

50 at 50 Buildings at Risk list 2025

East Midlands

Derbyshire

Peak Buildings, Terrace Road, Buxton, Derbyshire SK17 6DY

At the heart of Buxton in the Peak District, this currently unlisted building was originally built as the Peak Hydropathic Hotel in 1880. It fell out of use, then became a hospital during World War I, then a library and finally a museum owned and run by the council.

A striking building designed to draw the eye of visitors on the steep hill which climbs from the famous Crescent up to the old town opposite Wyattville's landscaped gardens known as the Slopes. The central entrance of the original hotel was angled to be seen with a square central tower topped by a narrow-domed cupola. Above the entrance door, a large tri-partite window with ashlar transoms and three small lights above has a balcony with ornate metalwork. Inside the building retains a large amount of art nouveau stained glass by George Wragge of Salford, added in 1899, as well as original panelling and other features.

A part of the building has been empty since 2010 when the magistrates court which also occupied the building moved elsewhere. The museum continued and was a popular destination for visitors to the town. It received lottery money for refurbishment of the galleries. Then in June 2023 the closure of the museum itself was announced seemingly out of the blue with the council citing the cost of maintaining the building with concern for safety. We understand that scaffolding had to be erected to support ceilings after areas of dry rot caused concern.

In January 2025 the building sold at auction for a reported £435,000. It is not yet clear what the new owners intend to do with the building.

2 Simmondley Hall, Simmondley, Glossop SK13 6LS

Built in the early 17th century as a farmhouse from characteristic local millstone grit with ashlar dressing, this grade II listed building is now divided into two. One side has been progressively neglected over recent years such that its frontage is overgrown by its hedge and the condition of the house is beginning to cause concern.

When it was first built, this must have been a high quality building with careful treatment of windows with chamfered stone mullions in chamfered reveals and Tudor hoodmoulds. The listing entry notes that many interesting features still remain including stone flag stones on the ground floor and stone fireplaces.

The house is an important part of the farming history of Simmondley on the edge of the Peak District National Park. Despite its solid construction, lack of care will inevitably render it at risk. It is currently unoccupied.

Leicestershire

Former Dunlop Works, Evington Valley Road, Leicester, LE5 5FN

This striking 1920s factory complex was originally built for the John Bull Rubber Company, which manufactured tyres, and was bought by Dunlop in 1958. The building is now mostly vacant and has been deteriorating since its closure the factory's closure in 1988. The council's attempts to find a workable solution for the regeneration of the site do not appear to have been fruitful, though there have been hopes for a mixed-use development which might take advantage of the 5.33 acre site. In 2006, a scheme by Urban Splash transformed the Fort Dunlop in Birmingham into office space – perhaps a similar scheme could reinvigorate the vast Leicester factory.

The building itself dominates one side of Evington Valley Road – its long frontage has Art Deco influences, with round windows in its front door, and the factory's interior retains wonderful geometric wrought iron bannisters, and wood panelling in its offices and staircases.

East of England

Cambridgeshire

South Cambridgeshire

56 High Street, Willingham, Cambridgeshire CB24 5ES

A picture of decrepitude on Willingham's High Street, this [grade II listed](#) cottage has a long history. Dated to 1664 both on the basis of the date panel near the base of the chimney stack, the cottage is clearly an old structure with its long, low form, lobby entry plan and steep sloping roof, now corrugated iron, once likely thatched. As such, it is thought to be among the oldest houses in the village. It stands in Willingham Central Conservation Area. Even in its current state of neglect with ivy engulfing one end of the building, its charm and interest is plain to see.

Willingham is a large village in the middle of Cambridgeshire on the edge of the Fens with a 14th century church at its heart and is now well-known for fruit, jam and flower growing.

The house appears empty and has been neglected over a period of years with no record of any planning applications in recent years. The listing entry from 1984 mentions the

corrugated iron roof. It is very much in need of help to turn it back once more into a welcoming home.

Fenland District Council

14 High Street, Chatteris, Cambridgeshire [12 AND 14, HIGH STREET, Chatteris - 1125985 | Historic England](#) On the pretty High Street in the Fenland market town of Chatteris, number 14 and its adjoining bay added as a separate unit are both in a poor and neglected state. Number 14 is one half of a structure originally built as one building in the last 18th century, now divided into two. Its other half (number 12) appears to be in use and is well maintained.

Number 14 has been vacant and in a uninhabitable state for at least 15 years. It is not difficult to imagine a small retail business operating from these highly attractive and well-placed units although, given the length of them being out of use, a considerable amount of work may be required to bring it back into use.

11-13 High Street, Chatteris, Cambridgeshire PE16 6BE [11 AND 13, HIGH STREET, Chatteris - 1331929 | Historic England](#). This grade II listed building is referred to in the listing entry as a former farmhouse dating from the late 18th century. It stands on the High Street, marking a corner site of some size, with land behind it on which weatherboarded outbuildings stand forming a semi enclosed yard. At some stage in its history, a full height but narrow addition was constructed on the corner.

In the 19th century the house was partly converted to use as shops and today it is divided into three shop units and a residential dwelling. It has become entirely vacant over the last 5 years and the shops were vacated. Its a large building and presents challenges to refurbish.

There is listed building consent granted in 2021 for a residential conversion scheme and a redevelopment of the area to the rear (see planning application reference: F/YR20/0795/LB). In 2024 it appears that the buildings were auctioned to a new owner and some variations to the consent were approved. However, it is not clear whether work was commenced.

31 Overend, Elton, Cambridgeshire, PE8 6RU

This beauty of a vernacular Cambridgeshire cottage stands in the tiny hamlet of Overend south east of Peterborough and close to the village Fotheringhay. It is listed grade II <https://historicengland.org.uk/listing/the-list/list-entry/1130068?section=official-list-entry> and dates from the late 17th century with a long low form and attic storey and a thatched roof, through which poke two attic windows. There is a large yard area to the rear which could make a garden and contains a large outbuilding. It is within the Elton Conservation Area.

It is clearly completely disused and has boarded up windows. However in 2017, consent was obtained to repair and make the building habitable including a one and a half storey extension to the rear. It appears that works commenced but have not been completed.

The longer the building stands in limbo with works incomplete, the more likely the good work that has been done will be lost.

