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New apartments in the repurposed Tobacco Warehouse, Stanley Dock, Liverpool, Merseyside

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Introduction

Our heritage is not confined to castles, cathedrals, and stately homes, but is woven deeply into the fabric of our daily lives: high streets, parish churches, civic and community buildings, and residential neighbourhoods.

Heritage contributes to identity, belonging, and pride in our communities. It not only connects us to our past but also provides a vital foundation for some of today's most pressing challenges.

Among the most significant of these is the urgent need for housing. As government and local authorities work to address a national shortage, heritage offers a powerful and often underutilised opportunity to help unlock supply.

In England, a fifth of all domestic buildings and a third of all non-domestic buildings predate 1919. Their repair, reoccupation, and repurposing can make a substantial contribution to meeting housing need. Our analysis suggests that up to 670,000 additional homes could be delivered through the reuse and repurposing of existing historic buildings in England.

But the opportunity is not only about quantity; it is also about quality. Heritage is central to how people feel about the areas in which they live. Research consistently shows that people value historic character – eight in 10 people believe that local heritage enhances their neighbourhood and makes it a better place to live (Source: Britain Thinks 2015).

The Heritage Investment Prospectus is one in a series of initiatives that Historic England has promoted as part of its work with the development sector to showcase opportunities for investment and to demonstrate heritage is an opportunity not a barrier to growth.



Wadworth Brewery, Devizes, Wiltshire



The former Safari Cinema in Harrow, London which dates to 1936 has recently been redeveloped to provide 82 homes and a restored cinema

Historic England is leading by example: we are currently working with developers on a residential-led scheme in the setting of the Grade I listed Shrewsbury Flaxmill Maltings in Shropshire.

This Prospectus shows successful examples on pages 98 to 116 of historic buildings transformed into vibrant, characterful homes, from 68 High Street in Brierley Hill in the Midlands to Temple Cloud in Somerset to Stanley Dock in Liverpool. From page 18 are 20 new opportunities for residential-led development in historic places across England.

Working with partners, Historic England can help to unlock these vacant spaces, de-risk developments, and ensure new schemes enhance local character and build pride in place. We offer helpful, constructive advice that can add value to developments. We look forward to hearing from investors and developers interested in taking forward the opportunities to deliver residential-led regeneration presented here.

**Claudia Kenyatta CBE
and Emma Squire CBE**
Co-CEOs, Historic England

Foreword

As the Lords Minister for Housing and Local Government, I am delighted to endorse Historic England's ambition to support the delivery of new homes in historic places through the Heritage Investment Prospectus.

Heritage can play a powerful role in addressing England's housing shortage. By repairing and repurposing historic buildings, up to 670,000 new homes could be created. There are also opportunities to build new homes in historic places.

To achieve this, we recently launched a consultation on draft revisions to the

National Planning Policy Framework, including proposed changes specifically to encourage the reuse of vacant or underused listed buildings.

In Woolwich, for example, the regeneration of the 36-hectare Royal Arsenal site has already delivered over 3,500 homes. 23 listed buildings have been renovated, 1,300 jobs created and over 500 trees planted. These new homes have quickly developed into a thriving and connected community.

This prospectus showcases options for investment in historic sites and buildings across England, including naval fortifications, mills, breweries, factories,



Refurbished housing, Welsh Streets, Toxteth, Liverpool, Merseyside



Ground floor foyer of the re-purposed Tobacco Warehouse, Stanley Dock, Liverpool, Merseyside

a school, and a church. Together, these buildings tell our national story. In each location, these sites contribute significantly to local pride.

This Historic England initiative complements our Pride in Place Programme, which recognises the strong contribution heritage makes to places; Pride in Place is one of the largest investments in deprived neighbourhoods for a generation, with up to £5.8 billion over 10 years to support up to 284 places.

We know people value historic buildings and want to live in them. A recent poll found that 71% of people say local historic buildings are important to their quality of life (Source: Savanta 2025). 87% of people agree that finding new uses for historic buildings is better than demolishing

them (Source: YouGov 2018). Investing in heritage is a great opportunity to create homes that people want, in the places they love.

Retrofit of existing housing is also important, because it can achieve significant operational carbon reductions, ranging between 59% to 94% on a Victorian house, for example. Furthermore, investment in older homes could sustain an additional 105,000 jobs every year by 2050.

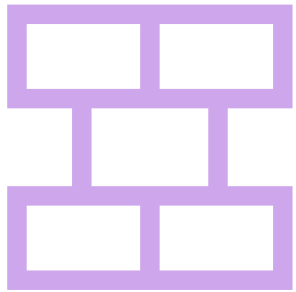
We welcome this prospectus and look forward to working closely with Historic England to bring this ambition to life.

Baroness Taylor of Stevenage
Parliamentary Under-Secretary of State
for Housing and Local Government

Why invest?



For housing



The repair and repurposing of existing historic buildings in England could provide up to:

**670,000
new homes**

The redundant textile mills of Yorkshire and Lancashire alone could provide 42,000 new homes.

Properties near listed buildings command a price premium of up to 10%. Investing in heritage is a great opportunity to transform empty heritage assets into high quality homes and vibrant places.

Demand for historic housing is strong, with properties in conservation areas achieving prices approximately



than properties without that heritage protection.

For growth



Heritage construction supports the UK economy, generating £7.42 billion in 2022. Retrofitting traditional buildings (pre-1919 buildings) will create an average of 105,000 green jobs in the construction sector every year up to 2050. An additional £35 billion of economic output would be supported annually through retrofit works to historic properties in the UK. This work is often taken on by small- and medium-sized enterprises in particular; 77.1% (1.7 million) of construction sector workers are self-employed or work in businesses employing fewer than 50 people.

Historic England supports growth through the planning system. We are consulted on more than 18k planning applications each year and respond to more than 99% within the 21-day response target, the overwhelming majority of which are not opposed.

Our £95m High Streets Heritage Action Zone programme created 716 new jobs, generating nearly £35m per year in additional economic value. Vacant buildings were brought back to use in 36 high streets across England; 723 historic buildings or heritage assets were repaired or conserved; and 462 historic shop fronts were restored or reinstated.



Carpenter working on roof structure beside fluted brick chimney, Highbury Hall, Moseley, Birmingham

For net zero



The greenest building is the one that already exists. Heritage offers the quickest path to achieving net zero carbon emissions by 2050 through adapting and reusing rather than demolishing historic buildings.

Historic England equips people, partners and sectors with the knowledge and skills to protect, repair and use historic buildings more effectively to achieve net zero.

Our funding is increasingly focused on projects that mitigate the impacts of climate change. Our advice also enables essential infrastructure projects, including renewable energy projects at scale.

If a typical Victorian terrace is sympathetically refurbished and retrofitted, it will emit less carbon by 2050 than a new building, taking into account embodied carbon. Retrofitting pre-1919 housing will also contribute to growth.



83%

of people agree that bringing empty historic buildings back into use is important for local communities.

(Source: Savanta 2026)



Former Little Mesters' Workshops, Well Meadow Street, Sheffield, South Yorkshire



Office space in repurposed Beehive Mill, Ancoates, Manchester

For communities



Heritage Action Zone Community Group, Frank's Café, Tyldesley, Lancashire

Heritage is common ground; 81% of people agree that looking after heritage is personally important to them. The overall wellbeing value for people's day-to-day encounters with heritage is estimated to be worth £29 billion every year in England. Investment in heritage builds local pride and promotes community cohesion.

71%
of people say



local historic buildings are important to their quality of life.

(Source: Savanta 2025)



67% agree that heritage makes their local area unique and special.

(Source: Savanta 2026)

How to participate



Wildernes House Mews, Wildernes Estate, Sevenoaks, Kent

Historic England's Heritage Investment Prospectus showcases historic sites and buildings where owners are actively seeking investment, development partners or buyers. In 2026, the opportunities are focused on residential-led regeneration.

In some cases, planning permission has already been granted for residential development and the sites are ready to begin a transformation into a new

phase of life. In others, the local planning authority and Historic England have agreed development briefs, setting out the parameters for conservation and development; this can help to de-risk and speed up the planning process. In all cases, Historic England teams are ready to work with new investors and developers throughout the development process to bring forward sustainable regeneration.

In these pages, you will find clear, up-to-date information about sites looking for new owners or partners. This includes a description of the significance of the place, a summary of heritage designations, and information about the opportunity for development, as well as a record of recent planning history and a site plan.

There is also contact information for the owners and for Historic England staff. The latter are heritage regeneration specialists based locally to the sites presented here. Historic England staff know the history and context of these sites and are experts in achieving sustainable development in historic places. We are ready to work with owners, investors, developers and local

planning authorities to realise the potential of these unique opportunities.

This prospectus is part of Historic England's ongoing commitment to working proactively with our partners in the property industry to deliver transformational projects that protect heritage, promote high-quality new design, and create lasting value for investors and communities. If you have a site you would like to feature in future editions, please let us know.

If you have any questions about any of the sites featured here, please get in touch with the Historic England team in any of our seven regional offices.



Interior view of Hornsey Town Hall, Haringey, London

Historic England Advisory Services



Historic England can help to de-risk your site and provide the certainty you need early in the design development process. Many of our planning and listing services are free and available to everyone. Additionally, you can choose to pay for our Enhanced Advisory Services, which are designed to reduce the potential for delays in the planning process.



Restored Main Mill, Jubilee Tower and Kiln at Shrewsbury Flaxmill Maltings, Ditherington, Shrewsbury, Shropshire

Extended Pre-Application Advice

Pre-application advice reduces the risk of an application for consent being refused by the decision-making body, with all of the wasted expense that would entail.

We may be consulted on your planning application if it requires Planning Permission or Listed Building Consent.

We provide a free round of pre-application advice for relevant proposals. If further advice is needed beyond our initial response, we offer ongoing engagement through our Enhanced Advisory Pre-Application Service. This paid service offers continued input to help you refine and develop your proposals before submitting a statutory application.

Listing

If your site includes historic buildings or structures, Historic England's range of listing services can help you achieve certainty early in the development of your design. We can:

- Screen a site for heritage assets and potential listed buildings or structures.
- Reassess a building to provide an enhanced list description.
- Fast-track an application for listing.
- Consider a building for a Certificate of Immunity from listing.



Terry's Chocolate Factory, York

Service Level Agreements

We offer service level agreements for schemes that are particularly complex or multi-phased, that relate to a single large site or a number of sites being brought forward at around the same time, or that require engagement with Historic England for a minimum of six months.

All our Enhanced Advisory Services are charged on a cost-recovery basis. This means that you will be invoiced for the costs attributable to your case, and no more.

Map of opportunities



- 01. Cormont Road School, Lambeth, London
- 02. Fort Blockhouse, Gosport
- 03. Holy Trinity, Worthing
- 04. Old Swimming Baths, Lewisham, London
- 05. Cliff Brewery, Ipswich

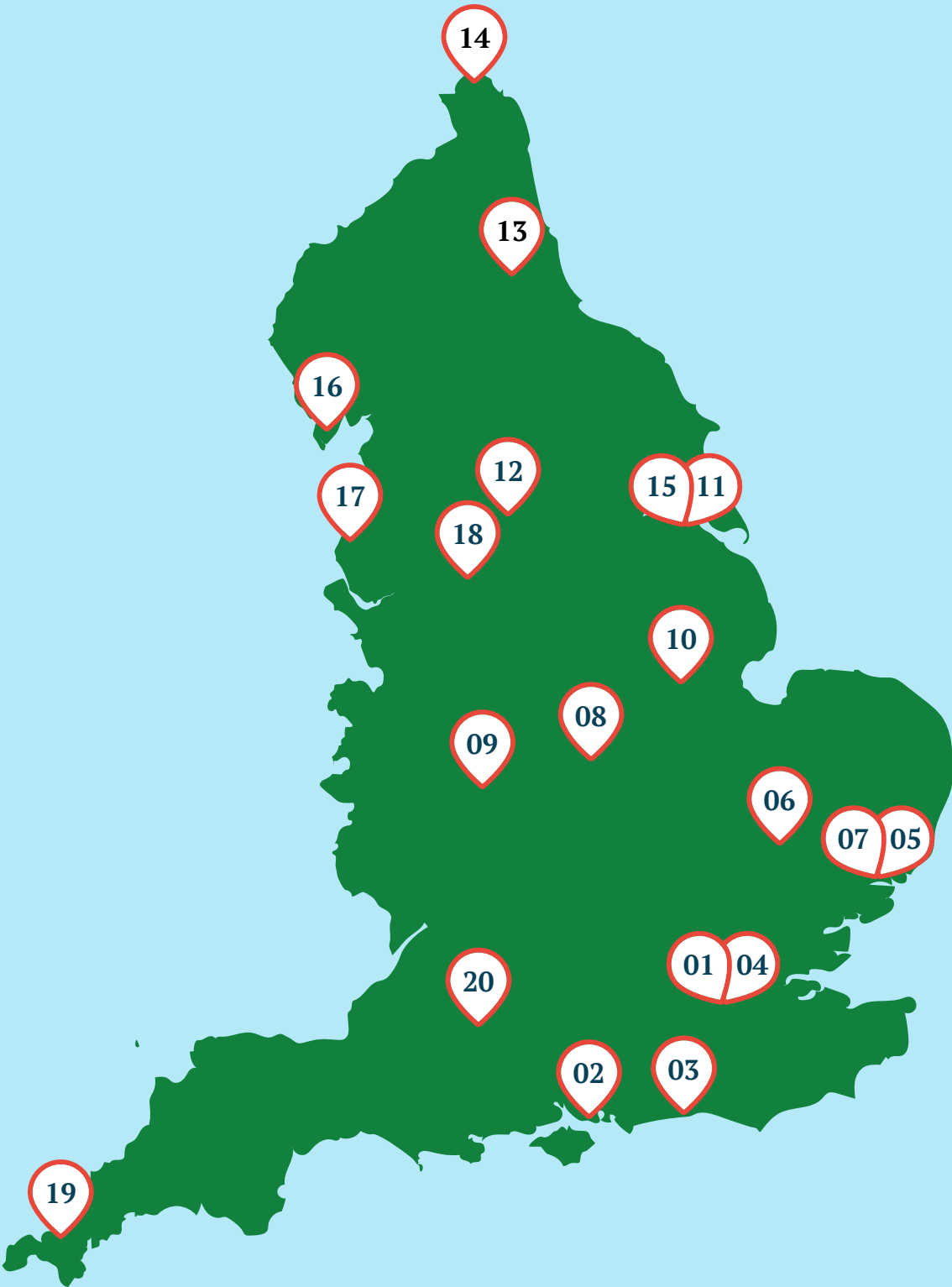


- 06. Rutland Arms Hotel, Newmarket
- 07. Star Lane, Ipswich
- 08. Hunter Lodge and Wycliffe Hall, Leicester

- 09. Smethwick Enterprise Centre, Smethwick
- 10. The Bass Maltings, Sleaford
- 11. Former Trinity House Buoy Shed, Hull
- 12. Legrams Mill, Bradford
- 13. Former Stanley Council Chambers, Co Durham
- 14. Two Love Lane and 64 West Street, Berwick-upon-Tweed
- 15. Victoria & Albert Chambers, Hull
- 16. The Abbey Tavern, Barrow-in-Furness



- 17. 269 Lord Street, Southport
- 18. Oakwood Mill, Millbrook, Stalybridge
- 19. Northlights Building and V Building, Tuckingmill, Cornwall
- 20. Wadworth Brewery, Devizes, Wiltshire



Cormont Road School

01

Lambeth, London

Significance

The picturesque grandeur of this Victorian school belies a century of public service. Commissioned by the London School Board from designs by its talented architect Thomas Jerram Bailey, it opened in 1898 to serve families of the surrounding Minet and Lambeth Wick estates.



