

Colomendy

For Sale

Leisure/Outdoor Education/Hospitality



105.7 Acres (42.77 Hectares)

Denbighshire, North Wales CH7 5LB

Summary

Newmark, on behalf of Liverpool City Council, is pleased to bring to the market Colomendy, a compelling redevelopment and repositioning opportunity in a highly accessible North Wales location.

Extending to a substantial site with an established built footprint and infrastructure, the property offers significant potential for a range of alternative uses, including leisure, hospitality, holiday accommodation, wellness retreat, or residential development (subject to planning).

The combination of scale, an attractive natural setting, and proximity to major conurbations including Chester, Liverpool and Manchester provides a strong platform for value creation through redevelopment or change of use. This is a rare opportunity for investors and developers to deliver a scheme of scale in a highly desirable location.



History

Colomendy has a long-established history as an outdoor education and residential facility, with origins dating back to the **mid-20th century** when the site was first developed to support youth and educational programmes.



Mid–Late 20th Century

The site was established and expanded as a dedicated outdoor education centre, providing residential and activity-based learning for schools and organised groups across the region.

1960s–1970s

Continued investment and expansion saw the development of additional accommodation blocks and activity facilities, reinforcing its position as a well-recognised regional centre for outdoor learning.

2000s–2020s

The property has operated as a mature, campus-style facility with an established reputation, serving multiple generations of users and maintaining consistent demand from educational and group-based markets.

Present Day

While the site is currently closed, it could continue operating in its existing use. However, given its extensive landholding and established infrastructure, the site is also considered well-positioned for redevelopment, subject to planning approval.

This established history has created a **substantial built footprint** and **supporting infrastructure**, which now presents a clear **opportunity for investors and developers** to repurpose and enhance the site in line with modern market demand.

Location

Colomendy is strategically located on Ruthin Road, Mold (CH7 5LB), approximately 5 miles west of Mold and 12 miles from Chester, one of the the region's most affluent commercial and administrative centres.

The property benefits from strong transport connectivity via the A494 and A55 North Wales Expressway, providing direct access to the wider North West. Liverpool and Manchester are both accessible within approximately 45–60 minutes, offering access to a combined population of several million people, as well as international airports.

Set on the edge of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, the site enjoys a highly attractive natural environment, with extensive views, mature landscaping, and immediate access to outdoor leisure amenities. This unique positioning—combining accessibility with a high-quality rural setting—underpins its suitability for a range of destination-led and lifestyle-driven development opportunities.