Hertfordshire

Tuthill Manor, Therfield, Hertfordshire SG8 9PT

How can a house that was brought back from the brink of demolition and fully restored in the 1970s, winning a Europa Nostra award, again be reportedly abandoned and at risk? Tuthill Manor is grade II listed <https://historicengland.org.uk/listing/the-list/list-entry/1307698?section=official-list-entry> and stands in a conservation area on the edge of the picturesque village of Therfield which is full of historic buildings.

The house has exposed timber work and a steep thatched roof and stands in its own gardens which were also restored in the 1970s. The original structures on the site were a two storey beacon tower according to the listing entry which was then extended to add an open hall and a parlour in the 16th century. In the 17th century the hall was floored creating new chambers above it and a cross wing was added. The evolution of the house is itself a lesson in architectural history.

Now it seems that, in a relatively short time, it has gone from being rescued and celebrated to neglect and serious risk. Even so, given the restoration work that was achieved, its chances of survival with care and attention should not be out of reach.

Heath Farmhouse, St John's Road, Boxmoor, Hemel Hempstead, Hertfordshire HP1 1NP

One of three buildings on this site all thought to date from the same time, Heath Barn was built in the 16th or 17th century and together with Heath Barn Cottage and Heath Farmhouse forms a distinctive group of rural buildings clearly full of history and character. Each of the buildings is separately grade II listed (Heath Farmhouse: [LEN: 1251155](#)) and each of the listing entries notes that the buildings also together have group value.

Each of the buildings are timber framed with brick nogging and plaster infill, with tiled roofs. The Farmhouse has full height canted bay windows probably dating from the early 9th century with tiled dormers above.

The buildings are currently boarded up and looking overgrown. However, the buildings were in active use as a music centre by a nearby school until about 5 years ago and so their condition is overall not too poor. Hertfordshire County Council have applied to

convert these buildings into five units of residential accommodation (planning reference [24/00076/LBC](#)) and there is great local concern that this will do unnecessary damage to the historic buildings and also that the chance will be lost for the buildings to be used for a community purpose. A local group, Our Heath Barn CIC, has been putting the case very well for this alternative use and has collected a great deal of support along the way.

Email: conservation@dacorum.gov.uk

Telephone: 01442 228000

Suffolk

Holwood Hall, (now known as Brookwood Hall), Little Waldingford, Sudbury, Suffolk CO10 0TH

With its brick stepped gables, double height squared bay windows and stone detailed mullion windows, this Victorian evocation of an Elizabethan manor brings satisfyingly elegant architectural elements together to make a hugely pleasingly country house. Despite its service wing suffering bomb damage resulting in the loss of a charming clock tower and the kitchens, the house convincingly retains its original character.

The house was built for the local Hanmer family in 1884 by Ewan Christian (1814- 1895), prolific architect responsible for the National Portrait Gallery. It replaced an earlier Tudor house which was destroyed by fire in 1870. Despite this pedigree, the house has been turned down for listing on the basis of the bomb damage and the changes this caused to the plan form of the house. There have been extensive alterations over the years as the house was repurposed as hotel, offices and a care home. However, it is believed that there are still many internal features remaining.

After the closure of the care home in 2021, consent was obtained for conversion to a hotel and restaurant ([DC/23/ 00918](#)) in 2023 but in 2024 an application to convert to 6 lateral apartments with three houses of five bedrooms in the grounds was refused on housing and development policy grounds. The house is now on the market again (having also been offered for sale in 2022) for £1.5million through [Savills](#). Though not in poor condition, the house is empty and on the market for a second time with some uncertainty about the best way to put it into a new use.

North East

Durham

East Biggins Farmhouse, Frosterly, Bishop Auckland, County Durham

In the breath-taking beauty of Weardale, East Biggins Farmhouse and its barns and byre are an isolated collection of buildings dating from the early to mid 18th century and listed grade II <https://historicengland.org.uk/listing/the-list/list->

[entry/1232680?section=official-list-entry](#) . The farmhouse itself is substantially built in sandstone rubble with ashlar quoins and lintels and stone roof slates– in other words the house was built with some elegance and care. Adjoining it is a large barn on two levels with stone steps from the yard to the upper storey. At right angles two further barns and a byre make up an L-shaped yard. The collection of structures has great interest and charm and appears subject to few alterations.

The condition of the buildings is however poor, with evidence of the stone roof slates having slipped which will inevitably be causing internal damage which could be difficult to halt. Window surrounds are rotting and the house appears neglected. The barns are also in poor condition with smashed windows and roofs in a precarious condition.

We understand that the site was acquired some years ago by a private company owned by the Emir of Dubai primarily for country sports with the intention of using the farmhouse as accommodation for the gamekeeper. However, no work has been done to the buildings and they are now shockingly at risk of serious decay.

Henderson Old Hall, Red Hall Drive, Newcastle NE7 7UY

Of all the student accommodation you could imagine, this must rank among the most gracious. Newcastle University's Henderson Old Hall standing in pleasant surrounds to the north east of the city centre was built in 1929-32 at a time when the founding colleges of what became the University in the 1960s were expanding.

Grade II listed ([LEN: 1268409](#)) the halls were built by Arnold Dunbar Smith of Smith & Brewer (1866-1933) and these halls must have been one of his last commissions. Smith was a noted architect and together with his partner built the grade I listed National Museum of Wales and grade II* Heals building on London's Tottenham Court Road.

Henderson Old Hall is built in a gentle, Arts and Craft style reminiscent of an Elizabethan manor with an E plan, warm brick with stone dressings and steep tiled roofs dotted with dormer windows.

Tragically, Henderson Hall suffered an arson attack in 2023 which did extensive damage. Early in 2025 however the University confirmed that they would be restoring the building and were beginning the tender process to find architects for the task. New proposals will take time to come forward and, in the meantime, we are putting the Hall on the register following the receipt of several nominations to follow the process.

North West

Trafford

Watling Gate, Leys Road, Timperley, Altrincham, Great Manchester WA14 5AT

This grade II ([LEN: 1067954](#)) Arts and Crafts house was built in 1901 for Lt Colonel Newton to the designs of Newton and Bayley. The property was designed to resemble a 17th century hall house and had a wealth of features including a double height hall way with staircase, an inglenook fire place and exposed beams. The listing entry notes that it is an interesting example of local vernacular revival.

