

FROM RISK TO RESOURCE

Buildings at Risk: New Entries 2024

SAVE
BRITAIN'S HERITAGE

INTRODUCTION

The SAVE Britain's Heritage Buildings at Risk register is an online register of over 1,400 buildings from around the United Kingdom available to Friends and Saviours of SAVE. The register is now in its 35th year. Buildings are nominated for inclusion by heritage professionals, Friends and Saviours of SAVE and other members of the public wanting to bring to wider attention buildings that they value. They may be listed or unlisted but all are empty and disused. We seek to update entries annually on a rolling basis where possible.

Each year we add buildings brought to our attention for the first time as new entries. This year, we have 86 new entries from England, Wales, Scotland and Northern Ireland.

Among this year's selection, we have a country house in Bedfordshire tottering on the brink of serious neglect, a vast and impressive colliery building in Wales, a Manchester hotel which served an early industrial estate and later a host of football fans, a picturesque mill in the shadow of Durham Cathedral and a swimming pool in a surprising location in King's Lynn. In Northern Ireland we have civic buildings and vernacular cottages and in Scotland there are grand castles and city centre offices. We have picturesque ruined cottages but also plenty of quirky originality including a cinema built in the shape of a cash register and a distinctive port-holed library in Stoke-on-Trent.

Liz Fuller
19 June 2024

To read more about SAVE's work and to support us, please go to our website at www.savebritainsheritage.org. Follow us on Instagram, X (formerly Twitter) and Facebook.

Cover: Chimney stack near Town Mill, Mill Road, Okehampton, Devon by Kate Cullen

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EAST MIDLANDS Lincolnshire



Photograph by Alice Cowl

Glengarry, School Lane, East Keal, Spilsby

Glengarry, a charming 17th-century Grade II listed cottage, was built using the unique to Lincolnshire "mud and stud" technique. Converted for modern use it is nevertheless empty and at risk. It is currently for sale.



Photograph by Alice Cowl

White Cottage, Manor Road, Hagworthingham

White Cottage, a mid-18th century Grade II listed building, "mud and stud" construction, a technique seen only in this area. Despite past maintenance, its front wall collapsed recently. It is currently on the market.



Photograph by Alice Cowl

14 South Street, Alford

Number 14, part of two early 19th-century Grade II listed cottages, is at risk. Boarded up and neglected, it was recently for sale being advertised as land for development. Its future remains uncertain.



Photograph by Alice Cowl

Church of St. Peter, Midville, Boston

This Grade II listed Georgian church built in 1819 is disused. Closed in 2014 and recently sold, plans to convert it into residential space were withdrawn. The building needs thoughtful restoration.

EAST of ENGLAND Bedfordshire



Photograph for SAVE Britain's Heritage

Moggerhanger House, Park Road, Moggerhanger, Bedford

Grade I listed Moggerhanger House, remodeled by Sir John Soane, faces significant structural issues. Despite restoration from 1998 to 2007, this important house is now very much in need of careful and extensive restoration work. A reduction in public access to the grounds and gardens has led to local concerns.

EAST of ENGLAND Essex



Photograph by Robin Forster

Shire Hall, Tindal Square, Chelmsford

Grade II* listed Shire Hall in Chelmsford, dating from 1791, housed the Council until recently. Since becoming empty, it has served as a location for TV shows, but plans for conversion to shops and offices were refused as too damaging. Its future use remains uncertain.



Photograph by Robin Forster

Writtle Wick, 62 Chignal Road, Chelmsford

Grade II listed Writtle Wick, incorporating a 17th-century house, is disused and on the market. Conversion plans to residential units have expired, and new permissions are sought. The building remains at risk until restored.



Photograph by Robin Forster

Stock Windmill, Mill Lane, Stock, Ingatestone

This Grade II* listed early 19th-century windmill in Stock was restored but storm damage has rendered it at risk and it was added to Chelmsford's Historic Buildings at Risk list. Significant repairs are needed to preserve its historical features.



Photograph by Robin Forster

The Rectory Hall, Stock Road, Stock

Unlisted Rectory Hall in Stock, built circa 1890, is a charming but neglected building. Previously a sawmill and later a church, it was for sale in 2023. Its current ownership and future remain unclear.



