



LAND & BUILDINGS OF ABBOTS BROMLEY SCHOOL

Abbots Bromley School, High Street, Abbots Bromley, WS15 3BW

AN EXCEPTIONAL FREEHOLD INVESTMENT/ DEVELOPMENT OPPORTUNITY

savills

EXECUTIVE SUMMARY

- Former Independent Preparatory and Secondary School
- Situated in the affluent village of Abbots Bromley, Staffordshire
- Grounds extending to approximately 24.35 hectares (60.18 acres)
- Offers invited for the freehold interest in the whole



Abbots Bromley School is an eclectic mix of buildings, including attractive heritage assets, all set within 60 acres of land.

It is set within one of Staffordshire's prime villages, where opportunities of this nature are exceptionally rare.

The School presents an exciting opportunity for an investor or developer to shape its future.



LOCATION - ABBOTS BROMLEY

The Property lies in the heart of Abbots Bromley, a rural commuter village located in Staffordshire. Neighbouring conurbations include; Rugeley (10 km), Uttoxeter (11 km), Burton upon Trent (18 km), Lichfield (21 km) and Birmingham (50 km). Abbots Bromley is connected by the B5014 which feeds in to the wider road network. The nearest motorway is the M6, with Junction 12, lying 34 km south west. The closest railway station is Rugeley Trent Valley (9 km), which is served by West Midlands Trains. The station provides direct connections to Birmingham International (1h 9m), Manchester Piccadilly (1h 27m) and London Euston (1h 44m).

Abbots Bromley is a desirable residential village, with a small number of amenities proportionate to its size. Amenities include the village hall, doctor's surgery, convenience store and public house. The village has a number of Listed Buildings and the centre of the village lies within the Abbots Bromley Conservation Area, protecting its pre-industrial townscape. Abbots Bromley has a rich cultural heritage, staging the world renowned annual Horn Dance, a festival dating back to the Middle Ages.



DESCRIPTION

The Property was formerly used by Abbots Bromley School, a co-educational boarding and day independent school. The School is set within approximately 24.35 hectares (60.18 acres) and has 17 principal buildings, with a total floor area of approximately 231,270 sq ft (21,486 sq m). Several of the buildings are Grade II Listed and their character helps define the identity of the village. Any purchaser would therefore be buying an estate which is an integral part of the locality.

The Property is split to the north and to the south of High Street (B5014). There are 9.59 hectares (23.69 acres) to the north, including twelve buildings, the equine centre, tennis courts and playing fields. To the south of High Street are 15.33 hectares (37.88 acres) with five buildings, one playing field, one hockey pitch and agricultural land to the south. In addition, there are two separate parcels of land within the village, extending to 0.08 hectares (0.22 acres) and 0.14 hectares (0.35 acres) respectively.

The School buildings date from 1874, to which some more recent additions have been made. The most recent construction on site took place during the 1980s.



Abbots Bromley School

HISTORY OF ABBOTS BROMLEY SCHOOL

Abbots Bromley School was formerly known as the School of St Mary and St Anne, before becoming Abbots Bromley School for Girls.

The School of St Anne was established by Nathaniel Woodward in 1848 and was the first girls school for The Woodard Foundation. It is situated to the north of High Street. The School of St Mary was then founded in 1880 to provide education provision for girls from families unable to afford the fees required at the School of St Anne. The School of St Mary is situated to the south of High Street.

The two schools were amalgamated in 1921.

Abbots Bromley School closed at the end of the 2018/2019 academic year.



St Marys Teaching Block

ACCOMMODATION

The existing built accommodation provides approximately 231,270 sq ft (21,486 sq ft) of floor space. The accommodation includes; academic space, arts studios, swimming pool, sports hall, equestrian centre, residential accommodation, offices, and chapel.



PRINCIPAL BUILDINGS

The Main School Building

The Main School Building, the original school building, extends over three storeys. It is of red brick construction with a pitched and hipped tiled roof. The building is home to the main dining hall and ancillary kitchens, together with a library and laundry on the ground floor, and boarding and staff accommodation on the first and second floors. Forming part of the Main School Building is a three storey section known as The Big House. With a pitched roof and a flat roofed central section, it is thought to date from the 18th century and is Grade II Listed.

The Chapel

The Chapel is Grade II Listed and was erected between 1875-81. Designed by Richard Herbert Carpenter and Benjamin Ingelow, it is constructed of red brick with ashlar dressings, plain tile roof with alternate crested ridge tiles and coped verges.

Teaching Block 1

Teaching Block 1 dates from 1974. This wing is of a two storey brick construction with a pitched copper roof. It houses the main entrance and reception on the ground floor with boarding accommodation above.

The Centenary Wing is to the front of a grassed quadrangle, the remaining sides of which are formed by two and three storey buildings of varying ages with tiled and copper roofs providing teaching blocks, to include a music wing.

Teaching Block 2

Teaching Block 2 extends over two and three storeys. It was built in the 1950s around a second grassed quadrangle. The construction is brick with predominantly pantiled roofs, although the eastern section has a copper roof. It includes Thompson Hall, the principal assembly hall, and dance studio.

St Mary's Teaching Block

St Mary's Teaching Block, an original teaching and kitchen block, is of three and four storey construction. This building dates from the early 20th century and was originally built to accommodate a separate school known as The School of St Mary's. It is situated on the southern site. The building is of brick and tile construction. Adjoining to the west there is a four storey extension which dates from the late 1960s with a shallow pitched copper roof. This extension has classrooms on the ground floor with dormitories and staff apartments above.



