

FOR SALE GRADE II\* LISTED BUILDING



CUERDEN HALL  
*Chorley*





## *Executive Summary*

- Grade II\* Listed property with features dating back to the 18th century.
- 26 bedrooms.
- Suitable for a variety of uses subject to a change of use and the necessary planning permissions.
- The property is available on a freehold basis.
- Located in the picturesque Cuerden Valley Park.



**CUERDEN HALL**  
*Chorley*









## CUERDEN HALL

*Chorley*

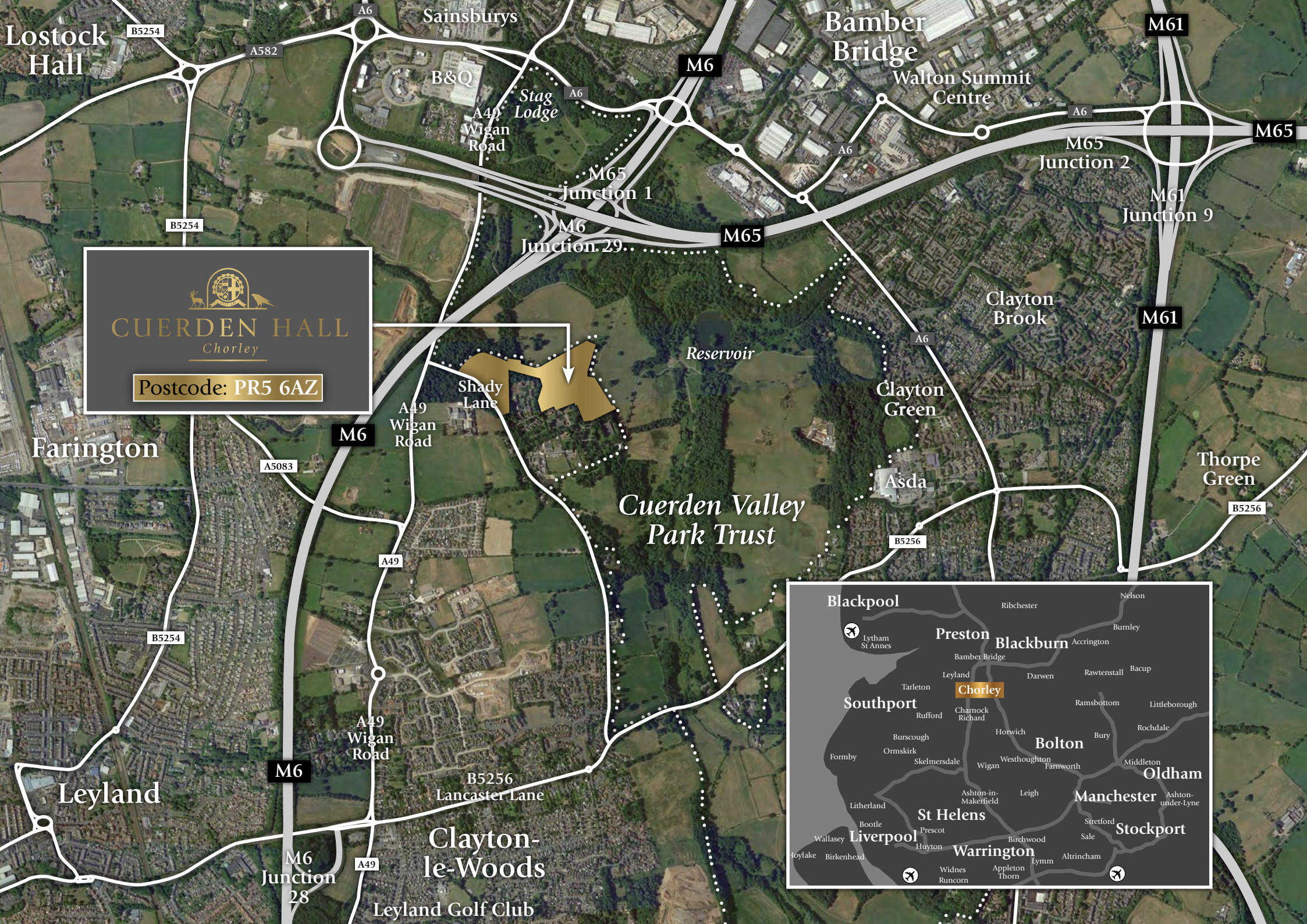
### *Location*

Cuerden Hall is located in the Cuerden Valley approximately one mile to the south east of Bamber Bridge and one mile to the east of Leyland. Preston city centre is 5 miles to the north. Cuerden Hall is a Grade II\* listed

property and is set in grounds that extend to 15.8 acres within a picturesque parkland of open fields and ancient woodland. The stable block adjoining the Hall is Grade II listed.