Photograph by Robin Forster

Barn at the rear of the Bear Public House, the Square, Stock

This mid-19th century barn, curtilage listed with The Bear Public House, is unused and dilapidated. Sold in 2017, it is now supported by internal scaffolding. Restoration would immeasurably improve its highly attractive surroundings. Its future is uncertain.

EAST of ENGLAND Norfolk



Photograph for SAVE Britain's Heritage

9 Norwich Street, Fakenham

This Grade II listed early 19th-century building with a commercial ground floor and upper flats is located in Fakenham's conservation area. It suffers from prolonged neglect, causing façade instability. Scaffolding and sheeting have been in place since 2021 after Council intervention.



Photograph by Venetia Strangways-Booth

21-23 Market Place, Dereham

These Grade II listed 17th-century buildings in Dereham's Conservation Area are deteriorating in condition with boarded-up windows and vegetation growth. There is potential for their restoration as part of Dereham's Town Delivery Plan to rejuvenate the Market Place.



Photograph by Rightmove

9A King Street, King's Lynn

Tucked away behind other buildings, this Grade II listed early 16th-century building retains unique ship mast beams. Once a health centre, it has been out of use for some time. We understand it has potential for residential conversion with three bedrooms.



Photograph for SAVE Britain's Heritage

33-39 St James Street, King's Lynn

Grade II listed early 20th-century building showcasing European Functionalism. Currently without a used except for a small part occupied by Kwik Fit, it has flexible spaces suitable for various uses.



Photograph for SAVE Britain's Heritage

34 King Street, King's Lynn

Grade II listed early 19th-century townhouse, currently uninhabited and deteriorating. It offers a convenient location in central King's Lynn and needs restoration to halt further decay.



Photograph for SAVE Britain's Heritage

Former Swimming Baths, Common Staithe Quay, King's Lynn

On the east bank of the Great Ouse, this Grade II listed complex includes a building (on right of image) known as the Conservancy Board housing public baths built in 1856. Next door is the Pilot's Office. The Harbourmaster is seeking someone to bring new life to the pool building.



Photograph for SAVE Britain's Heritage

Denver Hall, 22 Ely Road, Downham Market

Grade II* listed Denver Hall, was built around 1520. It has a lovely setting in five acres with a gatehouse. However it has been standing empty for the last few years and now needs comprehensive restoration. It is currently for sale.



Photograph by SAVE Britain's Heritage

Greenland Fishery House, 28-29 Bridge Street, King's Lynn

This Grade II listed early 17th century building has a rich history. It features Jacobean wall paintings and timbered interiors. Restored once in the 20th century, it has been empty for a while but recently sold with rumoured plans for an arts centre.



Photograph for SAVE Britain's Heritage

The Gables, Lynn Road, Setchey

This Grade II listed late 16th century house, currently empty. Located on the A10, it has good interiors with original beams and fireplaces. Restoration could transform it into a welcoming home.



Photograph by SAVE Britain's Heritage

West Winch Windmill, off Main Road, West Winch, King's Lynn

This Grade II listed windmill dates from about 1820. Now it stands as a tower without its sails or cap. Located behind houses in West Winch, it was restored in the 1970s but remains largely unused and in poor condition.

EAST OF ENGLAND Suffolk



Photograph for SAVE Britain's Heritage

The Beeches, 20 Thoroughfare, Halesworth

This handsome 18th-century house is Grade II listed and stands in a narrow street in a conservation area. Part of the building has been used as a bookshop, part was residential. Though not in terrible condition, it certainly shows neglect due to vacancy. It is available to rent.

NORTH EAST County Durham



Photograph by Phil Payne

The Old Fulling Mill, The Banks, Durham

Grade II listed 17th-century mill with 18th-century additions. Formerly Durham University's Museum of Archaeology, it's unoccupied since 2013. Located in the Durham City Centre Conservation Area, it's deteriorating and vandalized.



Photograph by Phil Payne

City Baths & Washhouses, Elvet Waterside, Durham

Durham's unlisted 1932 City Baths and Washhouses, featuring Art Deco elements, are abandoned and vandalized. Purchased by Durham University, plans for redevelopment as a business school did not proceed, leaving future use uncertain.