This near-contemporary townscape of terraces and villas – together with church, library and community hall – is protected by the Minet Conservation Area, named after the Huguenot family who released the land for development.

Bailey took advantage of a verdant setting on the edge of Myatt's Fields Park, which was named for a celebrated local strawberry and rhubarb market-gardener and is now a Grade II listed landscape. The former school's red-brick, free Renaissance style has a romantic roofline, with its gables and turrets glimpsed through trees alongside the park's Grade II listed bandstand.

The former school has borne many names and associations. During the First World War, along with the art nouveau-inspired St Gabriel's teacher training college next door (1900, also Grade II listed), it housed a military hospital. The writer and pacifist Vera Brittain nursed soldiers from the Front here – including her younger brother – and recorded her experiences in the “creeper-covered” buildings in her great memoir *Testament of Youth*.

As Kennington Boys' School, and, later, Charles Edward Brooke School for girls, the building served generations of local children, and was home also to special provision for refugees and asylum seekers in the borough. It fell out of use in 2019 and has since stood vacant, even after the neighbouring St Gabriel's had been converted into sought-after homes in the late 1990s.



Address

Former Kennington Boys' School
Cormont Road, London SE5 9RE



Designations

Listed Grade II
Conservation Area



Ownership information

London Borough of Lambeth

The Opportunity

The London Borough of Lambeth has the freehold of the former school and expects to offer a 999-year leasehold to a development partner.

The building stands on a site accessed from Cormont Road within the Minet Conservation Area, overlooking the Grade II listed Myatt's Fields Park.

Vacant since 2019, the building fabric has been deteriorating and, with the roof in poor condition, it is no longer weathertight. The Council has recently undertaken works to make the ground floor safe for access.

Following a public consultation with positive local engagement, and a wider community campaign, the Council has received the Department for Education's permission for change of use and for the site to be sold. It is not subject to a site allocation in the adopted or emerging Local Plans.

The Council has explored a housing-led scheme, without seeking planning consents; it also remains open to mixed uses and opportunities to increase access to and across the site, to maximise the building's value to the community.



Relevant Planning History

There have been no recent Planning or Listed Building Consent applications or approvals for the site.



The Site



Site and floor area data
0.59 hectares



Historic England contact:
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London and South East Region
alfie.stroud@historicengland.org.uk

Owner contact:
Mohammed Lais, Strategic Assets Team
London Borough of Lambeth
mabul@lambeth.gov.uk

Jonathan Bernstein, Partner and Head of
Public Sector Development, Rapleys
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Heritage Investment
Opportunity Site



Conservation Area



Grade II Listed Building



Registered Park and Garden

Fort Blockhouse

Gosport



Significance

This extraordinary site has, for centuries, been at the forefront of Britain’s military and naval history, as part of a set of fortifications encircling Gosport and Portsmouth Harbours.

02



Address

Fort Blockhouse
Haslar Road
Gosport
PO12 2AB



Designations

Scheduled Monument
Nine Grade II Listed Buildings
or Structures
Conservation Area



Ownership information

Ministry of Defence
and The Crown Estate



Forming the western arm of the harbour entrance and surrounded on three sides by water, Fort Blockhouse sits at the heart of the historic Haslar Peninsula. This lies adjacent to the popular Haslar Marina and the Royal Navy Submarine Museum, with expansive views across the Solent, Gosport and Portsmouth.

Fort Blockhouse developed over five centuries, from its original construction in 1431 through multiple later phases, linked to the story of the British Navy. Substantial 19th-century defences added include the Sea Battery, with its 13 covered casemates, the Terreplein, and the North Bastion with upper and lower batteries. The site was used by the Royal Engineers in the late 19th century and,

from 1884, as the School of Submarine Miners. From 1903, it was a submarine boat station. During the First World War, the base was the Royal Navy’s principal submarine depot and a memorial chapel was erected in 1917. Numerous interwar buildings were constructed, including Vulcan Block and a new gatehouse in 1933. The Second World War saw the fort play a role in the D-Day Landings.

The scheduled monument and the majority of the listed buildings are located toward the ‘toe’ of the peninsula. In total, there are nine listed buildings or structures, illustrating the unique character and historic development of this important site.



The Opportunity

This site has huge potential as a major destination for heritage, tourism and leisure uses, with employment opportunities and scope for residential development.

The masterplan indicates three zones: residential, employment, and leisure and commercial opportunities.

The site contains features which would be attractive to the marine sector in particular, including deep channel access, a sheltered water basin mooring opportunity, and convenient access to the Portsmouth estuary, the Solent, and other marine businesses.



Relevant Planning History

The Ministry of Defence is currently working with Gosport Borough Council to promote the site within the emerging Local Plan (2029-2040) and secure an allocation for Fort Blockhouse as a mixed-use site with an emphasis on the marine sector. The adopted Gosport Borough Local Plan (2011-2029) identifies the Haslar Peninsula as Regeneration Area 3 (Policy LP6).

A masterplan was commissioned by the Defence Infrastructure Organisation in 2026 to inform the preparation of the Local Plan and to examine the future development potential of the site.

The Site



Site and floor area data
14 hectares



Historic England contact:
Alex Bellisario
Assistant Inspector of Ancient Monuments
London and South East Region
alex.bellisario@historicengland.org.uk

Owner contact:
jeremy.sawtell101@mod.gov.uk or
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- Heritage Investment Opportunity Site
- Conservation Area
- Scheduled Monument

- Grade II* Listed Building
- Grade II Listed Building
- Registered Park and Garden

Holy Trinity

West Sussex

03

Significance

The confident scale and architectural treatment of Holy Trinity Church, built from 1882 to 1888, make it a landmark building in the heart of Worthing. Designed by architect Henry Edward Coe, this church was central to Worthing's growth and rising popularity as a Victorian seaside resort.



The substantial aisled nave and chancel are built of red brick with stone dressings, as are the striking octagonal vestry to the east and tall landmark tower to the west.

The square tower rises to support a memorable eight-sided spire.

The lofty interior is of high-quality materials: encaustic tiles, marble steps, original pews, and fine stained glass.

There is an especially splendid Victorian reredos in pink alabaster. The rich ecclesiastical features both inside and out bring great character.

There have also been some unsympathetic alterations. The interior volume has been divided with a suspended ceiling inserted in the 1970s, and a glazed screen was added at the west end of the nave in the 1980s.



Address
Holy Trinity Church
Gratwicke Road
Worthing
West Sussex BN11 4BH



Designations
Listed Grade II



Ownership information
The Chichester Diocesan Fund
and Board of Finance



The Opportunity

The building is currently on the market.

Residential conversion is a likely viable re-use of this large building and, if treated with care and sensitivity, a characterful, bespoke and high-quality scheme could be delivered here.

An attached, modern church hall has been sold separately and is not part of the site.



Relevant Planning History

The building was deconsecrated and closed in 2018 under the provisions of the Mission and Pastoral Measure 2011.

In 2023, Worthing Borough Council gave pre-application advice on two potential schemes: conversion to 13 flats, and alternatively to provide 30 House-In-Multiple-Occupation rooms. While supportive of the principle of residential use, the local planning authority considered both proposals to represent unjustified levels of harm to the heritage significance of the building.

Further engagement by a developer or owner with Worthing Borough Council and Historic England would identify what may be justifiable in terms of a residential conversion.



The Site



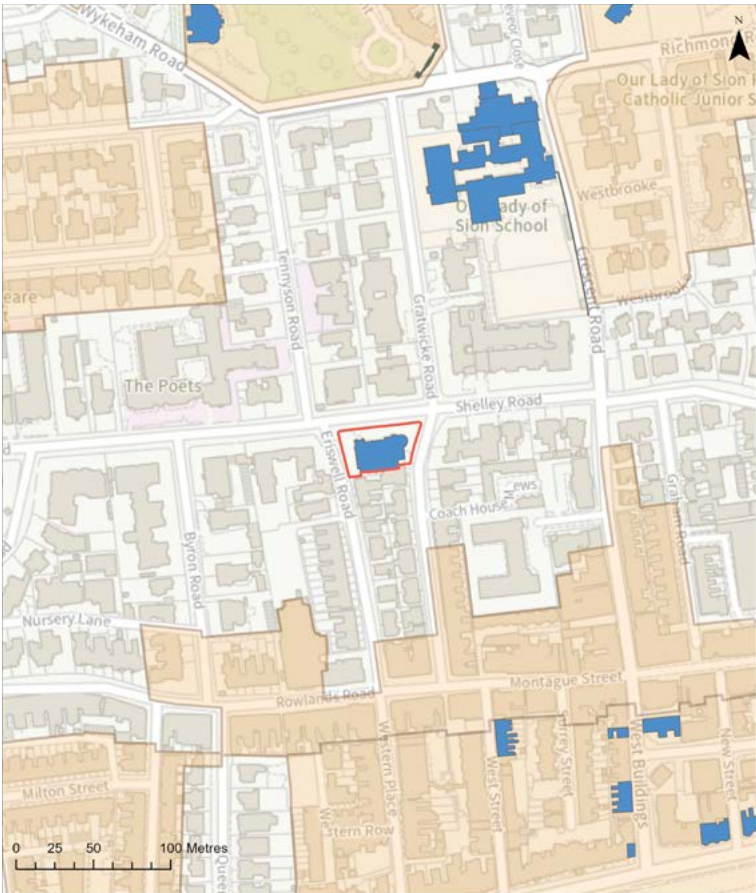
Site and floor area data
GIA: about 495 sqm
Additional green space to the north and east, and an area of asphalt to the west, providing off-road parking



Historic England contact:
Alma Howell
Inspector of Historic Buildings and Areas
London and South East Region
alma.howell@historicengland.org.uk

Owner contact:
Spratt and Son (Estate Agents for the sale)
01903 234 343, info@sprattandson.co.uk

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Heritage Investment Opportunity Site



Conservation Area



Grade II* Listed Building



Grade II Listed Building

Old Swimming Baths

Lewisham, London

04



Significance

Known affectionately as the Ladywell Playtower, these public baths were built in 1884. The red-brick building is thought to be one of the earliest public swimming pools in the country and operated from 25 April 1885 until its closure in 1965.



Built in a muscular High-Gothic style to the competition-winning designs of Wilson & Son and Thomas Alderwinkle, the original bath house consisted of two large swimming pools for first- and second-class customers, as well as slipper baths (the latter were covered tubs for people who did not have baths at home). Further facilities included a laundry and accommodation for a caretaker on the first floor. One of the most significant aspects of the design was that the first-class pool could be boarded over during the winter months and used for social and sporting events. Unfortunately, the conical roof of the distinctive tower only survived until about 1908.

When a new swimming pool was built nearby, the building was retained as a

community space and became known as the 'Ladywell Playtower'. It hosted the Ladywell Gymnastics Club and a Play Leadership and Equipment Loan Scheme until 2004. In 2006, the building was listed at Grade II, but suffered a fire, which destroyed the hall of the former second-class pool, located to the rear of the site on the south.



Address

Old Swimming Baths
Ladywell Road
London SE13 7UW



Designations

Listed Grade II
Conservation Area



Ownership information

London Borough of Lewisham

The Opportunity

The owner, Lewisham Council, is looking for a partner to co-develop this historic site.

The Old Swimming Baths is situated within the St Mary's Conservation Area. The site is located within a predominately residential area and bounded by St Mary's Centre, the former Coroner's Court (council owned), St Mary-the-Virgin Church and the University Hospital Lewisham as well as Ladywell Fields, which forms a green corridor towards Catford.

The Old Swimming Baths is of national significance, and there has been extensive consultation over a considerable period with residents about its future repair and reuse. A range of options could be considered acceptable – including residential development – if key elements of the building, like the first-class pool hall and its frontage to Ladywell Road, are preserved.



Relevant Planning History

In March 2022, a planning application was submitted for the repair, restoration and change of use of the listed building to a multi-screen cinema (sui generis) together with the construction of 33 dwellings, together with the provision of bin storage, car and cycle parking, associated landscaping, boundary enclosures and plant room. The application was refused after the developer-partner withdrew due to concerns about viability.