On Lt Colonel Newton's death in 1937 he bequeathed the property and the surrounding grounds to the council and it became an art gallery and then a nursery. These uses ceased in 2003 and over the intervening years, this once charming house has suffered terribly. Its roof was removed several years ago and it has been stuck with a temporary covering since then in increasing disrepair itself and the whole structure is covered in scaffolding.

[Watling Gate Restoration Group](#) are working in partnership with the Heritage Trust North West and Trafford Council to try and find a sustainable future use for the building and restore it to use. This is complicated but also potentially enhanced by its location in the middle of Newton Park, a Council owned public amenity.

Moss Side Unitarian Free Church and School, 188 Shrewsbury Street, Old Trafford, Greater Manchester, M16 7NY

The Moss Side Unitarian school and hall were constructed in 1892 and the attached church was added in 1901. It was designed by JW and RF Beaumont, a prominent Manchester architectural firm whose designs include the Whitworth Art Gallery. Now only partly standing, the school and church were well-detailed buildings. Together they comprised a symmetrical composition with a central courtyard between the two and a tall tower decorated with terracotta mouldings, Gothic windows and lucernes.

The buildings became disused in 1947 and the church is marked as a ruin on the 1955 Ordnance Survey map although, by this time, the school building had become an ex-servicemen's club serving the large Polish immigrant community, a use that continued until the early 2000s.

Notice of intended demolition in late 2020 prompted Trafford Council to submit a listing application to Historic England. This was rejected but the listing report (January 2021) noted that the buildings held considerable importance to the area: "Although too altered to recommend for listing, this building is clearly of strong local interest for its muscular composition, richly detailed brick frontages and prominent, decorative tower." The Council refused the prior notification (in Jan 2021) and imposed an Article 4 order to remove future permitted development rights.

After a fire in 2022, a portion of the building was demolished but the tower and about half of the complex still stands although in a badly compromised condition. The owners

do not appear to have a plan to restore or rebuild. So the remains of the building stand as a graphic reminder of what neglect can do.

Old Trafford Bowling Club Pavilion, 49 Talbot Road, Old Trafford, Manchester, M16 0PW

This is an absolute treasure of a building. Listed grade II in 2023, the entry ([LEN: 1482187](#)) describes it as representing “the pinnacle of bespoke buildings for amateur bowls clubs, epitomising the important role bowls played in the sporting and recreational life of many communities across the nation in the later C19, in particular in the north-west heartland of Crown Green bowls”. It was built in 1877 and has historic links to the cricket clubs which merged to establish a base at the Old Trafford ground. It is a sporting area of national renown with Manchester United’s ground not far away, and the area has been associated with a range of sporting activities since the 18th century.

In addition to its charming half timbered, Tudor revival exterior, with verandas on two storeys and extensive windows affording excellent views of the field of play, the interior is noted as being of great interest with original panelling and plasterwork especially in the Billiards Room.

Unusually for entries to the register, the building is still in use for its original purpose, but it is in need of extensive work and there are currently no plans in place to raise the funds needed to carry it out and save this exceptional place. Structural issues caused by a disused railway tunnel under the bowling green adds to the complexity.

Trafford Bar, Station, corner of Talbot Road and Seymour Grove, Old Trafford, Greater Manchester [co-ords: [53.46169°N 2.27740°W](#)]

Almost like a decorative screen providing a dignified entrance for passengers of the Manchester, South Junction and Altrincham rail line below, this unlisted building has fallen out of use. The station was opened in July 1849 and served in this role for over 150 years before being converted to use for the tram system. The building itself ceased use as an entrance and ticket office and is now boarded up and looks very shabby and neglected despite standing above the tram line.

Standing on a prominent corner, the single storey red brick building and is helped to turn the corner with five sides divided by stone quoins terminating in urns at roof level. For a small, functional building, it carries a considerable amount of embellishment with an entrance door set in an elaborate surround with a semi circular pediment. Above this is a semi circular panel reading “Railway station” and for the avoidance of doubt about the purpose of the structure, there used to be iron work decoration on the roof with “STATION” incorporated into the design. This is a wonderful, individual railway building which now only transports the viewer to another time.

Sale Station, Northenden Road, Sale, Greater Manchester, M33 2AB

Built in 1849 for the Manchester, South Junction and Altrincham rail line, this unlisted station building is striking and grand. It was built by local builder, John Brogden, in brick with three large, semi-circular headed openings originally doorways. Even today, each of the semi-circular heads retains the strong design feature of red and black bricks alternating with painted bricks. The rectangular building has a deep eaves cornice and steep roof with a raised central section.

The line was closed as a railway in 1991 and converted to use for trams. The station has, until relatively recently, been used as a convenience store but this has now closed. Close to the centre of Sale and to amenities such as the Bridgewater Canal, it could provide space for a meeting place, café or bar if not a retail outlet.

Sale Lido (formerly Mecca Bingo), Washway Road, Sale, Greater Manchester

Built in 1935, this is a rare 1930s covered lido, with solarium, restaurant and shop units – truly a leisure centre. Designed by Arthur Edward Lancashire, who built several other Lido in Blackpool and the Isle of Man. Sale's Lido must have been rather a wonderful new arrival standing on the main thoroughfare through the area. Its façade was elegantly tiled in green and cream. The pool was constructed so it could be covered to provide a dance floor in the winter months and it is believed that a painted glass ceiling which was installed still exists though is now obscured.

The building was converted in 1960 to the Locarno Ballroom and taken over by Mecca who only vacated the building in 2024, citing its poor condition. Despite being altered over time, much of the original scheme remains, including the pool, though now covered over all of the time.

The building is locally listed and valued for its history and interest and could possibly be considered for listing. However, now that it is empty, standing as it does on a large site on a busy commercial street, it is highly vulnerable to redevelopment and, in the meantime, to all the risks associated with empty buildings.

Old School House, Old Barton Road, Barton-upon-Irwell, Greater Manchester

Standing on a cobbled road overlooking the Manchester Ship Canal is the Old School House which was connected to the now-demolished Church of St Catherine's next door. The churchyard stills remains a little further down the road and is itself in poor condition. The Old School House is believed to date from 1846, with a date stone above its door showing this date. St Catherine's was built in 1865-68 by the de Trafford family at the same time as the neighbouring Catholic church of All Saints was being built by Pugin. Now grade I listed, All Saints is considered one of the best examples of Pugin's work.