Photograph by Phil Payne

Weardale Museum and High House Methodist Chapel, Ireshopeburn, Weardale

Built in 1760 by local members of the Methodist society in local sandstone, this Grade II listed chapel and minister's house was at the heart of early methodism. In use until 2019, it is being repaired by the Weardale Museum it now houses but a series of structural issues have made progress hard.



Photograph by Phil Payne

Westernhopeburn Cottage, Stanhope

This remote beauty is Grade II listed and dates from the 17th-century. It is currently disused, partially unroofed and in poor condition. The council is in dialogue with owners about necessary repairs.

NORTH WEST Manchester

Photograph by Andrew Marland

Barracks House, 10 Princess Street

This Grade II listed early 1800s house in Hulme, was historically used as officers' mess and later offices. Today it is subdivided into flats but is in poor condition despite being in partial use and seems to be deteriorating.



Photograph for SAVE Britain's Heritage

Cloughbank Farm, Old Wilmslow Road, Ringway, Altrincham

Close to Manchester Airport, this Grade II listed farmhouse dates from the 16th century with later additions. It is surrounded by disused outbuildings and is very neglected. Nearby a visitor's centre caters for those watching planes indicating a possible role for these otherwise redundant buildings.



Photograph by Andrew Marland

Fenton House, 4 Higher Ardwick

This attractive early 18th century house is Grade II listed. Once a hotel and care home, it is now disused and showing signs of deterioration, although recent work is encouraging. There is still concern about its condition.



Photograph by Andrew Marland

High Elms, 1 Upper Park Road

Standing on a road of gracious, large Victorian houses in a conservation area, this Grade II listed villa served as NHS offices until the 2010s. It has been disused and deteriorating since then blighting the surrounding neighbourhood.



Photograph by Andrew Marland

Hollings Hall, Wilmslow Road

Built between 1957-60 by Leonard C Howitt, this Grade II listed building, known as "the Toast Rack," features a distinctive hyperbolic paraboloid frame with 23 concrete arches. Originally an educational college, it has been unused since 2013 and requires maintenance.

NORTH WEST Trafford



Photograph by Andrew Marland

Trafford Park Hotel, Third Avenue, Stretford

Built in 1902 this Grade II listed hotel served the purpose-built industrial park on the edge of which it stands near Old Trafford football stadium. Designed in an ornate mock-Tudor style, it has provided refreshment and relief to many including passing fans, though the extra-long urinals in the basement are no more. Now it is disused and in very poor condition.



Photograph by Andrew Marland

Basford House, Stretford Memorial Hospital, 226 Seymour Grove, Stretford

Built between 1850-1860 as a large, private residence in generous grounds. It was leant to the Red Cross in WWI and stayed in hospital use until 2015. Andy Gibb, the younger brother of the Gibbs of Bee Gees fame, was born in the hospital in 1958. Unlisted, development is proposed but has not started.



Photograph by Andrew Marland

Trafford Press, Chester Road, Stretford

Built between 1908-1922, this striking building features red and orange brick with decorative details. Known as Trafford Press, it was damaged by fire in 2021. Acquired for redevelopment in 2023, its future includes potential restoration but no work has commenced.



Photograph by Andrew Marland

Veno Building, 426 Chester Road, Stretford

The Veno Building was built between 1922-1938 and used Neo-classical and Art Deco features to dramatic effect. It was part of the Co-operative Press and is now part of the Orchid Point redevelopment site but is still standing derelict and disused.



Photograph by Andrew Marland

Empress Mill, 7-11 Empress Street, Stretford

Built between 1903-1909, Empress Mill is a four-storey red brick building with geometric detailing. Converted to apartments in 2013, it closed in 2018. Recently acquired for redevelopment, it is part of the interesting collection of industrial buildings in this quarter.



Photograph courtesy chestercinemas.co.uk

Essoldo Cinema, 1122A Chester Road, Stretford

Built in 1936 as Longford Cinema, this Grade II listed building features a dramatic curving roofline designed to look like a cash register - a reflection of the architect's view of the film industry. Once a cinema and bingo hall, it has been closed since 1997. Rumours of it reopening remain unconfirmed.

NORTH WEST Cheshire



Photograph by Google Earth

Moody Hall, Moody Street, Congleton

Built in 1777, Grade II listed Moody Hall was once a school run by suffragist and equality campaigner, Elizabeth Wolstenholme Elmy. Now empty and boarded up, it faces uncertain future. Elizabeth's Group aspires to transform it into a community heritage centre.