Prior to this, in September 2012, there was a proposal for change of use for part of the first floor and part of the west wing to provide a temporary one-bedroom flat for a warden to live on site to provide site security, which was granted permission.

The Old Swimming Baths is identified within the adopted St Mary's Conservation Area Supplementary Planning Document, which forms part of the vision to preserve and regenerate areas of local character in Lewisham.

The Site



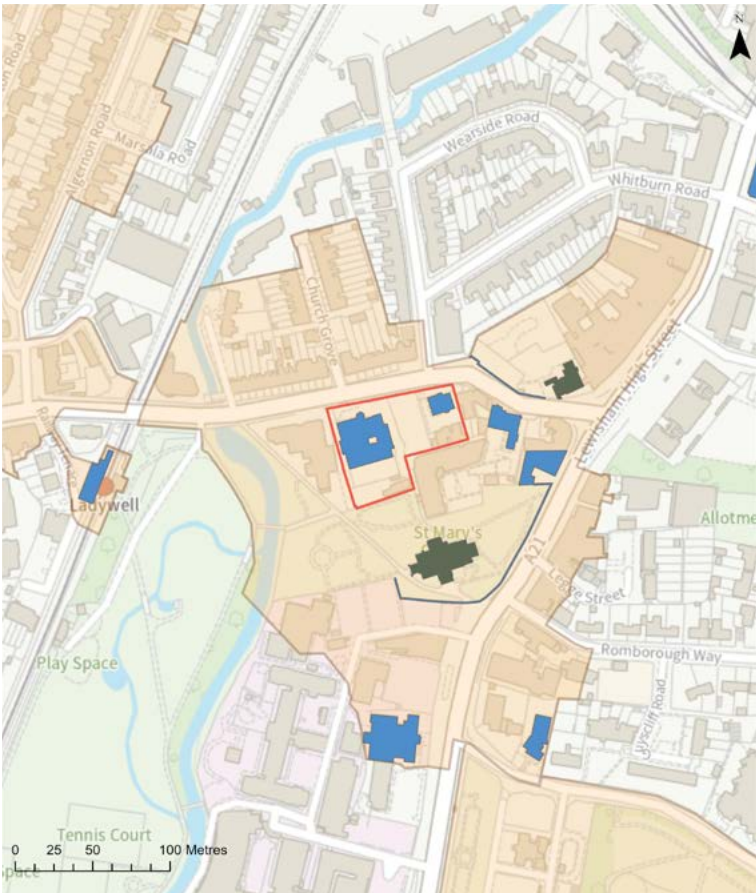
Site and floor area data
Site: 0.33 hectares
Building: about 2,125 sqm



Historic England contact:
Lisa Rigg
Heritage at Risk Project Officer
London and South East Region
lisa.rigg@historicengland.org.uk

Owner contact:
Gavin Plaskitt, Capital Programme Delivery
Lewisham Council
gavin.plaskitt@lewisham.gov.uk

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Heritage Investment Opportunity Site



Conservation Area



Grade II* Listed Building



Grade II Listed Building

Cliff Brewery

Ipswich

05

Significance

Situated in a key position to the south of the town centre with frontage to the River Orwell and overlooking the Port of Ipswich, this historic brewery site traces its roots to 1723. The site includes Cliff Cottage, a timber-framed and plastered house, probably of 16th or 17th-century origins and re-fronted in the 19th century.



Facing Cliff Cottage is Cliff House (also known as the Brewery Tap Public House), another timber-framed building believed to have Georgian origins.

Towering high above Cliff House, and attached to its south, is the Tolly Cobbold Brewery, a striking industrial structure dating from 1896. Designed by pioneering architect William Bradford, the Victorian tower brewery replaced an earlier conglomeration of brewery buildings. Attached to the south of the Tolly Cobbold Brewery is a 20th-century extension, now derelict. One further range of modern, industrial buildings can be found along the rearmost (south) boundary of the site. These modern structures are excluded from the listing.



Address
Cliff Brewery
Cliff Road
Ipswich, Suffolk
IP3 0AZ



Designations
Listed Grade II



Ownership information
Khan Properties Management Ltd

The site was in continuous use until brewing ceased in 2002; it has been vacant and deteriorating since. In February 2020, a major fire affected the upper floors of the site, further damaging the derelict structure.

The Opportunity

The owner seeks to develop the site, ideally with a development partner; the owner is also willing to consider selling the site.

The site is allocated for residential-led redevelopment in the adopted Ipswich Local Plan (Policy SP42, IP042).

This site offers the opportunity for high-quality regeneration connecting Ipswich town centre to the waterfront. The site's proximity to the waterfront and its relationship with Holywells Park Conservation Area create scope for high-quality public realm, improved connectivity and enhanced legibility of the historic brewery complex within its wider setting. Overall, the opportunity lies in achieving a scheme that delivers regeneration, housing and community benefits,



while conserving and revealing the architectural and historic significance of one of Ipswich's most distinctive industrial heritage sites.



Relevant Planning History

There is a Planning and Listed Building Consent application currently under consideration by the local authority for the erection of an eight-storey building for 80 x Class C2 assisted living/extra care units with associated facilities and car park, alongside the alteration and conversion of the brewery to 35 x Class C2 assisted living/extra care units, 3 x Class C3 flats and a museum.

Alongside this, alteration and refurbishment of the Brewery Tap pub/

restaurant (Class E(b)) is proposed including alteration and conversion to provide 3 x Class C3 flats, part demolishing of front bays and incorporating a single-storey side extension and a second-floor rear extension.

Alteration and conversion of Cliff Quay cottage is proposed to 7 x Class C3 units incorporating a two-storey rear extension, with associated facilities and car park.

The Site



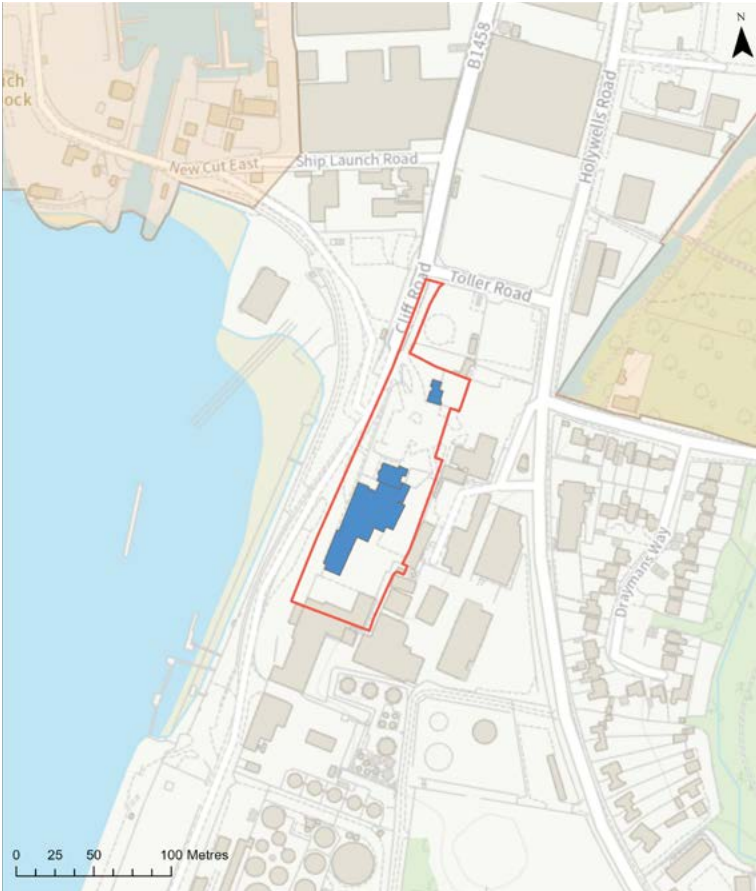
Site and floor area data
Site area: 7,935 sqm
Brewery Cottage: 220 sqm
Brewery Tap Public House: 675 sqm
Tolly Cobbold Brewery: 2,800 sqm



Historic England contact:
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Stakeholder Engagement Adviser
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078753 66630

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Heritage Investment Opportunity Site

Conservation Area

Grade II Listed Building

Rutland Arms Hotel

06

Newmarket

Significance

At the heart of Newmarket, and central to its long and rich history, stands the Rutland Arms Hotel. It is a late 17th- or early 18th-century inn with later alterations, formed of four ranges around an irregular courtyard. It is faced in red brick with hipped pantile roofs.



Address
Rutland Arms Hotel
33 High Street
Newmarket, Suffolk
CB8 8NB



Designations
Listed Grade II



Ownership information
Review Hotels Ltd

The two principal façades each have grand central porticoes over the principal entrance and the historic carriage arch.

This prestige building was known as the Ram Inn until the 20th century when it was renamed the Rutland Arms after the Duke of Rutland, whose coat of arms is in plaster in one of the pediments.

The Opportunity

The Rutland Arms is currently on the market.

Historically, the building has been in hotel use, but could be suitable for residential conversion or other commercial uses, subject to planning. The interior has reportedly been fully stripped back to allow a new owner to commence refurbishment and fit out works.

There is also an additional adjacent land parcel on Palace Street, totalling 0.27 acres, which has not been developed but which could be suitable for a new building.



Relevant Planning History

There is an extant Planning Permission for the creation of a 72-bed boutique hotel (Reference DC/19/0079/FUL).



The Site



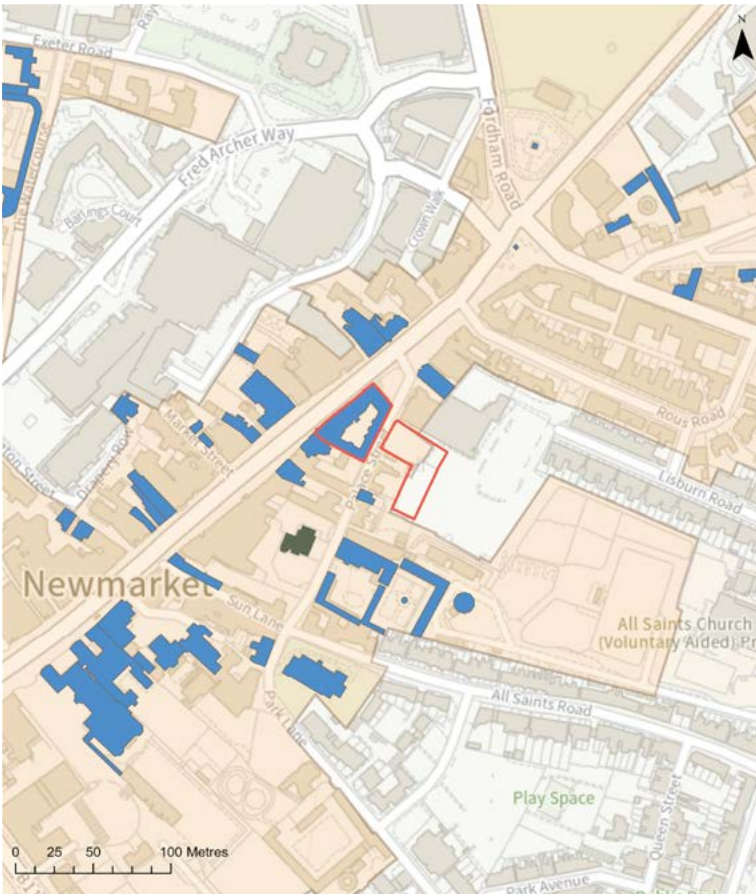
Site and floor area data
GIA: 2,156 sqm
Additional adjacent land:
0.11 hectares



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- Heritage Investment Opportunity Site
- Conservation Area
- Grade II* Listed Building
- Grade II Listed Building

Star Lane

Ipswich

07

Significance

Located between the River Orwell waterfront and the centre of the town, this site stands on the Anglo-Saxon and medieval river frontage, meaning it is rich in history and archaeology.



Address
Star Lane
Car Park
Ipswich
Suffolk
IP4 1B7



Designations
Warehouse to the Rear of 54-58
Fore Street Listed Grade II

Walls Enclosing Jews’
Burial Ground Listed Grade II



Ownership information
Privately owned



In the 19th century, it was partly occupied by malthouses, but these were cleared in the 20th century when a new route for Star Lane was created.

The site’s eastern boundary is formed by the rear of buildings to Fore Street, an historic street with several listed buildings.

Included in the site is a Grade II listed timber-framed warehouse to the rear of numbers 54-58 Fore Street, dating from the 16th century. A large unlisted mid-20th century commercial building on the southern (Key Street/Salthouse Street) side is also included. At the centre of the site, but excluded from the development opportunity, is a small listed walled enclosure containing the rare and historic Jews’ Burial Ground. Established in around 1796, it closed in 1855 and contains around 36 tombstones.





The Opportunity

The owner seeks to sell the site.

The site is allocated for mixed residential and employment uses in the Ipswich local plan (Policy SP43). An indicative capacity is 50 dwellings at high density on around 80% of the site. The secondary use would be for employment in Use Classes E(g)(i) offices and E(g)(ii) research and development, with an indicative capacity of 1,000 sqm of floorspace.

The site is partly within Ipswich Central Conservation Area. The significant archaeology of the site would need to be taken into consideration in any future proposals.

Both the listed historic warehouse and the modern industrial buildings on site have scope for adaptation to new uses.



Relevant Planning History

Part of the site is in use as a short stay car park, a use which was renewed by planning permission granted in 2014 and extended by subsequent permissions.

The site is allocated for development in the Ipswich local plan (site reference IP043) with Policy SP43 relating to the site.