The Old School house is thought to be the oldest building within the Barton Upon Irwell Conservation Area which also includes the site of St Catherine's church and its

graveyard. The house is now in poor condition with its roof covered in tarpaulin and shipping container units stacked around it. It may be in partial use. In the past there were proposals to convert it to a children's home but these did not proceed.

The area is somewhat marooned on one side the Manchester Ship Canal, which when built in 1894 cut off this part of Barton from the rest of the area. Not far away is the famous Barton swing bridge and control tower and swing aqueduct which carries the Bridgewater Canal over the Ship Canal (grade II* listed). It is a fascinating area carrying vivid reminders of its history but the Conservation Area is on Historic England's at risk register reflecting its poor condition.

Hyde Old Library, Union Street, Hyde, Tameside, Greater Manchester, SK14 1ND

This handsome Renaissance-style building was constructed between 1897 and 1899 as a library and technical school by architects Woodhouse and Willoughby, who also designed the grade II*-listed London Road Fire Station. The Old Library itself is a landmark site in the centre of Hyde, of red Accrington brick with honey-coloured terracotta dressings and richly detailed with embellished terracotta work and an original curly wrought-iron balconette.

We understand that the building is in council ownership but has been vacant since the departure of library in 2015. Various subsequent efforts to sell off the site have been unsuccessful. While we understand that at one point the building was under offer, its exact status isn't clear. The Hyde Masterplan, approved in February 2024, designates the Old Library for residential development - a scheme was put forward in 2022 for the conversion of the building into 88 flats, but sadly this does not appear to have come to fruition. We hope that plans can agreed upon soon to regenerate the building, as it currently lies vulnerable, as shown by an outbreak of fire in 2022.

Rochdale

Partnership House, Sparrow Hill, Rochdale OL16 1QT

Can a solution be found for this charming former vicarage? The main body of this [grade-II listed](#) vicarage is of c.1724, with wings added in the C19. In the late C20 the house became the Rochdale Museum, and later offices, though it has been vacant since used as a museum and a voluntary services centre but has been vacant for several years and is currently advertised for lease by its owners (the council). Planning permission ([22/01228/FUL](#) and [22/01229/LBC](#)) was granted in 2023 for the refurbishment of the building, but no action appears to have been taken yet to ensure that this work is carried out. The council appears to be selling the building, and is currently assessing the 'best and final offers' for its refurbishment.

The building itself is of smart red brick with stone quoins and wood modillion eaves cornice which run round the house and over the central gable. Carvings of a cherub and shell adorn the entryway.

Crimble Mill, Crimble Lane, Heywood OL10 4DJ

This [grade II*-listed](#) mill has been empty since 2005, but deteriorating for around forty years and on the Historic England's Heritage at Risk register since the 1990s. An 1829 water-powered cotton mill on site of C18 fulling mill, it was Manchester's last large rural water-powered mill, rare as a surviving rural textile mill and for its use of steam. There are around 17 historic structures on site, not all of which are listed. There was a planning application in August 2022 for the restoration and conversion of the mill to residential and commercial use, the demolition of the other (unlisted) buildings, as well as construction of additional dwellings. The outcome of this application is unclear. Planning conditions require the repair of the mill to be prioritised in the early stages of works and in November 2024 the [developer's website](#) stated that works are expected to start in 2025.

Lodge Mill, Townley Street, Middleton, Manchester, M24 1AT

Lodge Mill is Middleton's oldest surviving mill. A second mill on the site was partially demolished on safety grounds after a fire of leaving only the external walls of the ground floor, damaging the surviving buildings. The mill is in private ownership, but subject to long-term partial vacancy, with only part of the ground floor now in use. The mill itself is mid-C19. In 2023, [planning permission](#) was granted for the conversion of the building into 17 apartments, and the conversion of the engine house into a community space, but there does not appear to have been any action taken on the development of the site since.

The remaining building is three storeys and of red brick. At the east end of its nine-bay south façade stands a handsome square chimney, and to the north-east an Italianate tower with arched windows and hipped roof.

Griffin Hotel, 94 Standishgate, Wigan, Lancashire WN1 1XA

This highly original building stands on Standishgate, a throughfare at the heart of historic wigan, lined with some gracious houses and historic inns. The grade II ([LEN: 1384517](#)) Griffin Hotel was built in 1905 in a style the listing entry describes as Edwardian Baroque. Eye catching double height stripped ionic half columns frame the two curved bay windows on the second floor and support semi circular pediments with modillioned cornices. The central door seems restrained by comparison with pilasters either side and tiled panels reading "Griffin" on one side and perhaps at one time "Hotel" on the other, but now sadly blank.

The hotel has certainly seen better days and has been closed since 2017. A building of this character in the centre of Wigan could have a number of uses, including potentially housing.

Mill One, Leigh Spinners Mill, Park Lane, Leigh, Greater Manchester

The two huge mills known as Spinners Mill in Leigh were built in 1913 and 1923 and are regarded as two of the largest and most complete late mill complexes in the country. They are grade II* listed ([LEN: 1253119](#)) and housed a huge cotton spinning business owned by the local Horrocks family and designed by Bradshaw, Gass & Hope, architects of Bolton.

Both blocks are six storeys high with water towers in the corner. The 1913 block, situated to the east and referred to as Mill One has a tower topped with a slate cupola. The 1923 to the west, also referred to as Mill Two has a tower but no cupola. The blocks are built in red brick with some banded red and buff detailing.

The Leigh Building Preservation trust took over the site (ten years ago?) and have overseen extensive work to the fabric particularly of Mill Two. Today there are around 60 tenants in Mill Two but Mill One is still empty and on Historic England's Heritage at Risk register. LBPT describe their project as 90% complete for Mill Two and 15% complete for Mill One. It is a fantastic example of what can be done with mill buildings. To bring both mills into complete use would represent an incredible achievement and they deserve our support and backing.