The property is situated off Shady Lane, a quiet and narrow tree lined rural driveway. Shady Lane links into the A49 providing a direct route into Bamber Bridge and the M6 motorway accessible at Junctions 28 and 29.





  
**CUERDEN HALL**  
*Chorley*  
Postcode: PR5 6AZ







M6  
Motorway

A49 WIGAN ROAD

SHADY LANE

CUERDEN HALL

CUERDEN DRIVE

CUERDEN DRIVE

BERKELEY DRIVE

SHADY LANE

Clock House  
Farm

Cuerden Hall

Walled  
Orchard

Cuerden  
View Café



CUERDEN HALL  
Chorley

Cuerden Hall 15.8 acres







## *History*

- The building was constructed in 1717, Mr Banastre Parker erected a house of plain classical style on the site. Much of this building is still retained as the central portion of Cuerden Hall as we see it today. In 1794, the property was inherited by Robert Townley Parker and was extended and refurbished. The works took four years to complete and can be seen today as the east wing of Cuerden Hall. In the middle of the house a belvedere tower was constructed, the first of its kind in any British

house. The stable block and west wing were added to Cuerden Hall in 1822.

- Soon after the breakout of World War One, Cuerden Hall was used as an auxiliary hospital for wounded soldiers. During the Second World War Cuerden Hall was taken over to home evacuated children. It also saw use for the No.4 Anti-Aircraft Command.
- The Central Lancashire Development Corporation moved into the hall in 1977

and it became their headquarters. During the following 12 months, the landscape was developed and converted into Cuerden Valley Park. By the late 1980's the site had been purchased by The Sue Ryder Charity. Extensive renovations occurred over a period of four years to make it suitable for residents. For the past three decades this site has cared for adults with neurological conditions and chronic diseases. Sue Ryder plan to relocate to Fulwood in 2020 to their new state of the art facility.





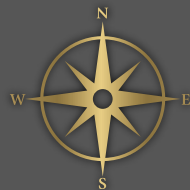
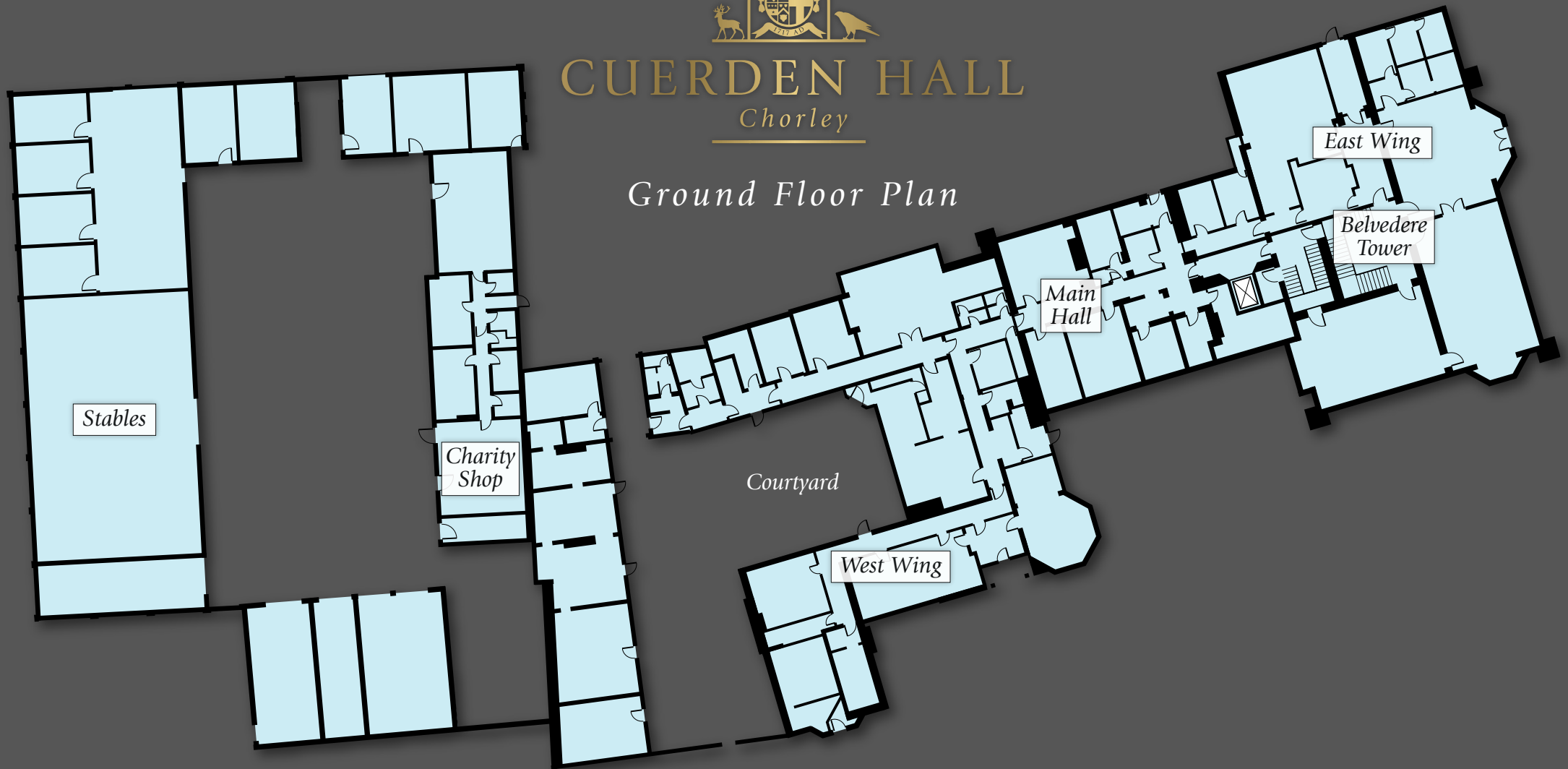