NORTH WEST Lancashire



Photograph by Andrew Marland

Ryelands House, Owen Road, Lancaster

A grand mansion built circa 1836 for Mr. Jonathan Dunn twice mayor, later expanded by Paley and Austin. Grade II listed, with historically important interiors. Having been in hospital use, it is now vacant and boarded up and needs urgent action to prevent deterioration.



Photograph by Andrew Marland

Scale Hall, Lancaster

This Grade II listed former manor house with late 17th-century elements was used as a pub until 2014. After closure it suffered fire damage in 2020. A 2023 planning application for conversion was refused. Urgent repairs are needed to save the building.

NORTHERN IRELAND



Photograph by SAVE Britain's Heritage

Carleton's Cottage, 13 Springtown Road, Springtown, Co Tyrone

Childhood home of novelist William Carleton, the thatch roof of the cottage has failed, causing interior damage. A grant has provided a temporary tin roof. Community groups are exploring options for its revitalization.



Photograph by UAHS

Former Market House, Church Square, Rathfriland, Co Down

Constructed between 1764 and 1770, this B1 listed building is vacant and deteriorating. Previously used for markets and courts, it requires revitalization to preserve its historical significance and central role in Rathfriland.



Photograph for SAVE Britain's Heritage

Kilmore Cottage, Richhill, Co. Armagh

This thatch-under-tin vernacular cottage dating from around 1707 was added to Northern Ireland's Heritage at Risk Register in 2003. Local efforts have secured initial funding for restoration, aiming to transform it into a community hub.



Photograph by spatialpan CC BY NC ND 2.0

Floral Hall, Zoological Gardens, Antrim Road, Belfast, Co Antrim

Art Deco concert hall built in 1935-36, now in poor condition. Various restoration plans have stalled due to funding issues. Local advocacy continues to push for its revival as a community and tourist venue.



Photograph by Ulster Architectural Heriitage Society

Assembly Rooms, 1-3 Waring Street, Belfast, County Antrim

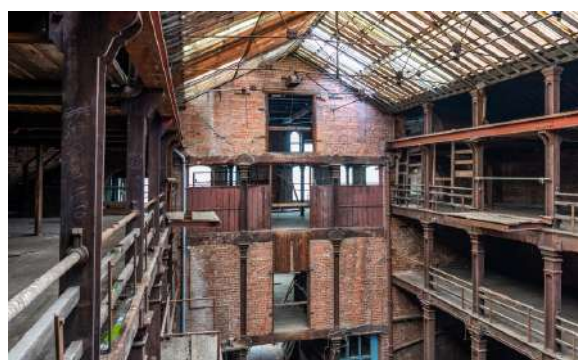
Dating from 1769 this listed landmark building was extended and altered in the 19th century. Vacant since 2003, it has planning permission for a hotel conversion. There is a call for a more sensitive restoration that respects its historical significance.



Photograph by Fattonyi CC-BY-SA 4.0

North Street Arcade, North Street & Donegall Street, Belfast, County Antrim

This Art Deco shopping arcade built in 1936, was bombed during the Troubles and gutted by fire in 2003. Part of a redevelopment scheme, it faces the loss of significant historic fabric. Advocates hope for heritage-led regeneration.



Photograph by Gary Quigg Photography

Riddel's Warehouse, 87-91 Ann Street, Belfast, County Antrim

Built in 1876, this ironmongery warehouse retains its industrial interior. Plans for a mixed-use creative hub are in place but require significant funding. Without financial backing, this important building remains at risk.

SCOTLAND



Photograph for SAVE Britain's Heritage

Tureen Street School, Tureen Street, Calton, Glasgow

These three handsome, three-story school blocks built between 1875 and 1902, now stand in poor condition and for sale. Listed on the Scottish Buildings at Risk Register, they hold potential for community uses but require significant restoration.



Photograph by GBPT

Central Police Courts, 54 St Andrew's Square, Glasgow

This prominent early 20th century building with a robust sandstone facade, reflecting Edwardian and Victorian influences is vacant and deteriorating. Plans for conversion to residential flats have been proposed and revised multiple times, with the latest in February 2024.