The Site



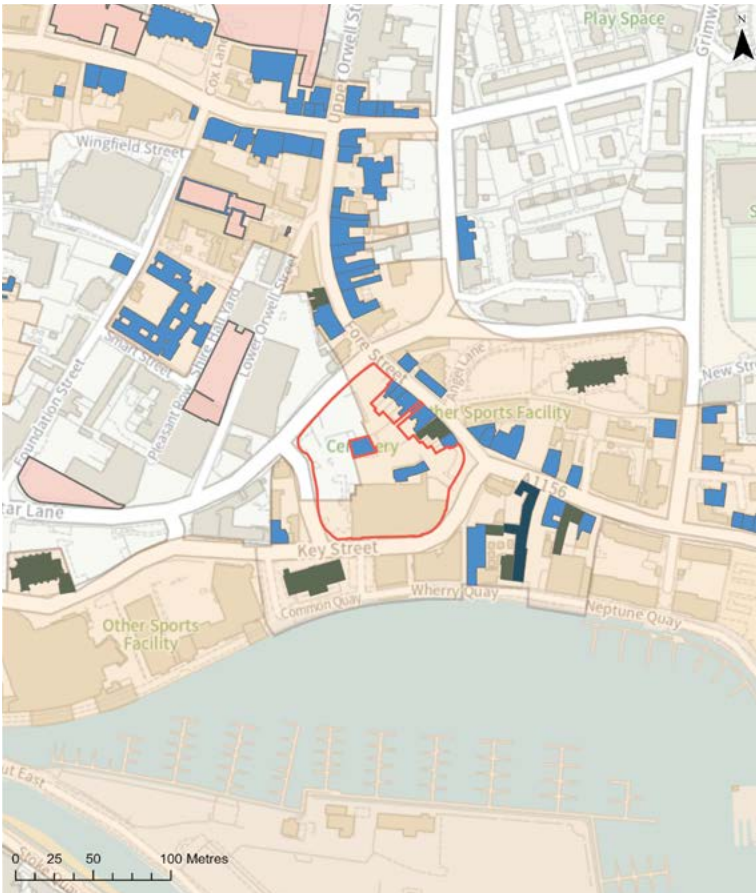
Site and floor area data
Site: about 0.7 hectares



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John Howard Property
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- Heritage Investment Opportunity Site
- Conservation Area
- Scheduled Monument

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Hunter Lodge and Wycliffe Hall

Leicester

08

Significance

Hunter Lodge and Wycliffe Hall are testament to the work of a remarkable charity, founded in the 19th century and still operating today.



Addresses
Hunter Lodge
138 Gwendolen Road
Leicester
LE5 5FF

Wycliffe Hall
(Sam Cooper Day Centre)
Gedding Road
Leicester
LE5 5FF



Designations
Listed Grade II



Ownership information
Privately owned



The Wycliffe Society for the Blind began in 1893 and was one of the first institutions dedicated to improving the lives of blind people by building housing and workshops to support training and employment. Later, the Society spearheaded the idea of a ‘City of the Blind’ in the North Evington area of Leicester, inspired by Edwin Crew’s 1912 book of the same name.

Architect and philanthropist Arthur Wakerley was a key figure in the campaign. He donated land, prepared architectural designs for and funded the construction of both Hunter Lodge and Wycliffe Hall. Wakerley was a Fellow of the Royal

Institute of British Architects and a Mayor of Leicester. He is responsible for other listed buildings, including the iconic ‘Turkey Cafe’ in Leicester city centre and Leicester Hebrew Congregation, which was recently renovated through a successful National Lottery-supported project.

Hunter Lodge, completed in 1897, is in a simplified Queen Anne style with Dutch gables and red brick elevations. It was originally a row of houses for blind people. Wycliffe Hall, a community centre of 1906 with additions of 1930-31, is Arts and Crafts and Neo-Georgian in style. In more recent years, the buildings have formed a hostel for homeless people.



The Opportunity

The current owner seeks investors to support developing the site, whether that be working with an investor or an outright buyer. The City Council would be keen to work with partners and can offer some modest grant-funding. There is also potential to work with other funders, such as the National Lottery Heritage Fund, who have recently made Leicester a priority place.

The pair of adjacent buildings are in the same private ownership and have strong potential for residential conversion, particularly as they have been in residential use in the past. They have ancillary garden space around their curtilage. The buildings

are both on the Leicester Heritage at Risk Register, which partly reflects their vacancy but also the need for some works to restore the building.



Relevant Planning History

Hunter Lodge was originally built as houses. In 1968 there was a planning application for change of use to form a residential care home. It was latterly used as a hostel, but various types of residential use are likely to be suitable although Planning Permission and Listed Building Consent would be required. Wycliffe Hall was a community centre and has more recently been a hostel and daycare centre.

The Site

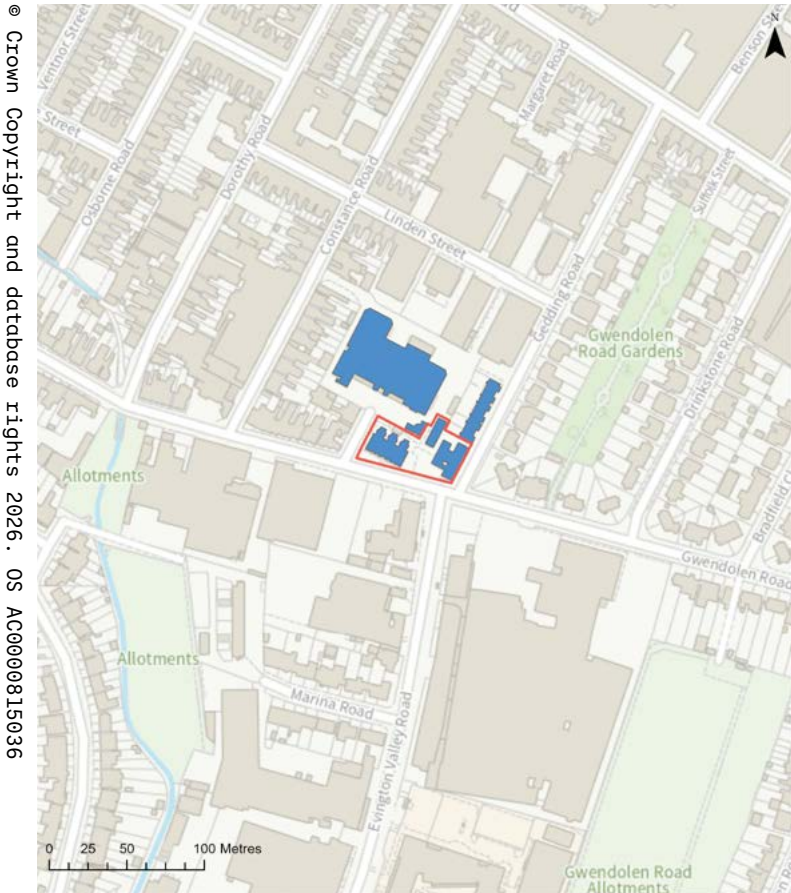


Site and floor area data
GIA: around 1,834 sqm



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Heritage Investment
Opportunity Site



Grade II Listed Building

Smethwick Enterprise Centre

09

Smethwick



Significance

The history of Rolfe Street is closely tied to the construction of the Birmingham Old Main Line canal in the Georgian period. Rolfe Street was the summit of the canal but, when it opened in 1769, the waterway quickly became congested and shallow, suffering from a lack of water.



To alleviate this, the Smethwick Engine and associated Engine Arm was introduced, but this was an insufficient remedy, leading to the construction of the low-level, arrow-straight New Main Line by Thomas Telford from 1829. Subsequently, the Engine Aqueduct was built to carry the Engine Arm over the New Main Line.

These canals and the aqueduct, together with the later railway, form one of the UK's most important historical records of the rapid technological development in transport infrastructure, spurred by the Industrial Revolution in the Black Country.

The cutting of the New Main Line galvanised development of the area, which rapidly industrialised. This included the construction of the Crown Forge on what is now this site. Residential development followed to the south: the New Village served workers in industry and included Holy Trinity Church. Rolfe Street became the centre of Smethwick,

with shops, a theatre and the public baths. Construction of the railway led to the decline of Rolfe Street as a high street in favour of Smethwick High Street, as well as a reduction in heavy industry on the canalside. From the late 19th century, industrial sites were sold to the municipal authority including the former Crown Forge (which became a yard for the Smethwick Corporation in the 1890s), the Fire Station in 1910, and Rolfe House, built for housing firemen, in 1933.



Address
Smethwick Enterprise Centre
Rolfe Street
Smethwick, West Midlands
B66 2AL



Designations
Boundary Wall Listed at Grade II
Conservation Area



Ownership information
Sandwell Metropolitan
Borough Council

The Opportunity

The owner, Sandwell Metropolitan Borough Council, is promoting the site as an opportunity for developers to bring forward a high-quality scheme which revitalises the nearby historic assets and delivers new housing as a joint venture with the Council.

The Smethwick-Birmingham corridor is widely regarded as the ‘biggest brownfield site in Europe’. A masterplan for the Smethwick Enterprise Centre site was created in 2024 and it forms part of the £23.5m Smethwick Town Deal. The site received funding in 2025 from the Ministry of Housing, Communities and Local Government Towns Funds for demolition and remediation of the site in readiness for development.



Relevant Planning History

In October 2025, consent was granted for a scheme which proposed demolition of Smethwick Enterprise Centre blocks 100, 200, 500, 600, 700, 800, 900 and 67/68 Rolfe Street rear extensions and retention of 67/68 Rolfe Street, Enterprise Centre blocks 300 and 400, the front façade on blocks 100, 600 and 900, and the fire station training tower (Reference DC/25/71083).

In October 2023, an application for demolition of all the buildings comprising of the former Smethwick Enterprise Centre, including blocks 100, 200, 300, 400, 500, 600, 700, 800 and 900, 67 and 68 Rolfe Street, but excluding Rolfe House and remediation work, was withdrawn before it was determined (Reference DC/23/68704).

The site is within the Smethwick Summit (Galton Valley) Conservation Area. Three historic buildings on the site are to be retained: the façade fronting Rolfe Street; the former fire station training tower; and the Grade II listed Retaining Wall to the former Corporation Yard. The site also borders the Grade II* listed Engine Arm Aqueduct to the north-west, which is also a Scheduled Monument.

The site has been earmarked for housing development by Sandwell Metropolitan Borough Council since 2008. The plans include 118 homes, of a “high quality that celebrates the industrial heritage of the site with varying roof heights, footprints and placement of the buildings being carried through to the new design for a housing-led scheme”, according to the heritage statement.

As well as 118 homes, the masterplan includes potential space for small enterprises, a public square, green spaces surrounding the local canal network and connecting points between nearby Smethwick Rolfe Street train station, Smethwick town centre and the Midlands Metropolitan University Hospital. The site is 300m north-west of the railway station, which provides regular services to Wolverhampton, Walsall and Birmingham.

The Site



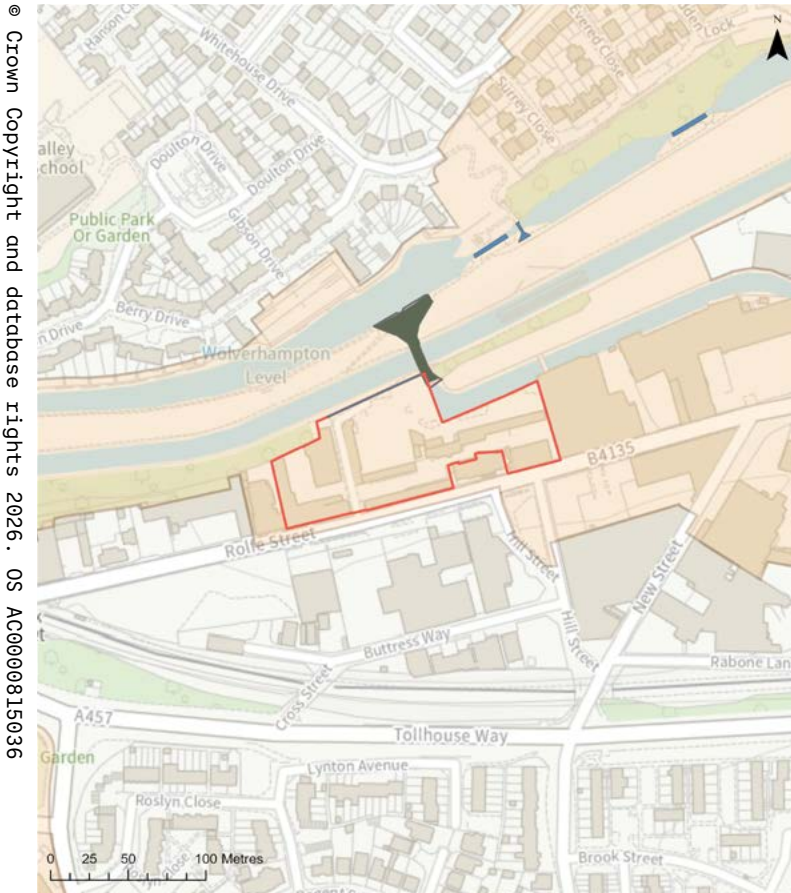
Site and floor area data
0.97 hectares

67/8 Rolfe Street: 271 sqm
Block 400: 322 sqm
Block 300: 643 sqm



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Heritage Investment Opportunity Site



Conservation Area



Scheduled Monument



Grade II* Listed Building



Grade II Listed Building

The Bass Maltings

Sleaford

10

Significance

The Bass Maltings complex in Sleaford is the largest group of floor maltings ever built in England. The site is unique in terms of scale, technological innovation, impact on the landscape, and exceptional build quality.



Completed in 1907, the complex was designed by the Bass chief engineer Herbert A. Couchman and spans nearly 1,000 feet in length. It comprises eight multi-story malthouses and a central water tower. The architectural historian Sir Nikolaus Pevsner famously noted that “for sheer impressiveness, little in English industrial architecture can equal the scale of this building”.