# CUERDEN HALL

*Chorley*

## *Ground Floor Plan*



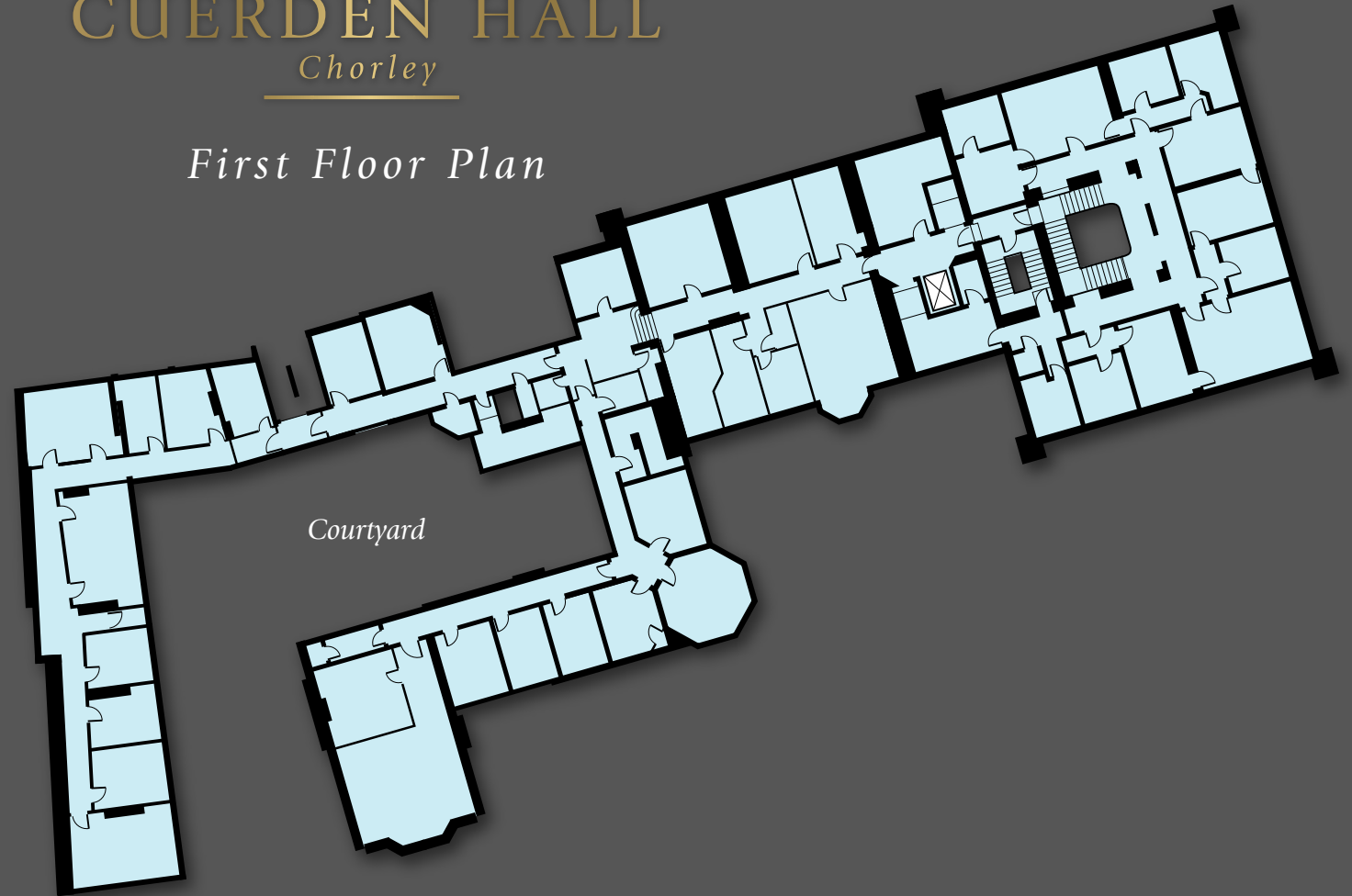




# CUERDEN HALL

Chorley

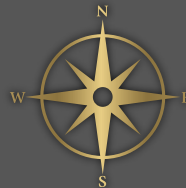
## First Floor Plan



### Area Schedule

As measured on a gross internal basis,  
the areas are as follows:-

Ground Floor	1,899 m <sup>2</sup>
First Floor	1,240 m <sup>2</sup>
Total	3,139 m <sup>2</sup>







## *Property*

The Grade II\* listed building is approached via a long treelined driveway leading to the front of the hall.