Cheshire

Flag Lane Baths, Crewe, Cheshire CW2 7QX

These locally listed baths were built in 1937 to designs of the Borough Surveyor, Leonard Reeves who was responsible for several other civic buildings in the town. Reeves came up with an imposing and handsome design in the Modernist style with Art Deco references. By no means innovative for the time, it was the first building in a modern idiom to be built in Crewe and appears to have been the source of great civic pride from its opening onwards.

Built in brick with stone detailing, the entrance was reached up a flight of shallow tiled stairs. Three sets of double doors set into a stone surround and flanked by long vertical windows made for a simple but striking composition. The vertical windows had horizontal glazing bars and had fish motifs. The main baths had a barrel vaulted ceiling of reinforced concrete supporting a stepped glazed skylight.*

The baths were closed in 2016 and have been empty ever since, increasingly attracting vandalism and other anti-social behaviour. In 2022 a local charity obtained planning permission for a conversion of the building to a community hub accommodating a wide range of community services and facilities ([planning reference: 21/6400N](#)). The design

was praised by the local Heritage officer for being respectful of the historic features of the building.

However, in 2024 it was announced that due to rising construction costs and the need to utilise Town Funds money which had been allocated to the project within a certain time frame, the project would not go ahead. It was announced that a scheme for a special school which would preserve the façade only of the baths was to be adopted instead. There does not appear to be any planning application relating to this proposal as yet. The loss of this building except its façade would be extremely regrettable given its role in the civic life of the town and local history.

*Details taken from Heritage Assessment by Border Archaeology dated January 2022 see planning application, reference above.

Lancashire

Trafalgar House, Booth Street, Nelson, Lancashire

This unlisted building with a narrow but distinctive frontage stands in the centre of Nelson close to the 1881 Town Hall designed by Alfred Waterhouse in the Whitefield Conservation Area. The distinguished building has a grand façade designed in a classical Italianate style. The tall first floor Diocletian window may well have been designed to echo windows of a similar style of the Town Hall. Set to the right hand side of the frontage, the entrance door is flanked by large Corinthian columns with the appearance of marble. From the front section of the building, a much plainer structure stretches back along a narrow side street.

Disused for some time despite having had permission in 2010 for conversion to a school, in the last few years, an increasingly urgent search has been in progress to identify a viable new use for this building. At the end of 2024, it was decided to retain the front section of the building and convert it to commercial and residential premises but to demolish the large rear part. In some ways this represented a reprieve as the alternative option on the table was demolition of the whole building. No planning proposals have yet been made to take this decision forward.

Liverpool

Former Liverpool Furnishing Company, 106 London Road, Liverpool, L3 5JY

The flamboyant design of this prominent corner building with an imposing clock tower has been turning heads for well over a hundred years. Designed by W Hesketh and Co and built in 1899 as a sales show room for hand made furniture, the design was clearly intended to attract attention and allow the pieces on sale to be displayed to their best advantage. The building was listed grade II in 2023 and the listing entry ([LEN: 1483050](#)) has a detailed description of the fine detailing and the building's history.

Having served as a showroom, it later became banking offices and finally closed in 2013 since when it has been standing empty and increasingly neglected with vegetation growing from the finely detailed façade. Although we believe that the building may have recently changed hands, there is no indication yet that a rescue is on its way and so the future of this beautiful building is not yet assured.

South East

Kent

The Spread Eagle Inn, 153 High Street, Ramsgate, Kent CT11 9TY

This 18th century coaching inn started life as three cottages in 1773 but was quickly converted to use as an inn. After construction of the harbour began in 1749, Ramsgate became an increasingly popular embarkation point for travel to France and beyond and as a trading port. During the late 18th and early 19th centuries, Ramsgate became a garrison town for troops fighting in the Napoleonic war and later it was a popular resort. The inn, standing on the main road to the harbour was a convenient and popular stopping off point for nearly 200 years.

The Spread Eagle is grade II listed ([LEN: 1068870](#)). In the 1980s the building was damaged by fire and has been empty for decades and in a poor condition. There have been a number of proposed developments, the most recent approved in 2024 for conversion to a 12 bed hotel. However, no work has commenced and it is not clear when it will proceed. This is made even more worrying by the fact that the building is standing without a roof which could lead to a very rapid deterioration.

In the meantime, the group behind the [Ramsgate Historic Quarter](#), have suggested that they would like to see the building restored to use as a base for the proposed Heritage Buildings Skills School.

1 and 2 Queen's Court, Ramsgate, CT11 9EB, Kent

This fascinating building stands at the rear of the busy and attractive shopping Queen Street in the heart of Ramsgate. It is a grade II ([LEN: 1086085](#)) listed building, starting life as two cottages in the late 17th century and is considered to be a candidate for the oldest building in the town. It has a distinctive Dutch gable and is constructed from a highly attractive mix of red brick and flint. The building was restored in 1966 as a memorial to a local building family and with help from the Ramsgate Society.

The building which is still divided into two houses was in occupation until a few years ago. Now however, the building is boarded up and its garden is overgrown. Its location at the back of a terrace of shops and with a modern public convenience and car park for a pleasant modern apartment block placed not far behind it is somewhat

unprepossessing. But it is clear to see that this building could again be brought into use as residential accommodation. Without a use, it is vulnerable to deterioration in condition and to vandalism, something to which it has already been subject.

West Cliff Hall, Ramsgate, Kent CT11 9JY

This utterly charming concert hall opened under the promenade at West Cliff in 1914 to provide a venue right on the front with a theatre and concert hall, all approached through formal gardens. In fact the West Cliff was excavated to accommodate the hall in an area previously occupied by an Italian garden and bandstand. The roof of the venue forms part of the promenade and access road to the harbour.

With large expanses of glazing in elegant surrounds, the hall provided a wonderfully light and sheltered place to find entertainment off the breezy promenade. The venue played a role as a popular concert hall for visitors and locals, being noted for hosting the Rolling Stones in 1964. In the 1980s it was reinvented as a motor museum which was in operation until 2005.

In council ownership, it was not clear what would happen to this highly individual space. From 2009 the concentrated efforts of a local charity, Project MotorHouse led to proposals for conversion of the venue to a theatre, cinema, restaurant and local community space and there followed a period of effective and energetic fundraising and community collaboration by the charity. As part of this process it was identified that the building has serious structural issues with corrosion of its steel frame and deterioration of sections of concrete. Propping was installed to support the promenade above and the charity continued its work to clear the interiors of waste as well as asbestos, which had also been identified as being present.