The complex represents the pinnacle of traditional floor malting development in the early 20th century. The sequence of stages in the malting process can still be clearly read in the fabric of the buildings today. Its construction was a strategic move by the influential Bass Brewery to centralize beer production near the source of high-quality Lincolnshire barley, a good source of water (a well was dug), and the railway network. This made for high efficiencies for a few decades before the maltings ceased production in 1959.



Address
The Bass Maltings
Sleaford
Lincolnshire
NG34 7JS



Designations
Listed Grade II* and Grade II



Ownership information
Avant Homes



Relevant Planning History

In 2009, Planning Permission was granted for change of use of Bass Maltings Complex and extensions/ alterations of buildings to provide a mixed-use development including 204 residential units, 5,800 sqm of healthcare and community facilities, 5,207 sqm of office floor space, 1,391 sqm of restaurant and retail floor space, associated car parking, and enabling development of 24 residential units. This included erection of a new building to create a two-level car park, provision of open space, a children’s play area and other works incidental to the proposed development (Reference 09/0006/FUL).

Listed Building Consent was also granted for internal and external alterations to the Grade II* listed Bass Malting’s buildings and partial demolition of fire damaged blocks 4, 6, & 7 (Reference 09/2294/LBC). The site has been identified as a Regeneration Opportunity Area in the Central Lincolnshire Local Plan.

There have been various other minor variations/minor applications of the site post-dating and pre-dating these consents.



The Opportunity

The owner is seeking to sell the site. Development opportunities for Sleaford’s Bass Maltings are for residential-led, mixed-use regeneration of the site. There is scope for apartments and houses in converted historic buildings, together with community and commercial spaces like shops, offices, and a health centre. A phased approach, developing the sites block-by-block, would be acceptable, given its scale. The historic Grade II* listed status would make

for unique building conversions, and development could also address Sleaford’s wider need for better amenities, transport links, and enhanced public spaces.

The development would align with the District Council’s Sleaford Masterplan to provide housing (4,000 new homes are planned) and supporting infrastructure, while respecting the town’s rural character. The site is critical to the regeneration of the town centre.

The Site



Site and floor area data
Total area is 53,244 sqm

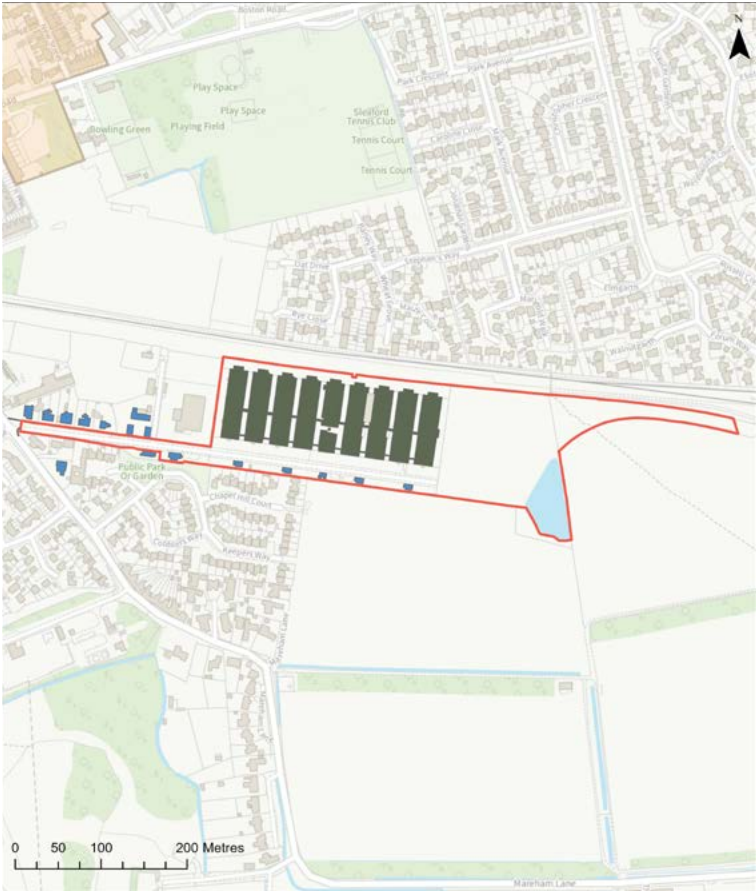
Blocks 1-4 and blocks 6-9 are 6,240 sqm each; block 5 is 3,324 sqm



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- Heritage Investment Opportunity Site
- Conservation Area

- Grade II* Listed Building
- Grade II Listed Building

Former Trinity House Buoy Shed

Hull

11

Significance

The building was designed and built for the storage and maintenance of the buoys and navigational aids used on the Humber Estuary. In use from the early 1900s, it is a rare example of this building type.



The Buoy Shed tells the story of the historical evolution of the East Bank and the growth of the city of Hull in the late 1800s, particularly of its fishing and shipping industries. The building's design incorporates high-quality detail and decorative features, and it forms part of the panoramic views across the River Hull from the Hull Old Town Conservation Area.

The Buoy Shed has been used latterly by Northern Divers, a marine engineering company.



Address
Former Trinity House Buoy Shed
Tower Street, Hull
HU9 1TY



Designations
Listed Grade II



Ownership information
Hull City Council



Relevant Planning History

Planning and Listed Building Consent was granted August 2025 for emergency works to stabilise the building and investigate the requirements for future stabilisation works (Reference 25/00011/LBC).

The property is located within a major, residential-led, mixed-use redevelopment, which will deliver up to 850 new homes, commercial space, public realm, active travel routes, and re-invigorate the expansion of the City Centre, to the east of the River Hull. The masterplan scheme, known as Hull East Bank Urban Village, is being delivered by Hull City Council through a 15-year development agreement with the English Cities Fund. A framework for regeneration for 2025 to 2045 is included within the Hull City Centre Vision (July 2025), within which East Bank Urban Village is a priority investment opportunity.

The Opportunity

The owner is willing to explore a range of different partnering arrangements or options for sale of the Buoy Shed that would complement the residential development of the wider site.

The large single-span double- and single-height spaces could support a variety of uses, including commercial, leisure and retail uses. The building's location on the riverside provides the opportunity to create a focal point for public activity within the wider masterplan, and to offer a space that will help to create a community in this large development of new homes.

The vision for Hull East Bank Urban Village is to create a vibrant and sustainable residential village on this former industrial area by delivering up to 850 high quality and energy-efficient homes and extensive public realm across the 2.91 hectare (7.2 acre) whole masterplan area.

A mix of housing types, alongside green spaces, commercial areas, and revitalised heritage assets such as the Buoy Shed is envisaged. The plans also include reinstating the riverside walkway adjacent to the Buoy Shed, improving connectivity with new walking and cycling routes through the site, and creating space for shops, cafés, and local businesses.

The masterplan is earmarked as a priority investment opportunity by the City Council and is backed by £10 million of Levelling Up Partnership funding.



The Site



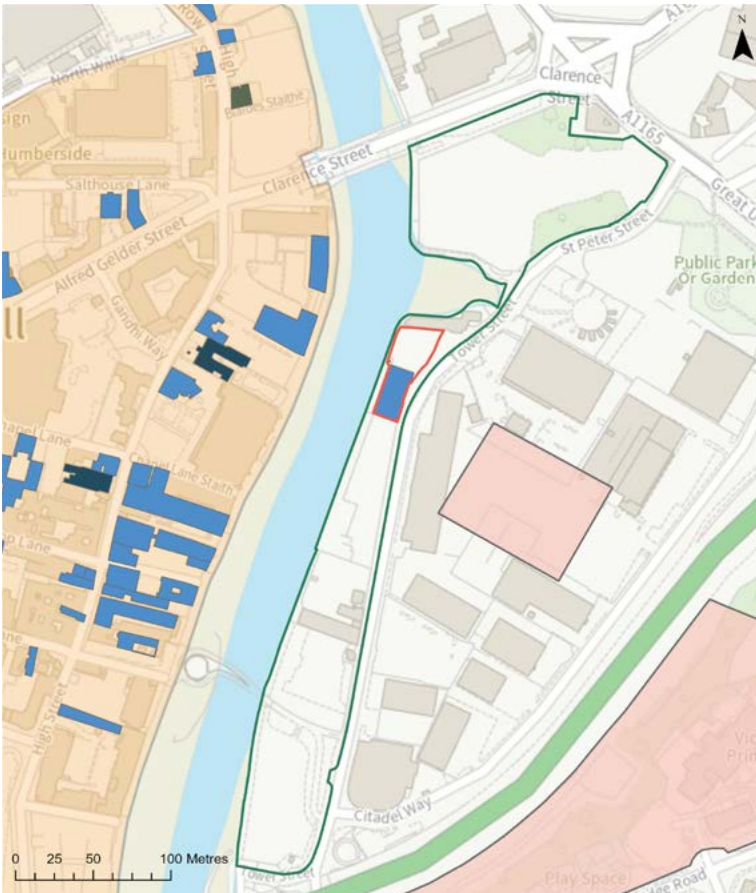
Site and floor area data
Masterplan area:
2.91 hectares
Buoy Shed: 502 sqm



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- Heritage Investment Opportunity Site
- East Bank Urban Village Development Area
- Conservation Area
- Scheduled Monument
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Legrams Mill

Bradford

12



Significance

The property is a Grade II listed substantial former textile mill which is part of a larger mill complex. The mills were built in 1873 to the architectural designs of Lockwood & Mawson, for George Hodgson, a loom manufacturer.



Address
SK Imports Ltd
Legrams Mill (New Mill)
Legrams Lane, Bradford
BD7 1NH



Designations
Listed Grade II



Ownership information
SK Imports Ltd and
Chestnut House Nursing Home Ltd

The buildings are faced in coursed stone with Welsh slate roofs. They benefit from restrained but dignified Italianate detailing, including arched windows at ground floor, bold corbelled eaves and attractive belvedere turrets crowning the stair towers.

The Opportunity

The completed scheme will create much needed housing for the area and has the potential to deliver 134 units: 68 student studios on ground and first floors and 66 residential apartments on upper floors.

The owner is seeking an investor to acquire the whole scheme once complete, or different investors to pursue the student and residential opportunities separately.

The property is less than half a mile from the University of Bradford campus and approximately one mile from the city centre. The area is undergoing change and wider investment, as reflected by recent successful conversion of the adjacent mill range into a wedding venue, restaurant and luxury student accommodation.



Relevant Planning History

In March 2025, two schemes were submitted to Bradford Metropolitan District Council for pre-application discussions. The proposals included conversion of the existing mill building to create approximately 90 apartments or 130 units of student accommodation (23 apartments or 33 student accommodation units per floor) and the construction of 6 Class E units. The proposals provide 106 car parking spaces (for units and flats together) including 11 EV car parking spaces, 7 spaces for motorbikes and short stay bicycle parking.

The site is located within the Legrams Lane Mixed-Use Area, as defined on the Replacement Unitary

Development Proposals Map, and described under site reference BW/UR7.7. The redevelopment of the area envisages a mix of uses existing side-by-side, as they do at present, but with a degree of flexibility in the range of development opportunities now considered appropriate, and which can contribute toward local regeneration. Such uses may include A1, B1, B2 or C3, the latter being dwelling houses. The northern part of the mill complex was successfully converted to provide student accommodation approximately 15 years ago, following the granting of Planning and Listed Building Consent in June 2009 (Reference 09/01548/FUL).

The Site

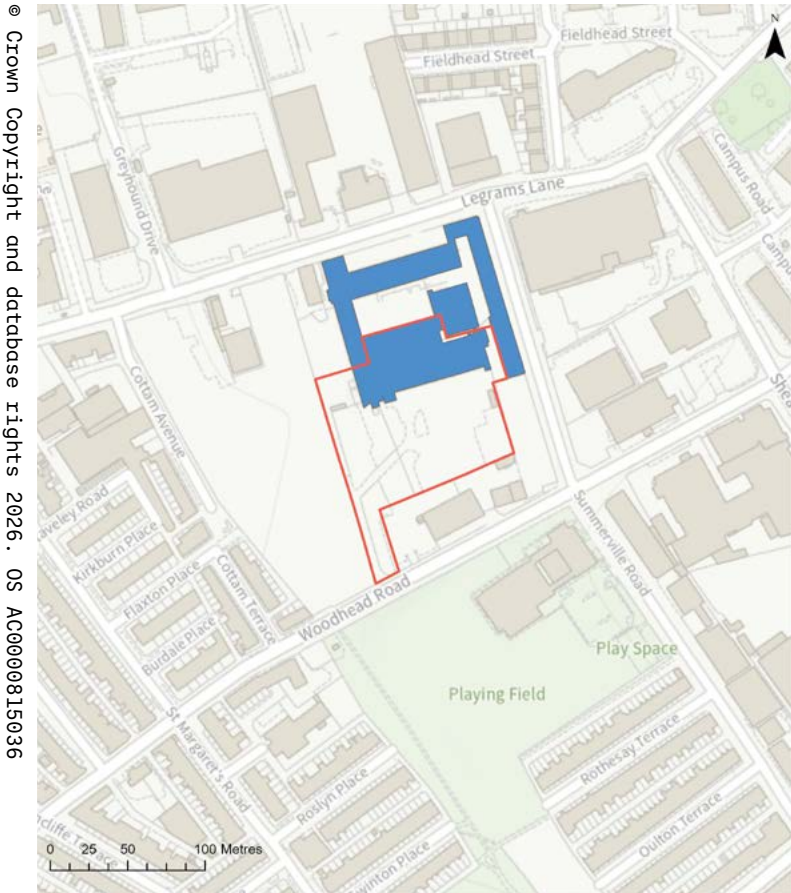


Site and floor area data
GIA: around 5,000 sqm



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Heritage Investment
Opportunity Site



Grade II Listed Building

Former Stanley Council Chambers

13

Co Durham

Significance

Stanley Council Chambers was built in 1911 for Stanley Urban District Council, to the designs of John Wilson of Sutton Coldfield, in an Edwardian Baroque style.