Photograph by Lucas Arthur

Lion Chambers, Hope Street, Glasgow

Early 20th-century Art Nouveau and modernist building using Hennebique ferro-concrete. On the Scottish Buildings at Risk Register since 1991, it faces severe structural decay. Various redevelopment proposals have failed, leaving it in a state of deterioration.



Photograph by Trevor Littlewood CC BY SA 4.0

Dunalastair Castle, near Kinloch, Pitlochry

Category B listed baronial-style house built in 1852. Vacant since the 1990s, it has lost its roof and interiors. Periodically featured in articles, it remains in a state of romantic dereliction with no restoration plans in place.



Photograph by Anna Lornie

Letham Grange House, Arbroath

This early 19th century country house with extensive estate buildings has been more or less vacant since 2011 and is on the Scottish Buildings at Risk Register. There is a proposed hotel redevelopment which includes extensive new construction, raising concerns about the impact on the historic structures.

SOUTH EAST Kent



Photograph by Amicia de Moubray

Former Harrietsham Primary School, Ashford Road and Church Road, near Maidstone

Charming 1844 school building vacant since 2006. Despite planning permission for conversion into residential units, it remains neglected and vandalized. Urgent renovation is needed to preserve its historic character.



Photograph by John Baker CC BY SA 2.0

The Pilot, 25 Upper Stone Street, Maidstone

This Grade II listed 16th century pub is vacant and neglected. Features include timber framing and a stucco facade, with original interior beams and fireplace. Recently it failed to sell at auction, but it holds potential for a food and drink business.



Photograph by Amicia de Moubray

Former Recreation Tavern, 16 East Street, Faversham

Grade II listed former tavern, recently an Indian restaurant, now vacant. The building, with a jettied first floor and dormer windows, needs restoration and could be converted into a restaurant, cafe, or residential space.

SOUTH EAST Oxfordshire



Photograph for SAVE Britain's Heritage

Unicorn Inn (Hotel), 20 Market Place, Banbury

This Grade II* listed 17th century inn has been vacant since 2007 and is looking very shabby. Although it has been found to be generally sound, it urgently needs maintenance and a new use. Plans for conversion to flats have stalled. Local calls for its restoration and reuse are being made ever more strongly.



Photograph by Fisher German (estate agents)

Burford Methodist Church, 75 High Street, Burford

This remarkable baroque Grade II* listed building was built as a private house in around 1715. It became a Wesleyan chapel in 1849. It has recently been on the market but appears to have found a buyer though a clear future use remains undetermined.

SOUTH EAST Surrey



Photograph by Robin Forster

104 & 108 Ockford Road, Godalming

Originally one single late 16th or early 17th century timbered building, it is now divided into three dwellings. Grade II listed, the middle house is restored, while the outer two are not in use and though they appear to have been stabilised, are vulnerable to deterioration.

SOUTH WEST Devon



Photograph by Kate Cullen

Chimney Stack, Mill Road, Okehampton

Unpromising though "Chimney at manure and vitriol works" sounds (as per the listing entry), this site and its Grade II listed chimney are fascinating and intimately collected with hundreds of years of industry. The site is overgrown and in poor condition but has potential for a range of uses in a pleasant riverside setting.



Photograph by Kate Cullen

Granary at Kelly House, Kelly, Lifton

This early 18th-century Grade II listed granary stands on straddles (small stilts) to keep its contents safe from vermin. There is a dove cot in the first floor. It is a vivid reminder of another age of rural life but now requires urgent restoration.



Photograph for SAVE Britain's Heritage

Barn at Kelly House, Kelly, Lifton

This Grade II listed early 18th century barn may look like another roofless ruin but it has had a glamorous second life having been converted to use as a small theatre in 1919 by Mary Kelly of the nearby Kelly House. Sadly it is now in very poor condition.

SOUTH WEST Wiltshire



Photograph for SAVE Britain's Heritage

Glasshouse, Baydon Manor, Marridge Hill, Ramsbury

This lovely example of 19th century Grade II listed conservatory stands near a large country house in beautiful countryside. It is however in poor condition with many missing elements. It needs urgent attention to prevent further decay and preserve its historic charm.