The property comprises a care centre arranged across the main Cuerden Hall building, with a small courtyard to the west of the main hall, whilst the charity shop is located within the former stable yard located to the far west of the main building.

The property is principally arranged over ground and first floors, together with a large basement and a relatively small second floor to the main

hall constructed as staff accommodation for the original house.

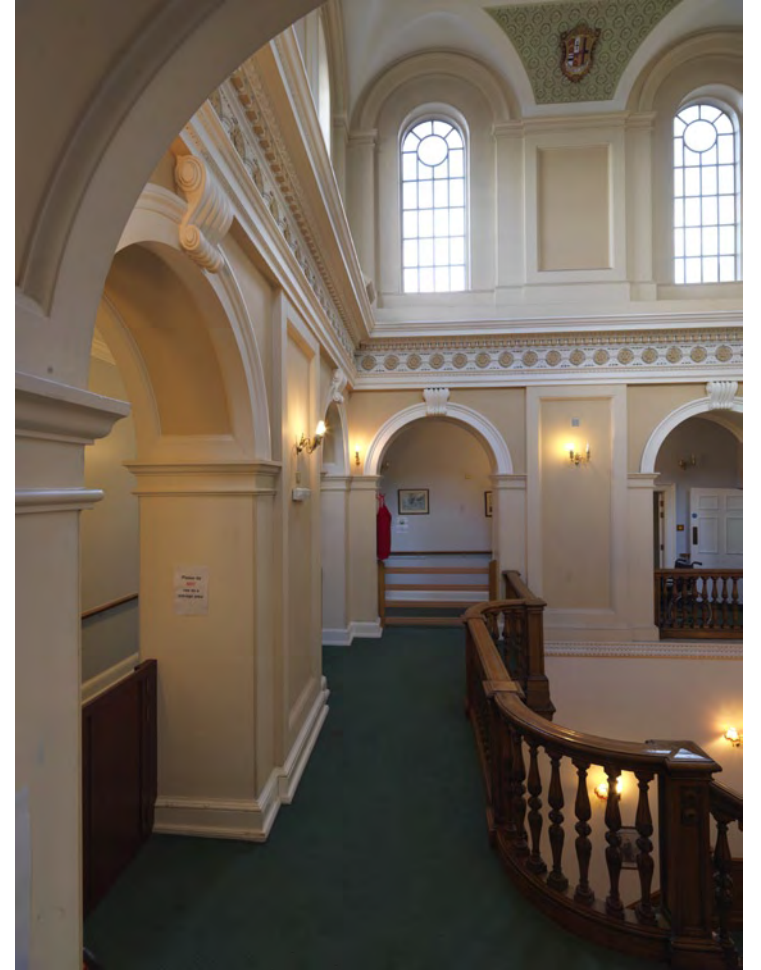
The property retains many of its original features, some of which are of significant historic value and are included within the listing, including:

- **Well-maintained grand principal cantilevered staircase**
- **Decorative ceilings and covings**
- **Oak panel doors and impressive fireplaces throughout**

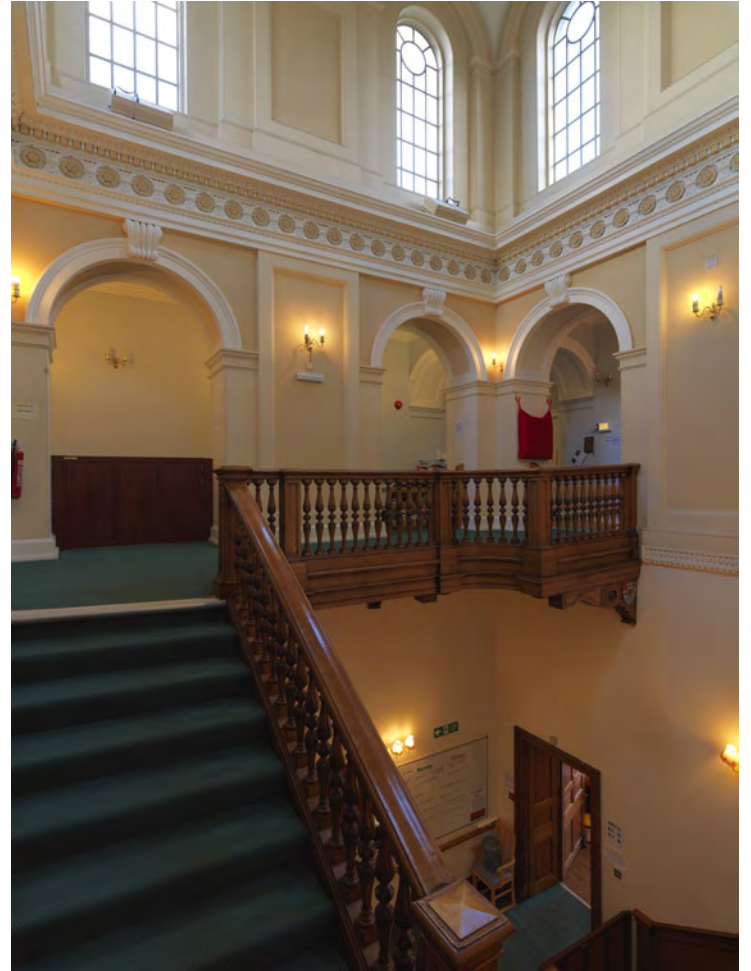
The internal configuration includes communal amenities such as lounges, a dining room and library. The property also benefits from resident and clinical services including shower rooms and private treatment rooms.

The property, due to its current use, has a significant back of house function which is predominantly ancillary space. The reception rooms are grand in scale with ceiling heights of c.5 metres. The building currently has 26 bedrooms but has potential for more subject to improvement works to the west wing.