Address
Former Stanley Council Chambers
Front Street
Stanley, Co Durham
DH9 0SU



Designations
Listed Grade II



Ownership information
Durham County Council

The original internal plan form is largely retained across all floors and illustrates the hierarchy of functions inherent within an early-20th century town hall. These include the elegant staircase and hall, and an ornate council chamber. Despite some recent stripping of wall and ceiling plaster, much of the original decorative plaster scheme and joinery is retained throughout the two main floors.





The Opportunity

The owner is seeking to sell the property.

Supported by pre-application discussions and feasibility work, the property is considered suitable for a wide range of uses including residential, commercial, retail, leisure, community or mixed-use development (subject to planning). This Grade II listed Edwardian building offers approximately 917 sqm of internal space across four floors, with an off-street rear car park for around 15 spaces; it represents a significant adaptive reuse opportunity.

Stanley is benefitting from substantial regeneration activity, including £20 million of Pride in Place funding from Government and major investment by major housing provider Karbon Homes on the adjacent former Board School site. This is strengthening the location's appeal and reinforcing long-term confidence in the town centre.

The building is part of a community that has demonstrated strong involvement in shaping local priorities through the Stanley Strategic Place Plan, with heritage emerging as a key theme. With excellent access, strong local amenities and a supportive policy and investment context, the property offers an exceptional opportunity to contribute meaningfully to the ongoing regeneration of Stanley.



Relevant Planning History

This former council office building has been the subject of pre-application discussions and feasibility work, which indicate it is suitable for a range of potential uses, including residential, retail or commercial, food and beverage, or community-based functions.

The Site

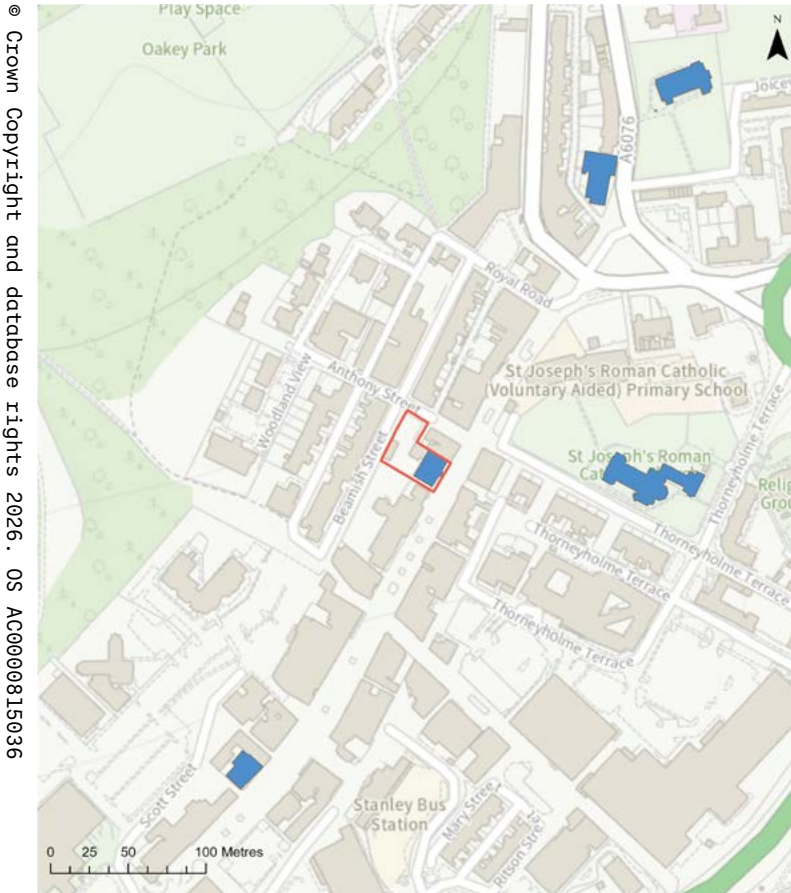


Site and floor area data
Site area: 1,027 sqm
GIA: about 917sqm



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Heritage Investment
Opportunity Site



Grade II Listed Building

2 Love Lane and 64 West Street

14

Berwick-upon-Tweed



Significance

Originally forming two distinct building groups – located at the junction of Bridge St, West St, Love Lane and Bridge End – the buildings are known locally as the Cowes Building, after the family that ran a business from here.

Part of the site’s significance is its prolonged evolution and the accumulation of layers of history, illustrating changing domestic and working practices.

Both were built in the third quarter of the 18th century as substantial houses and contain significant joinery and other features of the period. A number of earlier fragments survive, and more may be concealed, including archaeological deposits from as early as the 13th century.

One of the two building groups (64-66 Bridge Street and 51-57 West Street) is now restored and back in productive use. The still vacant house and adjoining property has an exceptional survival of layout, fixtures, fittings and finishes

ranging from the 1750s to the 1960s, embodying two-and-a-half centuries of Berwick’s commercial life, architectural preference and domestic culture. Later additions and improvements have left their mark, particularly to the commercial spaces on the ground floor.



Address
2 Love Lane and 64 West Street
Berwick-upon-Tweed
Northumberland
TD15 1AS



Designations
Listed Grade II,
Conservation Area



Ownership information
Arch (Commercial Enterprise) Ltd



The Opportunity

The owner is currently exploring all available options to secure the most appropriate and sustainable end use for the property and is open to discussing funding and partnership arrangements with interested parties.

The property presents a significant opportunity for a heritage-led regeneration project and offers strong potential for a high-quality mixed-use scheme incorporating residential, retail, office, exhibition, and potential holiday-let accommodation. Affordable or specialist housing uses could be suitable. Such an approach would activate key street frontages, diversify town centre uses, and enhance long-term operational viability

while safeguarding the architectural and historic value of the buildings and conservation area.

The project represents a great deliverable opportunity to drive positive regeneration in Berwick-upon-Tweed, highlighting how heritage assets can act as catalysts for revitalisation and economic renewal in historic towns.



Relevant Planning History

There have been no recent Planning or Listed Building Consent applications or approvals for the site.



The Site



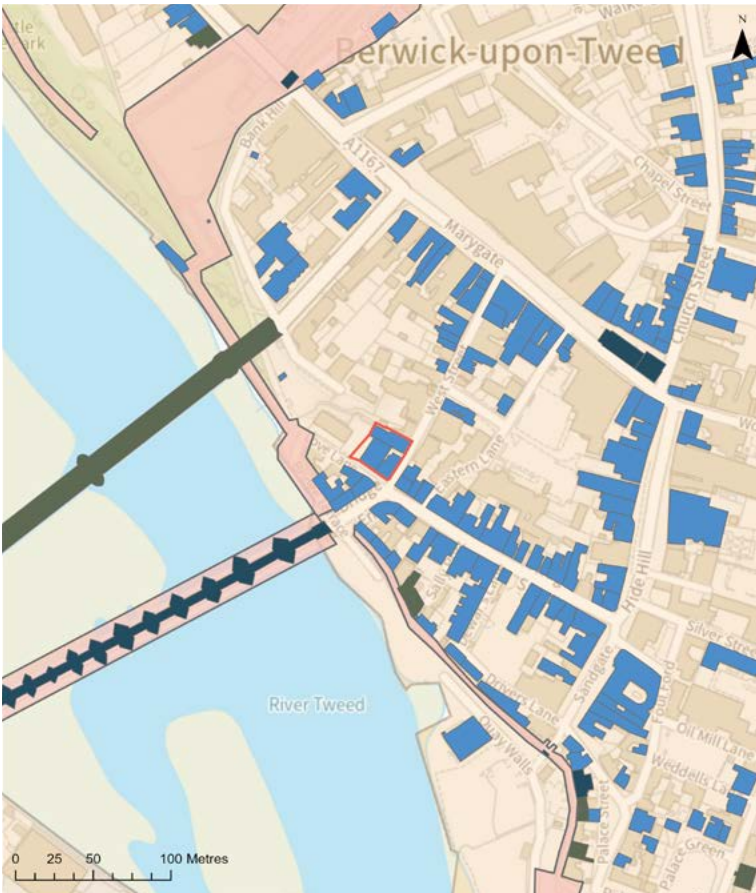
Site and floor area data
GIA: about 1,200 sqm



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Heritage Investment Opportunity Site



Conservation Area



Scheduled Monument



Grade I Listed Building



Grade II* Listed Building



Grade II Listed Building

Victoria & Albert Chambers

Hull

15

Significance

This is a pair of prominent and ornate Victorian buildings, located in Hull's Historic Old Town & Conservation Area, close to Princes Dock.



Designed in the Gothic Revival style by William Foale, Architect & Surveyor to Trinity House (and responsible for the design of many of the institution's most prestigious buildings), the Chambers were constructed in 1868 and 1874, with mid- and late-20th-century alterations and additions. Trinity House is a historic guild for mariners, founded in Hull in 1369.

In 1872, the Government introduced new regulations – 'Articles' – for the tuition and examination of adults, to certify them competent in roles of Master, Mate or Engineer on ships, including steam ships, then an advanced form of shipping. The Victoria & Albert buildings were designed to facilitate this training, as well as for the

use as Maritime Offices (referred to as Mercantile Offices), where local crews were assigned to roles on merchant ships using the docks in Hull. These uses continued into the 20th century.



Address
Former Department of
Transport Marine Offices
(Victoria & Albert Chambers)
Posterngate, Hull
HU1 2JN



Designations
Grade II Listed, Conservation Area



Ownership information
Hull Trinity House Charity

The Opportunity

The owner is offering the property on a long leasehold basis to a developer/ occupier who will complete the external refurbishment and internal works. Flexible lease arrangements and alternative partnership approaches may also be acceptable.

The buildings have stood empty for over 30 years and are presently undergoing a full external envelope refurbishment in line with Listed Building Consent, in preparation for future internal refurbishment and repurposing.

The internal height offers scope for many uses including offices, residential conversion, or leisure/licenced use including boutique hotel (subject to all statutory permissions).

The site is centrally positioned and ideally located for access to Hull’s Historic Old Town, Museums Quarter and Marina, along with many other visitor attractions. The buildings are also sited adjacent to a



public car park which is owned/managed by Hull Trinity House and could offer parking arrangements to complement the buildings’ use.



Relevant Planning History

The buildings have been vacant for over 30 years and are currently undergoing a comprehensive roofing project to safeguard the structure and support redevelopment. Planning and Listed Building Consent was granted for the works in 2025, with works ongoing and due for completion soon (Reference 25/00338/LBC and 25/00338/LBC).

Earlier applications from 2000 and 2003 for minor alterations and demolition of a link bridge have either lapsed or were only partially implemented (References 03/00049/FULL and 03/00050/LBC; and 00/00458/LA and 00/00459/PF).

The Site

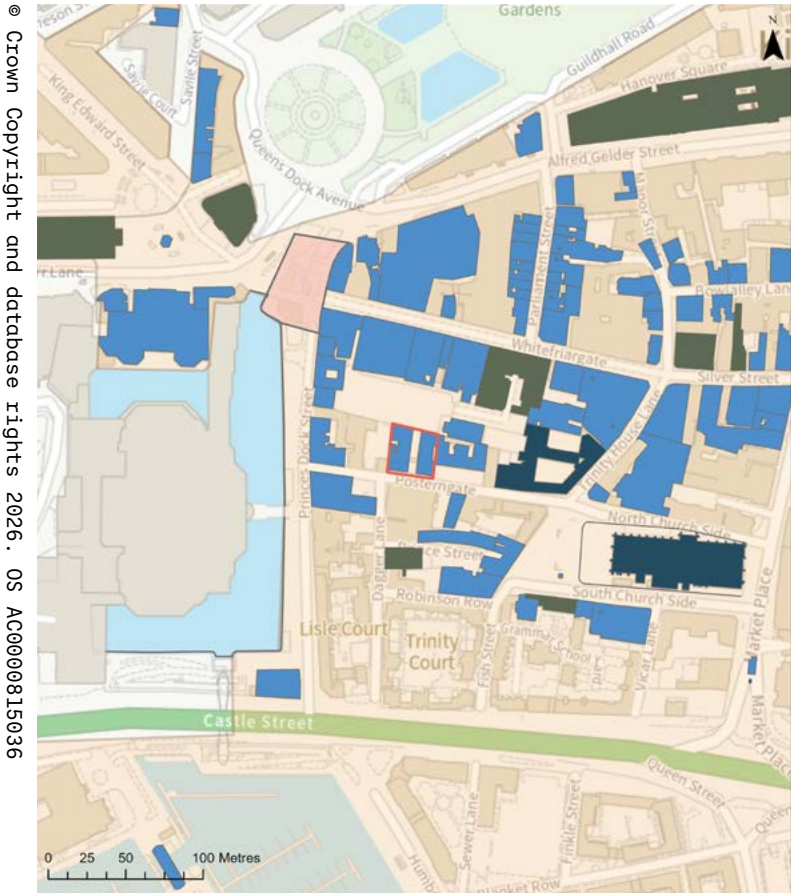


Site and floor area data
GIA: 1,084 sqm



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Owner contact:
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Heritage Investment Opportunity Site



Conservation Area



Scheduled Monument



Grade I Listed Building



Grade II* Listed Building



Grade II Listed Building

The Abbey Tavern

Barrow-in-Furness

16



Significance

The site originally contained domestic buildings which served first the medieval Furness Abbey and then Furness Manor House, built in the 17th century for Sir Thomas Preston.



In the 1850s the Manor House was purchased by the Furness Railway Company and largely rebuilt to provide a luxury railway hotel, the Furness Abbey Hotel. This was designed by well-known Lancaster-based architect Edward Paley. The building that is now the Abbey Tavern provided the booking office and refreshment hall, linking the station to the hotel.