WALES Caerphilly



Photograph by Google Earth

Gelli Farmhouse and barn, Pentwyn, Crumlin

This Grade II listed 17th-century farmhouse and attached buildings, now in ruins. The farm stands on a lovely hill top site with views back down the valley. It is on Caerphilly's 2023 Buildings at Risk Register. The council is considering taking action to prompt repairs.



Photograph by Richard Hayman

Penallta Colliery Engine Hall, Gelligaer

In its day, Penallta Colliery, built 1905-09, was one of the largest collieries in Wales and in 1935 achieved the awesome accolade of the most coal produced in a week in Europe. The impressive Grade II* Engine Hall is on Caerphilly's 2023 Buildings at Risk list. It requires an inspired restoration solution.



Photograph by Richard Hayman

Penallta Colliery Bath House, Gelligaer

Grade II* listed pre-War pithead baths, part of Penallta Colliery. This impressive structure reflecting the style of the International Modern Movement, needs creative ideas for reuse and is on Caerphilly's 2023 Buildings at Risk list.



Photograph by Richard Hayman

Barn at Dryffyn Isaf, the Old Maesycwmmmer Road, Llanbradach

Important for its untouched agricultural heritage, this Late 18th or early 19th century Grade II listed threshing barn is now deteriorating. On Caerphilly's 2023 Buildings at Risk list, it needs restoration to preserve its historical significance.



Photograph by Google Earth

Barn at Gwern Leyshon Farm, Rudry

This large 17th or 18th-century barn, expanded in 1836, is Grade II listed and stands in part of a working farm. Now the barn is on Caerphilly's 2023 Buildings at Risk Register due to its poor condition.



Photograph by Google Earth

Stables at Cascade House Drive, Pengam

Constructed of local rubble stone with ashlar dressings, showing detailing unusual in such a modest building, these stables are Grade II listed. Standing some distance from the main house, the stables are neglected and in poor condition. They are on Caerphilly's 2023 Buildings at Risk list.

WALES Gwynedd

Photograph by Eveleigh Photography

Corbett Arms Hotel, Corbett Square, Tywyn

At the centre of this seaside town, stands an old hotel whose walls are being gradually hidden by ivy. It would have a fairy tale quality if it were not for the reality: the building has been empty and neglected for a number of years and there are serious concerns about its condition. This Grade II listed Victorian hotel needs to find a new use to be brought back to life.

WEST MIDLANDS Worcestershire



Photograph by Aaron Law

The former Gaumont, Foregate Street, Worcester

Opened in 1935, this locally listed cinema became a bingo hall until 2020. Famous for hosting legendary music acts, it has been empty for four years. There appear to be no current plans for its restoration or reuse.



Photograph by Aaron Law

26 and 26A Bath Road, Worcester

Built in the early 20th-century with a distinctive horseshoe arch, presumably intended to invoke the idea of rural character, this building was most recently used for light industrial purposes. Now vacant and hemmed in by modern buildings, but backing on to the canal, restoration could see it convert to offices or workshops.

WEST MIDLANDS Herefordshire



Photograph from the 1950s by Derek Foxton Archive

Elmhurst, Venn's Lane, Hereford

Once an elegant private house, this Grade II listed Victorian country house became a nursing home but has been vacant since 2008. We understand that the Council plan to inspect and consider necessary actions to prevent further decay.



Photograph by Richard White

Bishon Farm, Bishopstone, Hereford

This lovely 17th-century timber-framed farmhouse with brick infill is in extremely poor condition despite its Grade II listing. It needs urgent attention to preserve its historic fabric and character.



Photograph for SAVE Britain's Heritage

Stable Block and Kitchen, Stoke Edith

Remnants of the late 17th-century Stoke Edith House, these service blocks still stand and are both Grade II listed. They stand in a Registered Park and Garden. Neglected and partially ruined, they could be given new life with a new use.

WEST MIDLANDS Staffordshire



Photograph by Rachel Travers

Burslem Town Hall and Queens Theatre, Wedgewood Street, Stoke-on-Trent

This significant and handsome Grade II listed 1911 building has an assertive classical facade. It stands near the Wedgewood Institute and Burslem Indoor Market. Empty since 1998, its future is uncertain but the Council has done extensive work to support reuse.