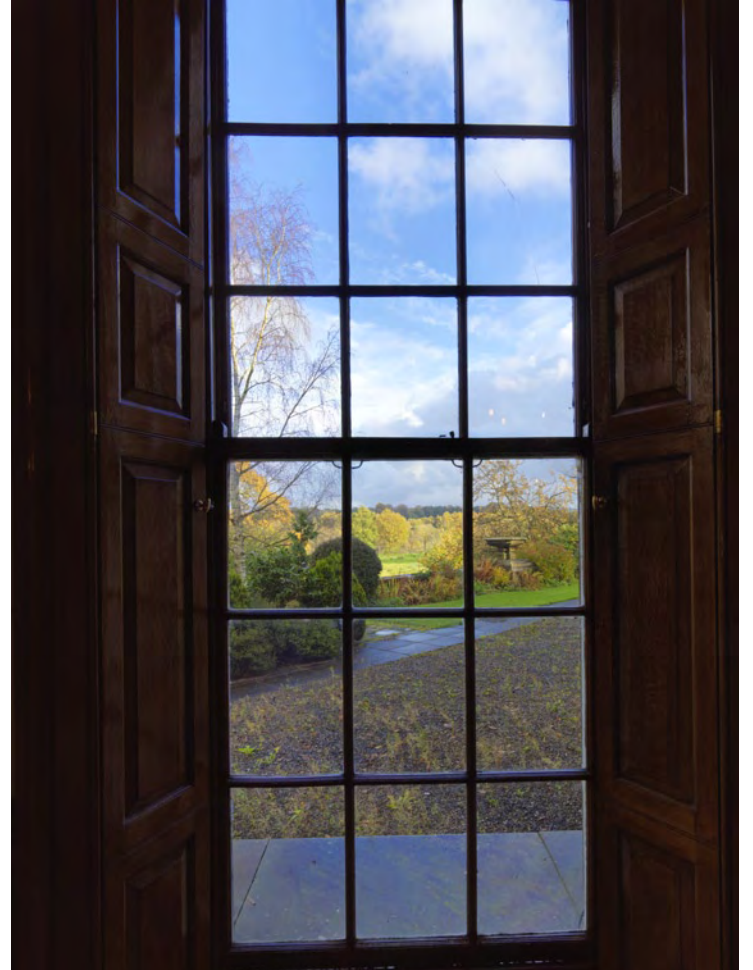




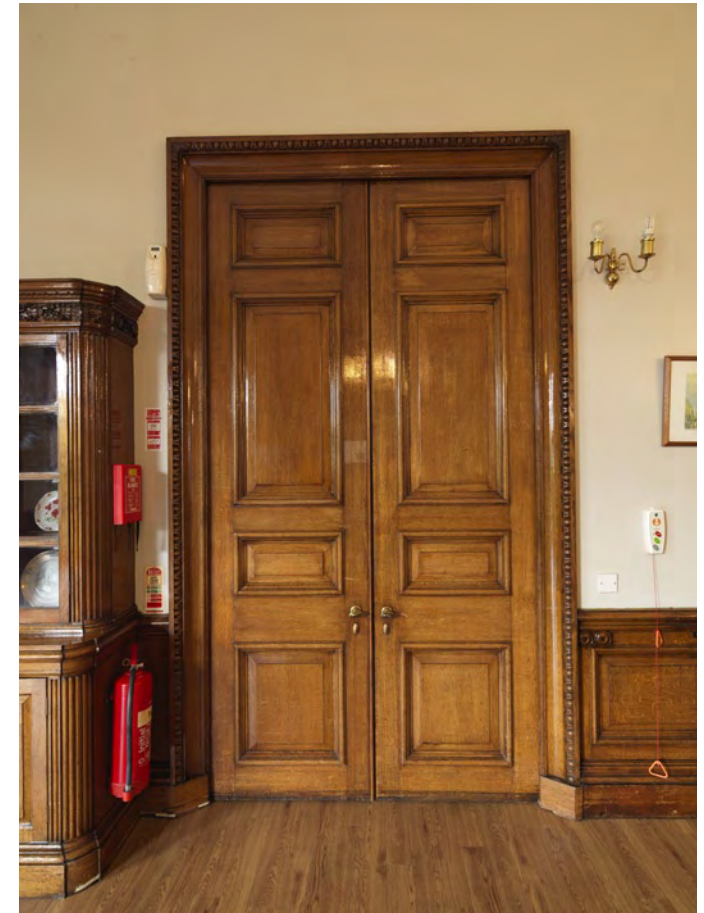












## *Stable House*

The former stables and courtyard are located to the far west side of the site. It was added in 1882 and is illustrative of a working country house which this property was previously.

The block incorporates a mix of brick buildings and shelters and measures approximately 5,000 sq.ft. This area is currently used as caretakers space and a charity shop.











## *External Areas*

- The extensive and attractive grounds stretch to 15.8 acres (6.4 hectares).
- There is car parking for circa 30 vehicles.
- The charity shop is situated within the courtyard of the adjacent stable yard.

## *Planning*

- The property is Grade II\* Listed, there is a Tree Preservation Order covering the site and it is located within the Green Belt.
- Site is designated as a “previously developed site” within the Green Belt. This means there is greater flexibility generally on the type of development which is acceptable.
- Existing use is C2 Residential Institutions. The property is currently used as a care home.

## *Additional Information*

- **Services:** Cuerden Hall is a fully serviced property.
- **Tenure:** The property and land is held freehold.
- **Rates:** The property is not subject to commercial business rates.
- **VAT:** A sale will not be subject to VAT.
- **Price:** On request to the joint agents.









VIEWING STRICTLY BY APPOINTMENT ONLY

**eckersley**  
commercial property solutions  
**01772 883388**  
**eckersleyproperty.co.uk**

**GL Hearn**  
Part of Capita plc  
**0161 829 7800**