But in 2017, the council decided to dispose of the site and it was sold for £225,000 to private developers. Since then, no proposals have been made and it is not clear what, if any, plans there are. This is clearly a highly vulnerable unlisted building and site standing in a prominent place in a central Ramsgate conservation area and is only serving to create a feeling of decay and neglect.

Dreamland Cinema, Marine Terrace, Margate, Kent

A beautiful, exciting, clean, modern design by architects Leathart and Granger with its eye catching, original fin design opened in 1935. It is grade II* listed ([LEN: 1260315](#)). This was a replacement structure for a theatre which had been built only a few years earlier on this site. This area on Margate's front had been use as a pleasure ground since the mid 19th century, but under the ownership of JH Iles from the 1920s onwards was being transformed into an American style amusement park.

The interior is noted in the listing entry as being of fine quality and designed in the style of an “Art Deco-influenced version of archaic Greek ornament”. Much of this survives despite the auditorium having been divided in two (twinned).

The cinema was closed in 2007 but after many years of discussions and uncertainty was restored in 2016, along with the principal rides in the amusement park including the famous grade II* listed scenic railway. This project benefited from funding from, among others, the National Lottery Heritage Fund. The amusement park has continued in use despite the operator going into receivership in [2017].

The cinema was previously on our register but removed to reflect the scheme of restoration. However, we understand it is not out of use and there are serious concerns about its condition together with certain other structures on the site which we are also adding to the register.

The Buffet building at Dreamland, Margate, Kent CT9 1XJ

The Buffet building at Dreamland stands at the south east corner of the site near to the grade II* listed Scenic Railway and consequently may be a curtilage listed building. It was built in beautifully and simply detailed Modernist style in 1928 by the architect CFS Palmer. A single storey with a curving entrance above which “BUFFET” is spelt out in large capital letters, it has a beautiful glass ceiling with a geometric pattern which let light gush into the interior. There is a possibility that it is suitable for listing and it is not believed that any attempt has been made to submit an application.

The building became an amusement arcade and is now in a very poor condition and totally disused. As a result it is highly vulnerable to further deterioration and loss. There have been attempts in the past to have it demolished but these have been refused by Thanet District Council. However, urgent attention is needed if what remains of the building is to survive much longer.

Positive news came last year when the site was acquired by Live Nation, the live events promoter. This should bring more people to the site and gives every reason for the owners to explore restoring and bringing this unknown corner of this historic place back into use in the best way.

Menagerie Enclosures and cages, Dreamland, Margate, Kent

These wonderful grade II listed ([LEN: 1392931](#)) remnants from the early days of the pleasure grounds at Margate are reminders of the long history of the site as a place of entertainment and leisure. During the second half of the 19th century as part of the pleasing pastimes offered by the site, was a menagerie which largely continued in operation until the 1950s. Bears and Lions are recorded as being kept here.

The structures which survive have crenellations and appear to have been designed in the gothic style, giving the impression of small, rustic or picturesque buildings which

makes for an extremely charming effect. The cages or bars designed to keep the visiting public safe still survive. However, there is increasing concern that these rare and highly significant structures are not being taken care of and are falling into poor condition.

Positive news came last year when the site was acquired by Live Nation, the live events promoter. This should bring more people to the site and gives every reason for the owners to explore restoring and bringing this unknown corner of this historic place back into use in the best way.

19 Hawley Square, Margate, Kent

Number 19 Hawley Square in Margate, stands as a pivotal piece in the redevelopment puzzle of the Theatre opposite. As plans unfolded for the adjacent theatre, this Grade II listed (LEN:[1088971](#)) former Theatre Hotel emerged as a potential solution to address the pressing need for auxiliary space for the theatre. However, concerns about the building's condition remain given the size of the scheme on which it is dependent and the pause in plans resulting from the failure of a bid to the National Lottery Heritage Fund.

Built in the early 19th century, the beautiful four-storey house is just a stone's throw from Margate's sandy beach and its Old Town. It overlooks the tree-lined Georgian square which is also home to the very handsome restored boutique bed and breakfast, The Reading Rooms. While the building's exterior may have witnessed alterations over time, its character remains intact. The corner town house exudes charm with its brown brick façade accented by a stuccoed ground floor. There are two elegant Venetian type windows either side of the central front door and the doorcase is adorned with an open pediment and pilasters.

The theatre project's ambitious scope requires external funding for success. Thanet Council is sought £3.2m from the Heritage Fund and was exploring options with the Arts Council for the Cultural Development Fund. There is more information about this exciting project [the Theatres Trust website](#).

The Factory Club, 40 High Street, Northfleet, Kent DA11 9HJ

Built in 1878 as a recreational hall for workers at Bevan's cement plant this exceptionally grand building could hold its head up alongside many a town hall or elegant opera house. It is grade II listed (LEN: [1081091](#)) and noted for its striking classical design by architects Parr and Strong and what the listing entry describes as the "skillful, relatively early decoration in Portland cement". The building is double height with projecting towers at either end with doors flanked by pairs of Corinthian pilasters. The doors are reached by bridges over the basement area.

This building has been empty for several years and has experienced a series of fires. It is not clear what is intended to be done with it but the community say that it is a much

loved part of their history. It needs a new use which celebrates its history and would make an ideal venue for community events.

Hampshire

Tin Tabernacle, Salisbury Road, Sherfield English, Romsey, Hampshire SO51 6FL

Standing perpendicular to Salisbury Road this charming unlisted late C19th tin church was built to provide a place for worship for the local dissenting congregation. Known as Tin Tabernacles there are about 80 or so examples known around the country, of which around 20 are listed. However, they are increasingly rare and where they are without a use, as in this case, they are particularly vulnerable.

This example has a small turret which looks like it once housed a bell, with tiny dormer windows in the roof and a gabled entrance porch at one end. Its windows have been covered over and so it is not possible to see what form they took.

This functional and attractive building stands now sealed up and over grown. Despite having been marketed as a commercial storage opportunity 3 years ago, it does not appear it found a new owner.

