







## THE STABLES

The Stables is arranged over ground and first floor and provides accommodation for up to 15 people. It comprises two bedrooms, W/Cs, fully equipped kitchen and dining room.

## RANGER COTTAGE

Ranger Cottage is arranged over ground and first floor and provides accommodation for up to 15 people. The property has five bedrooms, W/Cs and bathroom facilities, fully equipped kitchen, living area with open fire and dining room.

## HOME FARM

Home Farm was previously used as staff accommodation and comprises a duplex three bedroom apartment with lounge on first floor and kitchen facilities on ground floor level.

Single storey storage units, a garage space which is used for main activity storage, and a workshop are located to the front which forms a courtyard.



## ROSE COTTAGES

The cottage has been sub-divided into three flats and is currently used as staff accommodation.

**Rose Cottage One:** is situated on the ground floor and has a single bedroom with kitchen and living space and separate W/C.

**Rose Cottage Two:** is located on the first floor and provides a single en-suite bedroom with kitchen and living area.

**Rose Cottage Three:** is arranged over ground and first floors providing two bedrooms, bathroom, separate kitchen and living space. This property provides accommodation for up to four people.

## RIBBLE LODGE AND SHOP

Ribble Lodge is arranged over ground and first floors and provides accommodation for up to 16 people. It comprises two bedrooms, one of which is converted into a dining room/play area in the day, and toilet and shower facilities.

There is a shop located opposite the Lodge.

## ADVENTURE HOUSE

The Adventure House is a single story building which was constructed in 2004. It is used as a training/activity room and provides a kitchen, dining room and storage space. It also comprises 8 bedrooms (2 en-suite) accommodating up to 30 people.

## ACCOMMODATION

A summary of the accommodation is provided below:

Property	Bedrooms	Sleeps
The Main Hall	29	59
The Stables	2	15
Ranger Cottage	5	15
Home Farm	3	6
Rose Cottage 1	1	1
Rose Cottage 2	1	1
Rose Cottage 3	2	2-4
Ribble Lodge	2	16
Adventure House	8	30
Total	53	147

## CAMPSITES

There are 9 fully equipped campsites on the site, with 5 including communal shower and toilet blocks. Each campsite also has access to electricity and water supplies.

The campsites can accommodate up to 50 camping pitches and one of the campsites is unequipped and is used to cater for large events.

## RESIDENTIAL ACCOMMODATION

### Brungerley Cottages

There are 2 semi-detached residential properties located within the grounds on the south side of Brungerley Bridge. Both are arranged over ground and first floor and provide 2 bedrooms, bathroom, open plan kitchen/dining facilities, a separate living room and a study.

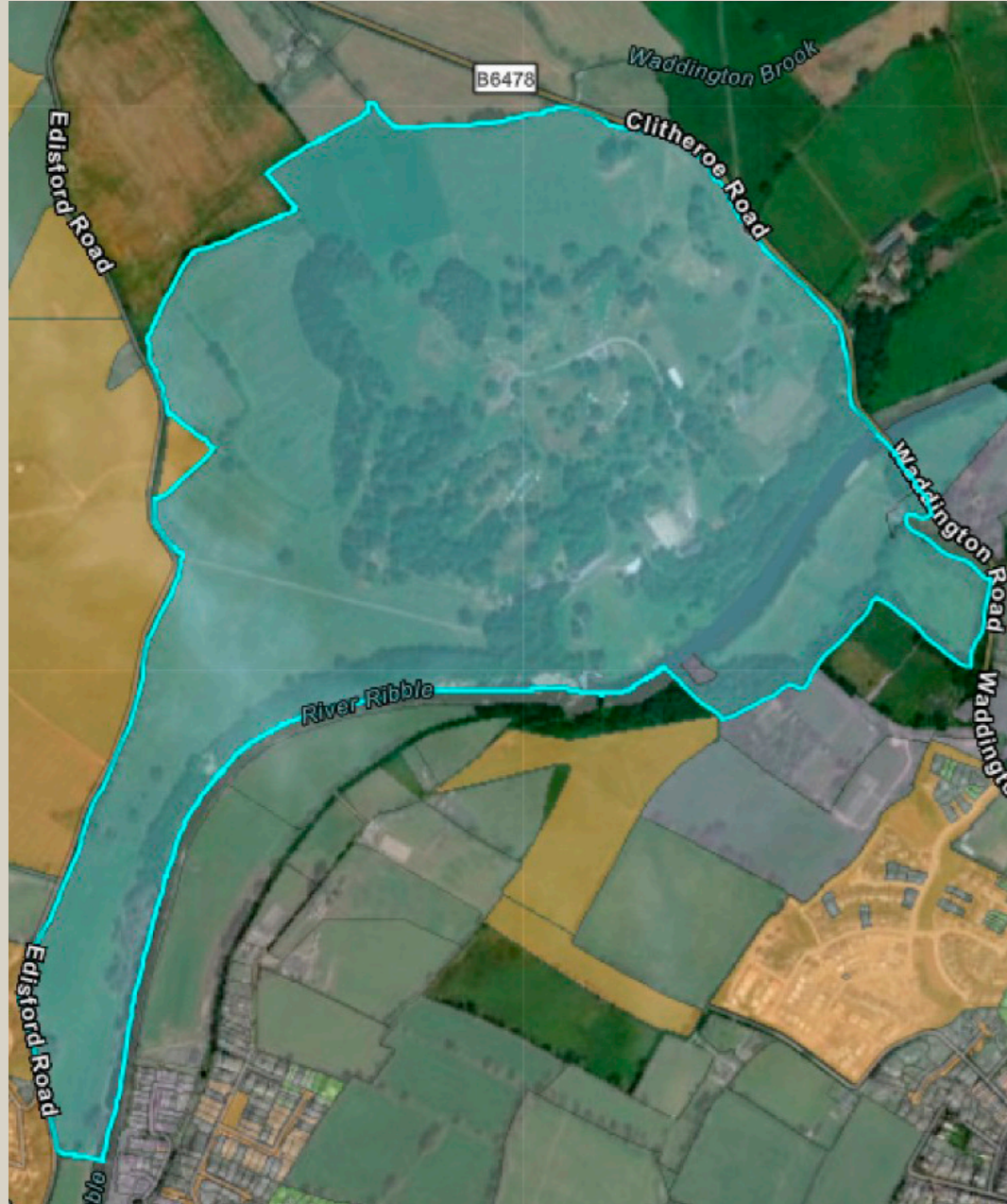
Both properties also provide car parking and have a garden to the rear with a detached garage.

Both properties were fully refurbished in 2015 and are currently let on assured shorthold tenancies.



## AMENITIES AND EXTERNAL AREAS

The property is set within approximately 178 acres of grounds. The woodland contains several activity areas and the river at the southern edge of the property is also used for activities including raft building, canoeing, and kayaking.



## GENERAL INFORMATION

### The Business

Waddow Hall currently operates as a training and activity centre, operated by The Guide Association. The property is to be sold on a closed and vacant possession basis.

### Services

Mains water and electricity. Biomass Boiler.

### Tenure

Freehold.

### Fixtures and Fittings

Trade inventory will be included in the sale.

### Energy Ratings

EPC Exempt

### TRADE

The business is owned by The Guide Association and currently trades as an activity and outdoor centre.

### TUPE

A purchaser will be required to comply with the relevant legislation in respect of present employees.

### VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### Local Authority

Lancashire County Council  
44 Union St, Accrington BB5 1PL  
T: 0300 123 6701

### Rateable Value and Council Tax

£51,000 - training centre and premises.

### Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



## IMPORTANT NOTICE

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