Beautiful surroundings

Set on the edge of the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty

12 miles

from Chester

60 mins

to Eryri National Park

Liverpool & Manchester

both accessible within approximately 45–60 minutes

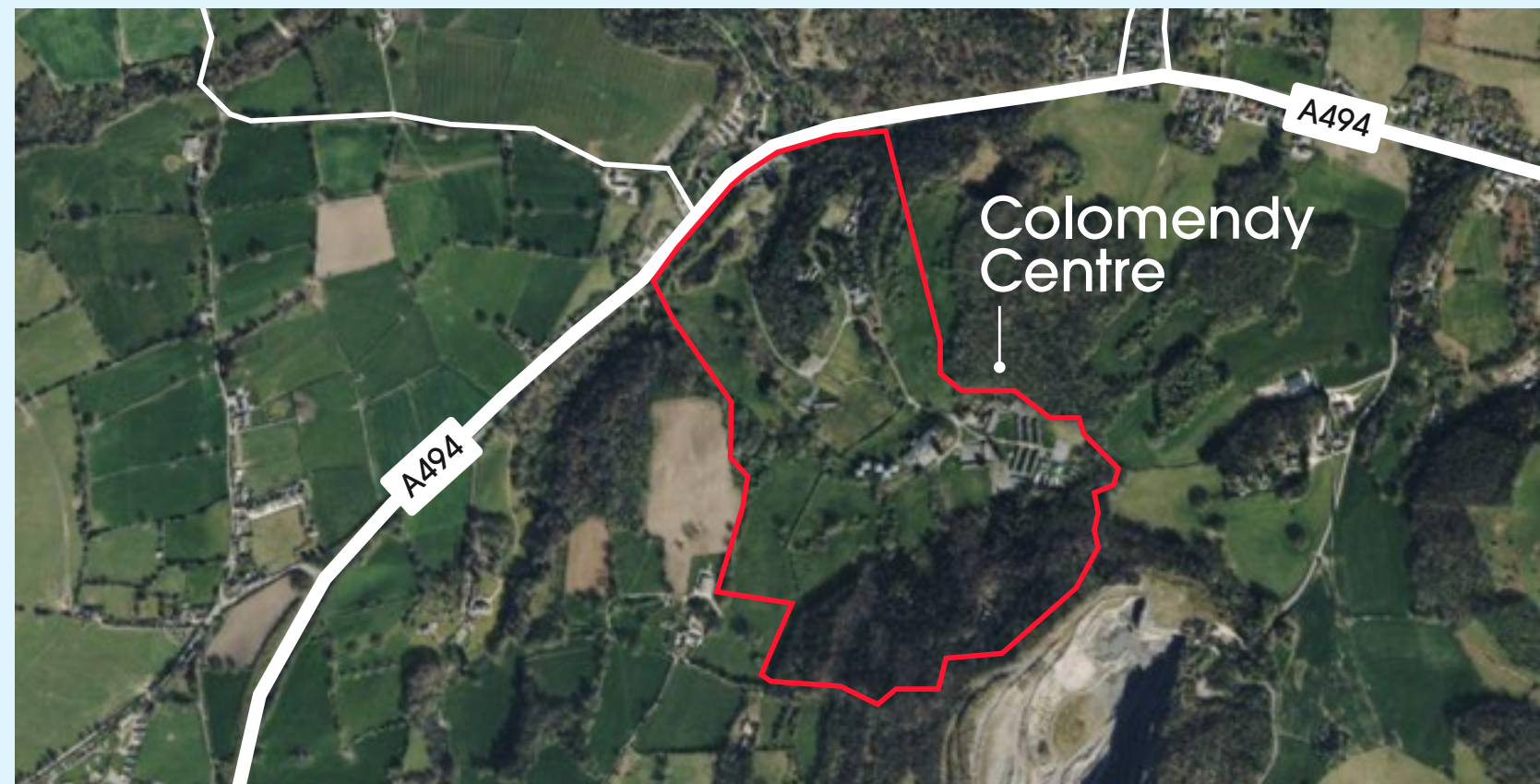
Manchester Airport

55 min drive
45 miles

Description

Colomendy comprises a substantial, predominantly low-density site extending across a mix of developed and undeveloped land, totalling 105.7 Acres (42.77 Hectares), set within an attractive landscape including woodland, open space and a lake.

The site is anchored by a **Grade II listed principal house Colomendy Hall**, dating from the early 19th century, which forms the historic core of the estate. The building provides character accommodation and presents a clear opportunity for refurbishment and repositioning, subject to the necessary consents.



The wider estate has been developed over time to provide extensive residential accommodation and supporting facilities, historically operating at scale and capable of accommodating a significant number of guests. The built form includes a mix of traditional and later structures, notably:

- A series of timber-clad dormitory buildings, understood to date from the late 1930s/early 1940s, arranged at low density across the site
- Five multi-storey accommodation blocks, providing substantial dormitory-style capacity
- A range of ancillary buildings, including a central reception hub, dining and catering facilities, meeting spaces, leisure provision (including swimming pool and climbing wall), and staff accommodation
- Alternative accommodation areas, including safari tents and yurts



105.7 Acres (42.77 Hectares)

The property also benefits from extensive woodland areas within the ownership, providing an attractive natural environment and recreational amenity. The woodland incorporates established adventure trails and outdoor activity routes, enhancing the estate's appeal for leisure, education and group use.

In addition, the site includes a number of secondary and redundant buildings, including a coach house and former agricultural structures, which may offer further asset management or redevelopment potential.

The property benefits from established access, internal circulation and site infrastructure, providing a strong platform for future development.

The existing campus-style layout, combined with significant areas of previously developed land, offers clear scope for reconfiguration, intensification or comprehensive redevelopment (subject to planning).

Overall, the scale, diversity of existing accommodation, and high-quality setting present a compelling opportunity to deliver a range of value-driven schemes, including holiday lodge development, resort-style hospitality, or residential-led proposals, with potential for phased implementation.

Key Investment Highlights

- Substantial site with low site coverage and significant redevelopment potential
- Established use as an outdoor education and residential facility
- Prime location at the gateway to the Clwydian Range AONB
- Excellent connectivity to Chester, Liverpool and Manchester
- Flexible development opportunity suitable for a range of uses including leisure, hospitality or residential uses (STP)
- Existing infrastructure and access supporting potential phased development
- Strong underlying demand drivers including tourism, lifestyle and regional housing need

Available with vacant possession
(subject to three occupational agreements)



Operation / Trading History

Colomendy has historically operated as a well-established outdoor education and residential activity centre, serving schools and organised groups for over 70 years. The site has strong historic links with Liverpool City Council, having originally been used during the Second World War as an evacuation camp for children, before transitioning into a long-term educational facility.

In more recent years, the property was operated by Kingswood (part of the Inspiring Learning Group), providing residential activity-based programmes and maintaining consistent demand from the education sector.

In January 2025, the operating company entered administration, resulting in the immediate cessation of trading and closure of the site, alongside a number of other UK centres. The closure marked the end of a long period of continuous operation, with the site having hosted generations of visitors from across the North West and beyond.

Following the closure, the site has remained non-operational, with ownership reverting to Liverpool City Council, who have indicated an intention to secure the long-term future of the asset.

Tenure & Possession

The property will be sold with vacant possession, subject to two tenancies currently in occupation. There is also a seasonal grazing licence in situ. Further details regarding these arrangements are available upon request.

Services

We understand that the property benefits from mains electricity and water. Gas is supplied via on-site storage tanks.

Prospective purchasers should make their own enquiries to verify the availability, capacity and condition of all services.





Sale Process & Timeline

Liverpool City Council is seeking offers for the freehold interest in Colomendy by way of an informal tender process.

All interested parties will be provided with details of the bidding process, including key deadlines and any proforma information required to submit bona fide offers.

The property is offered for sale with vacant possession (subject to minor occupational arrangements), and purchasers should satisfy themselves as to any licences, consents or operational requirements relevant to their proposed use.

Planning

Planning information including the Flintshire Local Development Plan can be [viewed via this link](#).

Data Room

Access to a data room holding further information is available upon request through NMRK or Stripe Leisure.

Viewings

Please contact NMRK or Stripe Leisure to arrange all viewings for further information.

Interested parties are requested not to approach the site directly, and no contact should be made with any on-site personnel or representatives of Liverpool City Council.

Contact

Leo Llewellyn

+44 (0) 7345 752434

Leo.Llewellyn@nmrk.com

Andrew Moore

+44 (0) 7920 824 280

Andrew.Moore@nmrk.com

Richard Baldwin

+44 (0) 7920 824275

Richard@stripeleisure.com

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Designed and produced by **MartinHopkins** 029 2046 1233 | studio@martinhopkins.co.uk | martinhopkins.co.uk

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