South West

Cornwall

Wheal Busy Chapel, Wheal Busy, Chacewater, Truro, Cornwall TR4 8NU

This grade II* chapel, built in 1863, is an important example of its type. The listing entry describes it as “This is arguably the best surviving complete example of the simple type of wayside chapel in Cornwall and one of only 6 examples of its type to retain all the original fittings. The unusual and beautiful fittings are quite remarkable.”

Sadly, however, it has been disused for about ten years after the congregation vacated it when it became difficult to maintain. It has suffered storm damage and some repairs have been carried out but it is now suffering from the effects of gradual decline with seriously rotting window and door frames threatening the survival of the original glass they contain. Locals try to patch things up, but it really requires the owners to step in and carry out extensive repairs.

Wheal Busy Smithy, Wheal Busy Mine, Chacewater, Truro TR4 8NZ

This [grade II listed](#) former smithy building is noted for its unusual size and the scale of its roof which was originally covered in scantle tiles (traditional Cornish method and tiles giving the appearance of narrower lines of tiles). It was constructed in 1872 and there are two striking iron lintels announcing this which are themselves also rare. Single storey, with a large chimney surviving in one corner, the rectangular building of local

stone is a hugely pleasing building which had an important role in this, one of the oldest and most historically significant mining sites in Cornwall.

Today, it is deteriorating very quickly in condition with its beautiful roof having lots many slates and looking very precarious. Although it has served as a vehicle repair shop in the recent past, it is now largely disused and needs a new use to ensure its survival.

Lamb and Flag Smelting Works, A30, Treloweth, TR27 6LU

The Lamb and Flag Smelting Works is a [grade II listed](#) building which accommodated a tin smelting operation with an early date. It was originally built in 1715 and repaired in 1825. Its entrance gate piers, flanking walls and gate are also listed. It is a single storey building with two sections positioned at right angles to one another, each having large, slate roofs.

Today, this building is in terrible condition with the majority of the slates have gone and the roof timbers are partially collapsed. Its walls also appear to have begun deteriorating and the range of the building that can be seen from the A30 has been partly covered in tarpaulin. This building has been neglected over a long period of time and it would take a lot to reinstate it. It stands next to occupied houses and a pub on a busy road and near to a rail station in this hugely popular tourist area.

Devon

Choo Choos, 69 Union Street, Plymouth PL1 3NE

Built as a centrepiece to cross roads in a historic area of Plymouth, this building has a stunning frontage with abundant architectural detailing. At ground level, pilasters mark out this building as important, above it, blind arcading rises to a pediment with a decorative and two ornamented panels behind which rises a striking mansard roof.

This building is unlisted and used to be known as the former Legion Hall, later serving as Choo Choos, a popular club which closed down about a decade ago. It is now effectively without an owner and is mired in a complicated legal limbo. The next door property has recently suffered a serious fire and this underlines how vulnerable empty buildings are.

However, this fine building has huge potential to be brought back into use and once more serve as a centre piece at the heart of the historic Stonehouse district of Plymouth.

West Midlands

Stoke-on-Trent

The Duke of Bridgewater Inn, Station Road, Stoke

This [grade-II listed](#) former pottery owner's house was linked to the New Bridge Pottery. The pottery was founded in 1822, and the house built before 1841. When it became surplus to the pottery's requirements, in the mid-C19, it was converted into a pub, which remained in business until the early twenty-first century. The Historic England *England's Places* collection holds [an image of the inn from the 1960s](#). Located alongside the Trent and Mersey Canal, the pub took its name from the third Duke of Bridgewater, who hired James Brindley to construct the canal in 1759 for the transportation of coal to Manchester from his mines in Worsley.

The building has been closed for well over a decade, and though in 2016 [planning permission was granted](#) for its conversion into three studio flats and seven bedsits, it remains in poor condition. It could be successfully repurposed for residential or office use, taking advantage of the building's prime location near Longport station and natural light from its handsome sash windows.

Staffordshire Moorlands

Orangery and entrance to Trentham Hall, Swynnerton, Staffordshire, ST4 8AB

The dreamlike beauty of the remains of Trentham Hall standing in wonderfully landscaped grounds, are soured by the neglect which these important vestiges have suffered. There are various elements of the once grand and enormous house which remain on the site but it is the orangery and entrance hall which, without an active use, have gradually deteriorated.

Trentham Hall which was remodelled by Sir Charles Barry (of Houses of Parliament fame) in 1833-42, adapting a house originally dating from the 17th century into a palatial country house commensurate with the wealth of the 2nd Duke of Sutherland. Barry's scheme was in an Italianate style and the house was one of the first in the country to adopt this type of design. He added the curving C of a grand entrance to allow carriages to stop and deliver visitors to the house and the adjoining orangery or conservatory. The remains of these elements of the greater whole are intriguing and striking. They are grade II* listed ([LEN: 1190243](#)).

These very complete remains, allowed to continue standing after the demolition of the house in 1910-1912 became part of a pleasure garden which remained in its place incorporating the formal Italianate gardens also created by Barry.

The wider site, which incorporates some residential accommodation in the former stables and a range of visitor attractions including a small shopping village as well as the beautiful gardens replanted by Piet Oudolf had been in the long term ownership of a property development company. Recently however we understand that the site has

changed hands and it is hoped that this will bring with it some positive change for the historic structures which receive no attention at all in the list of attractions at the site.

Wales

Gwasg Gee, Chapel Street, Denbigh, Denbighshire, Wales LL16 3SR

Standing on a narrow street at the centre of the historic town of Denbigh in North Wales, Gwasg Gee (or Gee Press in English) is a grade II* listed building of great importance to the Welsh language and cultural history. The building housed one of the principal publishers of Welsh language books for almost 200 years. It closed in 2001 and the buildings are in a terrible and deteriorating condition.

The buildings date from around 1830 and were added to through the mid 19th century. The complex of industrial buildings are formed of several rectangular ranges of two and three stories built in limestone rubble and brick with different areas for the various printing processes – the Upper and Lower Comp Rooms, the Bindery block and poster room. In one description, there is mention of a small furnace remaining in the yard, where the lead type was cast.

Gwasg Gee was founded in around 1814 by Thomas Gee (senior) when he acquired an existing printing business. In the 1830s his son (Thomas junior) joined the business and during the mid 19th century the press under his management became influential politically and socially, publishing a twice weekly newspaper. Thomas Gee junior was not only a journalist and the owner of a printing business but also a Calvinistic-Methodist minister and liberal political campaigner. An important and respected man, there are stories of his funeral in 1898 of being attended by 2,000 mourners.