Photograph by Rachel Travers

Former Bank Building, High Street, Tunstall, Stoke-on-Trent - FOR SALE

This beautiful 1898-9 bank building with terracotta decorations is currently on the market. Planning permission for residential conversion exists, but the building remains disused and neglected.



Photograph by Rachel Travers

Former Stoke Library, London Road, Stoke-on-Trent - FOR SALE

Built in 1878 as a library and Shakespeare Institute, this distinctive Grade II listed building features red and white brick with cream tiles and mosaics. Disused and on the market for £295,000, it awaits a new use.



Photograph by Rachel Travers

Penkhull Infants School, 329 Prince's Road, Stoke-on-Trent

Noted for its Vernacular style with wonderful Arts & Crafts detailing, this Grade II listed school built in 1896 is now disused and boarded up, it stands on a large site and is in poor condition, with the playground used as a car park.

YORKSHIRE West Yorkshire



Photograph by Leeds Civic Trust

Lobb Cottage, Gledhow Lane, Leeds

Lobb Cottage, an unlisted Victorian building at Roundhay Park's entrance, is now part of a primary school. Built with local stone, it features arched doorways and windows but is in terrible condition with a collapsed roof. It has potential for various uses to enhance the area and may soon come on to the market



Photograph by Leeds Civic Trust

Newton Park Union Church, 281A Chapeltown Road, Leeds

This Grade II listed church, built in 1887 by Archibald Nevill, has served the Sikh community since the 1960s. Featuring a raised porch, clerestory windows, and a central tower, it is now disused and deteriorating after fire damage to an adjacent building. We have been told it is for sale but not found any formal listing.



Photograph from planning application

Forge House, Home Farm, Harrogate Road, Stank

Standing on the Harewood estate, this Grade II listed mid-18th century building built by John Carr or York, the architect of Harewood House is in very poor condition with severe cracking. A 2019 demolition and rebuilding plan was withdrawn, and the building remains unused and at risk.



Photograph by Leeds Civic Trust

Stank Hall and associated buildings, Dewsbury Road, Leeds

Stank Hall, a Grade II listed 15th-century house, is a Scheduled Monument with a Grade II* tithe barn, both in poor condition. One building on site has already been all but demolished for safety. The Tithe Barn is at high risk. This historic site remains unused and deteriorating.



Photograph by Leeds Civic Trust

Low Hall Mills, Low Hall Place, Leeds

This Victorian mill building is a substantial brick structure with a stone entrance arch decorated with rustication and bearing the name over the arch carved in elegant letters "Low Hall Mills". Unlisted but considered a noteworthy local building, it is in very poor condition.



Photograph by British Listed Buildings

Ling Bob Farmhouse and stables, Scotland Lane, Leeds

Grade II listed 17th-century farmhouse and stables, both in poor condition despite some restoration work. Located on private farmland, they need restoration and could be leased out once repaired.



Photograph by Leeds Civic Trust

Scott Hall, Scott Wood Lane, Bustlingthorpe, Leeds

This Grade II listed mid-18th-century merchant's house is now disused and sealed up. Potential plans for use as a community arts venue remain unclear, but it needs restoration and a sustainable new use.



Photograph by Betty Longbottom CC BY SA 2.0

Meanwood Hall, Stretton Avenue, Leeds

Grade II listed Georgian villa built around 1762, later used as a mental hospital. Now disused and boarded up, it retains open grounds and could be sensitively converted to residential use.

This list has been compiled by Liz Fuller, Buildings At Risk officer, with the assistance of the SAVE team and a number of volunteer researchers and photographers. Thank you to Petra Green, Grace Kinnersley and Alexander Ringsmith for writing entries and to Lucas Arthur, Alice Cowl, Matthew Davies, Barry Eveleigh, Robin Forster, Damian Harrison, Richard Hayman, Anna Lornie, Andrew Marland, Amicia de Moubray, Phil Payne, Venetia Strangways-Booth, Rachel Travers and Charles and Richard White for carefully photographing certain buildings. Thank you also to the many people who nominated buildings and several contributors, nominators, writers and photographers, who wished to remain anonymous. The compilation of this list would not have been possible without the assistance of a wonderful collection of conservation officers all over the country. THANK YOU to everyone!

NOTE: Entries have been compiled using publicly available information, checked where possible with local authority conservation officers, but all information should be verified before being relied on.