During the Victorian era, the Furness Abbey Hotel accommodated visiting tourists to Barrow and the adjoining Abbey ruins. It was repurposed in WWII as an anti-aircraft control defending Barrow-in-Furness and the building was damaged in an air raid. Following closure of the railway station in 1950, the main building was largely demolished in 1951 and 1954.

The Abbey Tavern is the last remaining part of the Furness Abbey Hotel and was latterly used as a public house with accommodation, until its closure a decade ago.



Address
The Abbey Tavern
Furness Abbey
Abbey Approach
Barrow-in-Furness
LA13 0PJ



Designations
Listed Grade II
Scheduled Monument
Conservation Area



Ownership information
English Heritage Trust
(on behalf of the Historic Buildings and Monuments Commission for England)



The Opportunity

The owner is looking to attract an occupier/partner to take on the building through the granting of new long lease.

Its long history of hospitality use – from the days of the Abbey, and through its railway-related history – make the Abbey Tavern particularly suitable for reuse as a hospitality venue with lodgings. A sympathetic proposal for residential use could also be acceptable, subject to the necessary permissions.

The Abbey Tavern has a unique location within the grounds of Furness Abbey, which is listed Grade I as well as being a Scheduled Monument, on the outskirts

of Barrow-in-Furness. It is close to both the Lake District National Park and Morecambe Bay.

The building has been vacant for over a decade and requires full refurbishment. Access and parking arrangements will require agreement with the wider landowner and local planning authority.



Relevant Planning History

There have been no recent Planning or Listed Building Consent applications or approvals for the site.

The Site



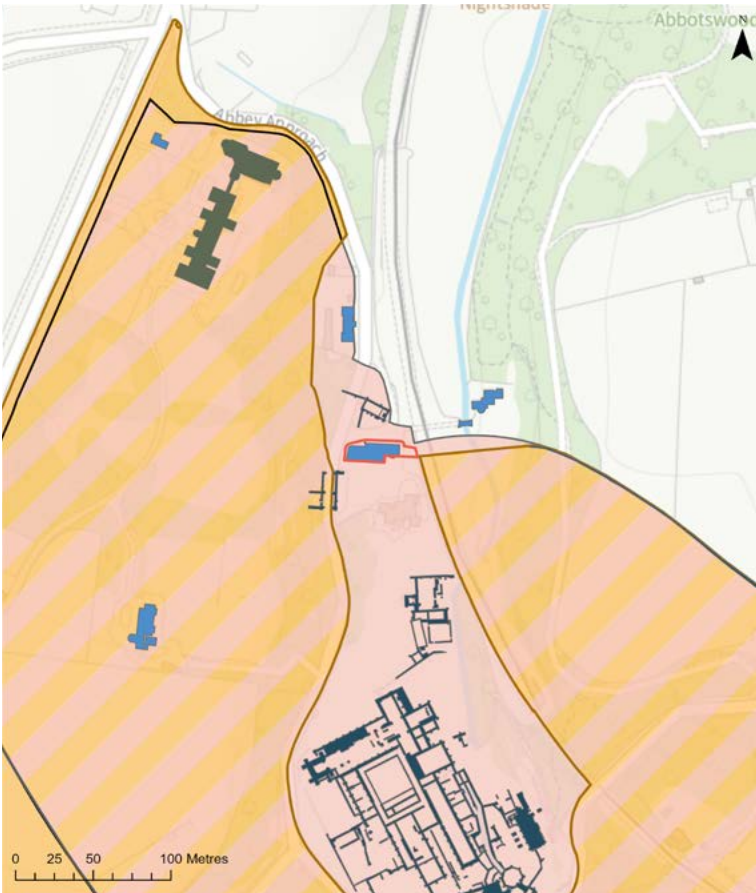
Site and floor area data
GIA: about 500 sqm



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Heritage Investment Opportunity Site



Conservation Area



Scheduled Monument



Grade I Listed Building



Grade II* Listed Building



Grade II Listed Building

269 Lord Street

Southport

17

Significance
The building is a magnificent four-storey sandstone-fronted former bank, dating from 1893, and designed in the French Renaissance style.



Number 269 is located on Lord Street, Southport's central boulevard, which is of national importance in being one of two major examples of this type of street layout in the Britain (the other being Princes Street in Edinburgh).

Lord Street is a vital component of Southport's distinctiveness, with a memorable sense of place due to the interplay of the buildings – which have cast-iron verandas – overlooking the spacious and leafy boulevard. The architecture of the street has the character of a prosperous civic and commercial centre of the turn of the 20th century.



The building's interior retains a wealth of original features, including timber glazed floor-to-ceiling mahogany panels, and panelled and glazed doors, which formed the original Bank Manager's offices.

-  **Address**
269, Lord Street
Southport PR8 1NY
-  **Designations**
Listed Grade II
Conservation Area
-  **Ownership information**
Privately owned

The Opportunity

The owner is currently looking to sell the property, although they may also be open to different partnership arrangements. The property is being marketed via Sefton Council’s Lord Street Living scheme and local estate agent Fitton Estates.

Lord Street Living is an innovative heritage housing regeneration project established by Sefton Council (with support from Historic England), which aims to match building owners with investors seeking development opportunities. This project complements other large-scale regeneration activities in the town to aid Southport’s economic recovery and is key to increasing the offer of high-quality housing within Southport town centre.

This imposing former bank building benefits from a prime location on Lord Street, addressing the town’s main public square, with views out over its grand art gallery, The Atkinson.



The property presents a rare opportunity for developers or owner-occupiers seeking a prime town-centre asset with planning certainty. This opportunity will appeal to residential developers seeking a consented town centre scheme, mixed-use specialists, or owner-occupiers wishing to trade from the ground floor while developing the upper floors.



Relevant Planning History

Planning and Listed Building Consent was granted in 2025 for conversion of the upper three floors to form nine residential flats (Class C3) and retention of the ground floor as Class E. The consent allows for internal and external alterations to the elevations, including refurbishment of windows, a new door access to the rear elevation, removal of external metal staircases and upper floor external doors to be replaced with windows (Reference DC/2025/00565 and DC/2025/00558).

The Site



Site and floor area data
GIA: about 1,100 sqm

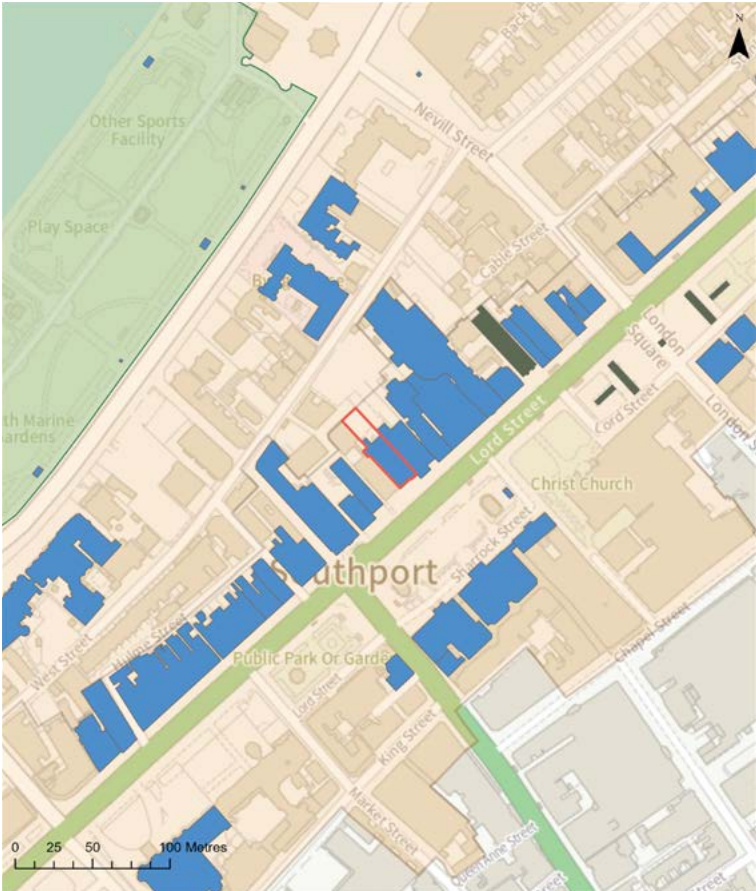


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Fitton Estates (agent)
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Heritage Investment
Opportunity Site



Conservation Area



Grade II* Listed Building



Grade II Listed Building



Registered Park and Garden

Oakwood Mill

18

Millbrook, Stalybridge

Significance

Oakwood Mill was constructed in 1856 as a warehouse, together with an adjacent engine shed/boiler house and chimney. The surviving structures are a prominent local landmark and are therefore significant in heritage terms, despite their poor condition.



The structures form the last remaining part of a substantial spinning mill that was erected in 1851 for the Staley Mill Company, which became the Millbrook Spinning Company. The original operation ceased in 1962, and the complex then passed over to the Dukinfield Bleaching Company. The main building was destroyed by a fire and demolished in the late 1990s.



Address
Oakwood Mill
Grenville Street, Millbrook
Stalybridge SK15 3JD



Designations
Listed Grade II
Conservation Area



Ownership information
The Casey Group Ltd

The Opportunity

The owner is examining options for the site and is open to work with an investment partner to bring forward development.

The owner’s pre-application designs propose a residential-led conversion and new-build scheme, with around 26 apartments or duplex homes within the three-storey mill building and around 400 square metres of commercial space formed out of the engine shed/boiler house. The owners consider that there is also scope for approximately 37 new-build townhouses on the land that was once occupied by the mill buildings destroyed by fire, to complement the heritage features of the site and enhance the viability of the development.



The site has good transport links to train stations in nearby Stalybridge (1.7 miles away) and Mossley. This provides fast and reliable services to Manchester City Centre and Leeds/Huddersfield. Stalybridge town centre is also a regeneration priority for the Council

and the Greater Manchester Combined Authority. It will form part of a new Mayoral Development Corporation that will promote major regeneration projects through a coordinated, long-term strategy that delivers new homes, transport improvements, and economic growth.



Relevant Planning History

The Tameside Unitary Development Plan allocated Oakwood Mill for housing in 2004. The Council is now at an advanced stage of consultation on its revised Local Plan, which also allocates the site for housing (HSP S2L) and, together with the land to the north of the mill, this covers a total of 4.2 hectares for around 110 new homes.

The owner has engaged in pre-application discussions with Tameside Council and Historic England to explore how the heritage buildings could be retained within a residential-led housing scheme that reflects and complements the character of Millbrook Conservation Area.

The Site



Site and floor area data
Site: 1.94 hectares, with approximately 0.65 hectares of land for development.

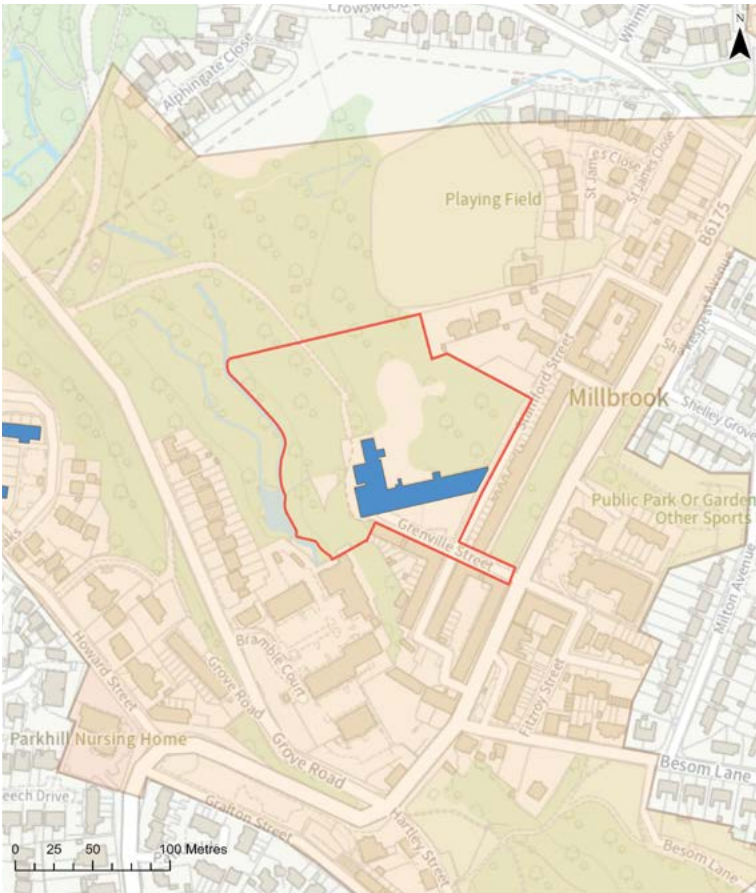
Mill: 1,760 sqm
Engine shed/boiler house: 300 sqm



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Heritage Investment Opportunity Site



Conservation Area



Grade II Listed Building

Northlights Building and V Building

19

Tuckingmill, Cornwall



Significance

The Northlights and V Buildings at Tuckingmill, near Camborne in Cornwall, are located in the UNSECO Cornwall and West Devon Mining Landscape World Heritage Site and contribute to the region’s rich industrial and mining heritage.



The buildings were part of the Bickford Smith Fuse Factory, where safety fuses used in the mining industry were manufactured. William Bickford patented the first reliable fuse in 1831, having invented the technique of incorporating gunpowder into twisted jute cord. The present site was developed from 1910, spurred by increased orders following the expansion of mining in the Transvaal after the end of the Boer War in South Africa. By then production had increased to over 12 million fuses per annum, and the factory employed over 500 people. The Northlights Building was built in 1912 as a jute-spinning mill and is named for its ‘saw-toothed’ roofline, which accommodated a system of glazed roof lights designed to maintain a good level of natural light inside.