The Gwasg Gee building is therefore the repository of highly important cultural history of Denbigh and Wales. In 2022, it was declared a dangerous structure and part of its roof has collapsed. It is in desperate need of help and we understand that the local Council conservation officer is seeking funding for urgent works.

[Contact: Chris Evans, Conservation Project Surveyor, Denbighshire County Council, chris.evans@denbighshire.gov.uk]

[Newtown Zion Baptist Church, New Road, Newtown SY16 1BG

May not include as just sold

Sold at auction in December 2024, there are big plans for this vacant nonconformist building. Its new owner [hopes to turn the site into an art gallery](#) and ‘people’s palace’. The chapel was built in 1880, serving a community which had had a strong Baptist community for 150 years. The building itself is grade-II* listed. Its vast façade with ornamented pediment and Dutch gable is highly detailed, both in its rich classical

ornamentation and its silhouette. The interior of the chapel is very well conserved, with oak pulpit and intricate cast iron panels. Originally designed with capacity for over 1,300 people, the church has been at the centre of the Baptist community since its foundation – the congregation only moved out last year when the chapel became too much work for them to maintain.]

Tyn-y-Cwm, Dol-y-Cannau, HR5 3QJ

This early eighteenth-century house has sat derelict for years. This small house is of rubble stone blocks, [listed at grade II](#) ‘despite condition’ due to its age and how much internal detail remains. The interior of the house includes eighteenth and nineteenth-century fireplace surrounds, as well as doors, staircase, panelled cupboards and reed mouldings in the attic. There does not appear to be any sort of solution in the works for this building.

Pantau, Aberedw, LD2 3UW

Described as ‘Withnailian’ by *Stay in Wales*, this early nineteenth-century farmhouse has stood derelict for years. The house remains rather frozen in time, left abandoned with hob, TV, radio, and old jackets are still hanging up, visible through a back window. This [grade-II listed farmstead](#) includes a gorgeous whitewashed house with stone stacks and a lean-to bakehouse.

Groeswen, West of Gwenddwr, LD2 3HX

The rear wall of this farmhouse collapsed in 2000, and its condition has continued to deteriorate. Built in the early nineteenth century, this farmhouse sits above the Beili Heulog Congregational Chapel, which was built around 1740. The farm appears to be in use, but the building itself is derelict. Groeswen (‘white cross’) farmhouse is of white rubble stone, with three distinctive nine-pane windows on its western façade. A good example of late Georgian farmhouses in Wales, this grade-II listed building needs action soon if it is to be saved.

Llanbachowey, South of the B4594 near Painscastle, LD2 3JH

This seventeenth-century gentry house has been derelict since at least the 1990s. Remodelled in the late eighteenth century, the building is of two storeys, with attic, cellar, with the rear, later part of the house under a catslide roof. The building is now on the site of a farm, which is still in use, but its dereliction is a real concern. Its interiors are what make this house remarkable, with surviving timber-framed partition wall, stone fireplace and garderobe. There are remains of the eighteenth-century staircase, and to

the rear of the building a fireplace and two salting slabs survive. It would be wonderful to see this over-300-year-old building restored.

Bontddu Hall, A496, Dolgellau, Gwynedd, LL40 2UF

Following a serious fire in 2020, there are now [plans to demolish](#) this grand former hotel building. The building was constructed in the 1873 as a country house under the name Bryn Tirion, and since its conversion to a hotel hosted Winston Churchill and Neville Chamberlain. The fire here was catastrophic. The building was reconverted into a private home in 2001, and the 2020 fire was very serious. The building is now derelict, with entire rooms left as burnt-out shells. However, much survives – elaborate columns, window frames, and tiling is still intact. Urgent action is needed to save this building from demolition and to use its bones to bring the site back to life.

Llancaiach Fawr, Trelewis, Nelson, Treharris CF46 6ER

This building has been mothballed and is now up to let. Caerphilly Council made the decision to mothball the grade-I listed building in September 2024 as part of a broader programme of cuts. The leasehold has been marketed since February 2025, with interest from those keen to reopen the house to the public.

The house dates to the mid-sixteenth century, with evidence of agriculture on the land dating back to 1494 BCE. The house was built for the Prichard family. Walls four feet thick and steep intra-mural stairs reveal that the house was built with defence in mind, and the whole house could be split into two parts, with the East wing to be occupied in the event of an attack. Charles I visited the house in 1645 during his tour of South Wales to win support during the Civil War, but the Prichard family changed sides shortly afterwards, instead supporting the Parliamentarians. In the mid-nineteenth century the house was being used as a farmhouse, and following its purchase in 1979 by the local council, it was restored and opened to the public in 1990. It would be wonderful to see this house back open to be enjoyed by the public.

British Nylon Spinners, Mamhilad, Pontypool

This factory was constructed in 1947 for British Nylon Spinners. The brick and concrete building is distinctive for its steel, glass, and brick ‘spinning tower’. At its peak, the factory employed 8,000 people, but in 2003, DuPont, who had run the factory for eleven years, moved production to Türkiye. While plans for 900 homes and a primary school on the site were approved in 2023, there does not appear to have been much progress made. These proposals sought to demolish 40% of the grade-II* listed modernist factory building, which is currently in use as office space. We are unsure of the exact status of the proposed development, and will ask the council for more details.

Yorkshire

West Yorkshire

Oakes School, Oakes Road, Huddersfield, HD3 3EP

This former school has been left abandoned and vulnerable. A [grade-II listed building](#), the school has Arts and Crafts, as well as Gothic Revival influences, with cusped oculi, buttresses, and a charming clock-tower at the building's western corner. The building is of hammer dressed stone with ashlar dressings, set back from Oakes Road and around an interior courtyard.

Following the school's closure in 1974, exactly a century after it originally opened, the building became a nursing home which closed in 2011, leaving the building unoccupied. Now derelict and vandalised, the school was also affected by a fire in July of 2020, though this only impacted about 10% of the building's fabric. The school building is much-loved, and though there was developer interest in converting the site to residential units, no applications to refurbish or convert the building have made it past the pre-application stage.