The V Building is earlier, most probably mid-19th century, and relates to the previous use of the site as a foundry; it was reused by Bickford Smith’s as a packing house or storage depot.

The Bickford Smith factory closed in 1961.



Address
Northlights Building
and V Building
Pendarves Street, Tuckingmill
Cornwall TR14 8RF



Designations
UNSECO World Heritage Site
and Conservation Area



Ownership information
Salboy (Tuckingmill) Ltd



The Opportunity

The owner seeks a partner in a joint venture for the development of the site.

The opportunity is to develop the Northlights and V Buildings into residential units and to deliver a mixed-use scheme including further housing on the wider site. The historic Northlight Building has a solid granite front wall and a distinctive roof form; it is a local landmark. The two-storey V Building is so-called because of its distinctive plan. Planning Permission has been granted for a scheme which sensitively repairs the historic fabric and converts both buildings into new residences.

As historic structures within Tuckingmill, the buildings contribute to the character and identity of the local area. Bringing them back into active use would help secure their long-term future, as well as delivering high-quality new homes.



Relevant Planning History

Outline Planning Permission has been approved for 87 dwellings, the conversion of a building to six offices and a cafe unit, the conversion of packing/storage rooms to form six dwellings, the demolition of existing storage buildings, and new highway, public realm, sustainable urban drainage, infrastructure and public open space (Reference PA23/05000).

The V Building, along with the Northlights building, has permission for residential development; eight dwellings in the V Building and six at Northlights (Reference PA23/02607).

There is an earlier consent for similar works from 2012 (Reference PA10/08655). A neighbouring site has Planning Permission for 202 residential dwellings (Reference PA23/02613) and construction of these is underway.

The Site



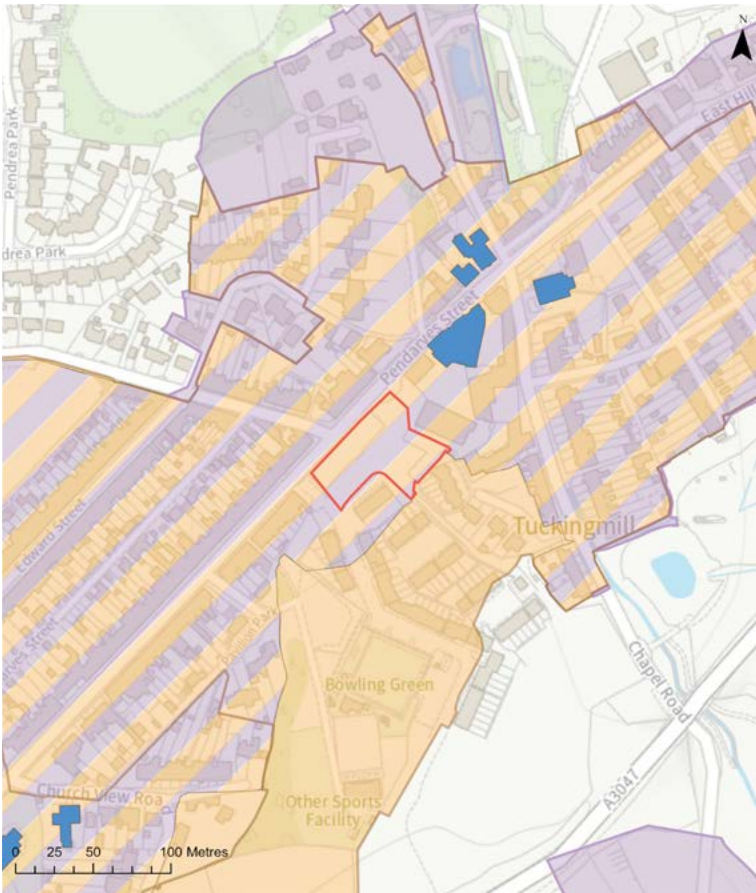
Site and floor area data
GIA: 1,390 sqm



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Heritage Investment Opportunity Site



Conservation Area



Grade II Listed Building



World Heritage Site

Wadworth Brewery

Devizes, Wiltshire

20

Significance

This listed brewery complex dates from 1885 and occupies a commanding position at the end of the High Street in the heart of Devizes Conservation Area.



The Wadworth Brewery was founded in 1875 by Henry Alfred Wadworth and remains an independent family-owned brewery, now operating from a new site in Devizes. Until 2025, Wadworth used traditional shire horses to deliver their cask ale to local pubs in Devizes (the horses were stabled on this historic site).



The building is an exemplar of the late-19th-century brewing practice of integrating the industrial processes on a single site, and even vertically in a landmark building – the ‘tower’ – which contained liquor tanks, grist mills, grist hopper, mash tun, and wort receiver. The architectural design of the tower, as at the Wadworth Brewery, was a key part of the brewery’s identity and marketing.

The Wadworth Brewery has a prominent site, deep-red brick elevations, and ornate details such as cast-iron balustrades and a weathervane. Inside, most of the spaces are utilitarian and altered from their original condition. There are two exceptions: the Old Copper Brewing Vessel, one of very few remaining examples, which is proposed to be retained as part of the Planning Permission; and a steam engine formerly used in the brewing process, which is to be relocated for public display within one of the proposed commercial spaces on the site.



Address
Wadworth Brewery
Northgate Street
Devizes SN10 1JW



Designations
Listed Grade II
Conservation Area



Ownership information
Northgate Devizes Ltd
(an SPV within Trevor Osborne Ltd)

The Opportunity

The owner seeks a partner for a joint venture for the development of the site.

Planning Permission and Listed Building Consent has recently been granted to convert the brewery into a residential led development, with 17 flats situated within the main brewery, four houses in buildings at the rear of the site and a further home in a new building in the courtyard. Much of the two-storey space to Northgate Street is proposed to be converted into commercial spaces, as are the ground floor spaces to the main brewery. One of the commercial units at ground floor level will be a taproom bar, operated by Wadworth.

The courtyard is proposed to be a public space, accessed through the main brewery archway which is located at the end of the high street. The courtyard

will also connect into an area of public realm on an adjacent site, which is being developed by a house builder.

The scheme represents a unique opportunity to deliver a significant piece of town-centre regeneration within an exceptional heritage asset that is full of character and potential.



Relevant Planning History

Planning Permission and Listed Building Consent was granted in 2025 for a mixed-use conversion comprising 22 residential dwellings and around 668 sqm of Class E commercial space within the listed building (Reference PL/2024/11016). This is part of a wider scheme of new housing development in adjacent parts of the site.



The Site



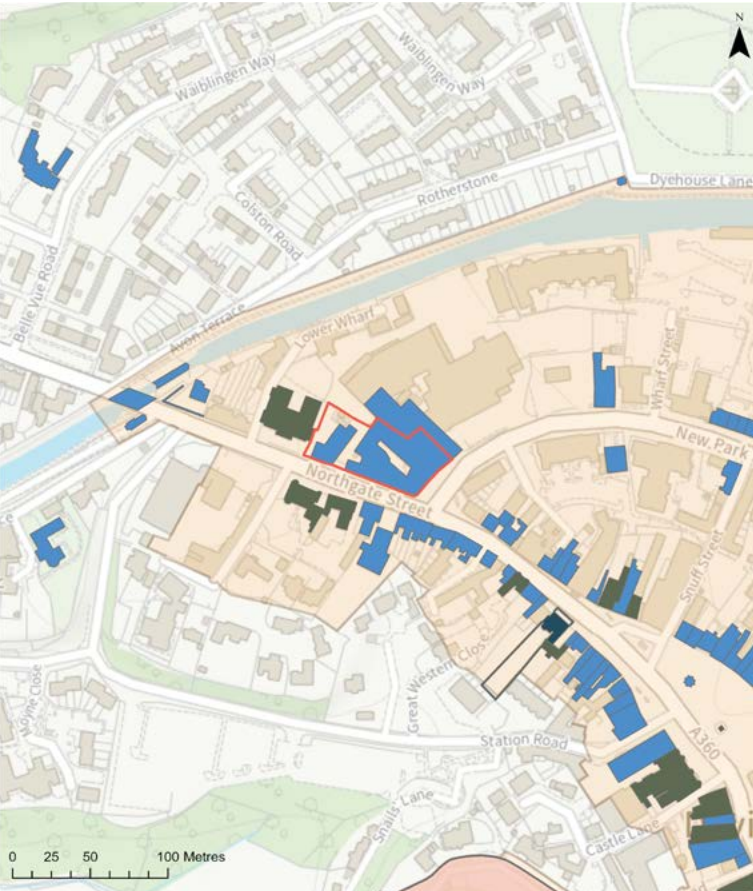
Site and floor area data
GIA: around 2,705 sqm for consented scheme (including 1,741 sqm residential units, 271 sqm of residential communal spaces and 668 sqm of Class E commercial space)



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- Heritage Investment Opportunity Site
- Conservation Area
- Scheduled Monument

- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Bourne Estate

Holborn, London



Camden Council has created 75 new residential units, along with a tenants' hall. This Edwardian housing estate, parts of which are listed at Grade II and in a conservation area, has been successfully expanded with complementary architecture and new landscaping. The evolution of the scheme at the Bourne Estate was strongly and positively influenced by community feedback.



Hornsey Town Hall

Crouch End, London



Far East Consortium has delivered 146 new homes in the grounds of Hornsey Town Hall. The sale of these one-, two- and three-bedroom apartments enabled the restoration of the Grade II* listed modernist Town Hall and its conversion to an arts centre and 68-room hotel. The conversion retained the original assembly hall, council chamber and committee rooms; repair and restoration work means the original marble, terrazzo, walnut and maple finishes and features – like the synchronised clocks, the voting desk and the etched glazed screen to the old ‘rates’ department – can be appreciated once again.





Roussillon Park

Chichester



The site was developed as 250 new homes by ZeroC, with the Home & Communities Agency, following the departure of the Ministry of Defence in 2005. The open green space at the north end of the site and the perimeter boundary wall were retained, with new

terraces, villas and apartment blocks configured into newly-formed streets in the otherwise cleared space. Further green spaces were created on the east and west sides of the site. The locally-listed flint and brick boundary wall around the site was retained.



Wildernesse Mews

Sevenoaks



Eight new-build mews houses were developed by Pegasus Life and form one part of a wider masterplan for the Wildernesse estate, which has a Grade II listed mansion as its centrepiece. Inside the mansion, modern partitions

and other institutional features have been removed to better reveal its historic plan form, creating further residential units and communal facilities. There are over 160 detached homes in the wider estate, some dating from the 1920s.



Before



After

68 High Street

Brierley Hill



Conversion to residential apartments saved this neglected 19th-century terraced building from further deterioration. The works were funded privately, by the owner, and through

the Brierley Hill High Street Heritage Action Zone scheme, delivered by Historic England from 2020. The exterior of the building was fully repaired and architectural features reinstated.

Park Hill

Sheffield



Urban Splash has transformed the Grade II* listed Park Hill. There are now 455 new homes, accommodation for 356 students, and more than 50,000 sq ft of workspace; the next phase will deliver 125 new apartments (20% of which will be affordable).

Park Hill was one of Britain's most ambitious inner-city developments of the post-war era, built from 1957, and featuring 'streets in the sky' where neighbours could meet. To support the estate's conservation, Historic England provided a grant for repair works to the concrete frame.



Terry's Chocolate Factory

York



The site was developed by PJ Livesey with Henry Boot Developments. This five-storey former factory building overlooks York Racecourse and the River Ouse, and has delivered 163 apartments, with a further 23 apartments in the Clock Tower, and one retail unit.





Stanley Dock

Liverpool



When Harcourt Developments bought this historic dock and warehouses ensemble – comprising over two million square feet of floor area – in 2010, its condition, scale, location and heritage presented an extraordinary challenge. Work began in 2013 with the privately funded

conversion of the North Warehouse and the Rum Warehouse into a hotel and events venue. This was followed by the conversion of the South Warehouse into 538 apartments, including the creation of two massive atria to deliver light into the building's deep floor plate.



Welsh Streets

Liverpool



These streets of terraced Victorian housing were refurbished from 2015 onwards by Placefirst, a build-to-rent developer. They now form 294 homes, including 52 new-build houses. The typical 'two-up two-down' houses have been reconfigured to deliver a more

varied mix of two-, three- and four-bedroom homes with better internal layouts and features. The development was funded privately, after Liverpool City Council transferred ownership of the properties to Placefirst for a nominal sum.

Temple Gardens

Temple Cloud, Somerset



This scheme, by Bath & Stratford Homes, delivered nine new residential units, alongside refurbishment of the Grade II listed Temple Inn public house and the addition of 10 lettable hotel rooms, making it a more viable business. Five of the new dwellings are in a terrace, two form a semi-detached pair, and the final two are in a converted outbuilding of the pub; all have three or four bedrooms. Underused or vacant sites within a settlement boundary like this one offer excellent opportunities to enhance and reinforce village character.





Disclaimers

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Site Plans

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The site plans included here are indicative and not intended as a definitive guide to the extent of designation or curtilage listing. Historic England staff are pleased to advise on designation on a case-by-case basis; on curtilage, the local planning authority should be consulted.

Image left: Split-level apartment within the re-purposed Tobacco Warehouse, Stanley Dock, Liverpool, Merseyside

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Historic England's Heritage Investment Prospectus showcases historic sites and buildings where owners are actively seeking investment partners or buyers right now.

In some cases, planning permission has already been granted for development; in others, the local planning authority and Historic England have agreed development briefs, de-risking the planning process. For all of the sites featured here, Historic England teams are ready to work with new investors to bring forward sustainable regeneration.

If you have any questions about any of the sites featured here, please get in touch with the Historic England team in any of our seven regional offices.

Historic England is the public body that works with people and organisations across England to discover, protect and bring new life to our shared historic environment. We provide advice, knowledge, support and services, so the history that surrounds us all lives on and is loved for longer.