RESIDENTIAL BUILDINGS

Dandelion Cottages

Dandelion Cottages, houses two cottages and to the end of the building is a three storey section, formerly used as the Provost's Flat. The remainder was used as The Woodard Corporation's Registered Offices. The building is Grade II Listed. The freehold is in the ownership of The Woodward Corporation but is included in the sale.

Coleridge House

Coleridge House, is the former Schoolmaster's house dating from 18th Century. The building is Grade II Listed, and currently used as office space.

Dutton's Cottage

Dutton's Cottage, a recently refurbished residential dwelling, is of a two storey oak framed brick and tile construction with rendering to some of the elevations.

St Anne's Croft

St Anne's Croft is a detached two storey brick and pitched pantile roofed building with an adjoining flat roofed garage. This building dates from the 1930s and includes five bedrooms.

St Raphael's

St Raphael's was used by the school for guest accommodation. Internally, this building has been refurbished to a high standard and comprises four en-suite bedrooms together with a communal kitchen, dining and living rooms.

FURTHER ACCOMMODATION

The Art School

The Art School is of brick construction with two storeys of studio accommodation.

Maintenance Block

Maintenance Block is a single storey brick and tile building with two prefabricated block garages adjacent, each providing five garages with up and over doors.

Equestrian Centre

The principal building is arc-shaped and single storey, with two storey wings used as apartments. Surrounding accommodation includes; stables, storage block, indoor training arena and open-air ménage. The Equestrian Centre has separate access from Radmore Lane.

Sports Hall

The Sports Hall is mainly single storey, which dates from 1982 with brick elevations and a flat felted roof. The building includes a two storey section and there is a balcony overlooking the main hall.

Swimming Pool

The Swimming Pool dates from 1978. The building is of timber framed brick construction with solar panels to the timber lined metal pressed pantile roof.

Medical Centre

The Medical Centre is of brick construction built over two storeys. Situated on the High Street, it adjoins the main entrance to the southern site, and includes a Matron's apartment.



Coleridge House



St Anne's Croft



Equestrian Centre



Equestrian Centre



Sports Hall



Swimming Pool



BUILDING	MAP REFERENCE	FLOOR AREA (SQ M)	FLOOR AREA (SQ FT)
Main School Building	1	4,368	47,022
Chapel	2	320	3,441
St Anne's Teaching Block 1	3	2,492	26,828
St Anne's Teaching Block 2	4	4,281	46,084
Art Studio	5	227	2,440
Woodard offices / flat/ Dandelion Cottages	6	490	5,270
Coleridge House (The Bursary)	7	469	5,052
Dutton's Cottage	8	154	1,656
Latham House	9	Property excluded from the sale	
Maintenance Block	10	125	1,350
Garages	11	146	1,568
St Anne's Croft (Head Teacher's house)	12	324	3,484
Equestrian Centre	13	2,327	25,047
St Mary's Teaching Block	14	3,687	39,683
Sports Hall	15	1,044	11,239
Indoor swimming pool	16	660	7,100
Medical Centre	17	178	1,916
St Raphael's	18	194	2,090
Approximate total gross internal floor area	-	21,486	231,270

We have not undertaken a full detailed measurement of each building. The floor areas are provided for indicative purposes and should not be relied on.

TITLE

The Land & Buildings of Abbots Bromley School are under two freehold titles SF488013 and SF622252. The freeholder of SF488013 is Abbots Bromley School Limited (now known as ABS Realisations Limited). The freeholder of SF622252 is The Woodard Corporation. Both titles are included in the disposal.

The boundaries of the two titles are shown edged yellow on the aerial. However, the freehold interest in Latham House will be excluded from the sale. Latham House comprises four residential properties, each has been sold on a long leasehold.

There are two long leaseholds registered on the title SF488013 granted to Abbots Bromley Sports Association, both expiring March 2063. The area subject to these long leasehold interests is hatched red on the aerial.

PLANNING

The Property is situated in an area governed by the East Staffordshire Local Plan (2012-2031). The Local Plan identifies the Property as lying within the Abbots Bromley Conversation Area. The Property extends beyond the village boundaries of Abbots Bromley. A Neighbourhood Plan is being produced for Abbots Bromley and consultation is expected to take place on the Draft Neighbourhood Plan during Spring 2021.

We understand that the current permitted use of the Property falls within C2, C3 and F1 uses under the Town and Country Planning (Use Classes) Order 1987 (as amended).

The Main School Building and St Raphael's are identified by the Local Planning Authority as buildings which make a positive local contribution to character of the conservation area and as buildings of Townscape Merit. Later extensions to Abbots Bromley School are identified as negative detractors.

The Property contains four listed buildings; The Chapel (Ref 1038420), The Big House (Ref 1189819), Coleridge House (Ref 1374464) and Dandelion Cottages (Ref 1294080).

All available planning documents, together with a Planning Appraisal, are accessible in the data room.

Subject to planning, we consider the Property could be suited to: Education, Community, Hotel, Leisure or Residential use.

Prospective purchasers should contact East Staffordshire Borough Council with specific planning enquiries.

Any potential purchaser should also satisfy themselves with the above findings.

VAT

In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such tax shall be payable by the Purchaser.

RATING

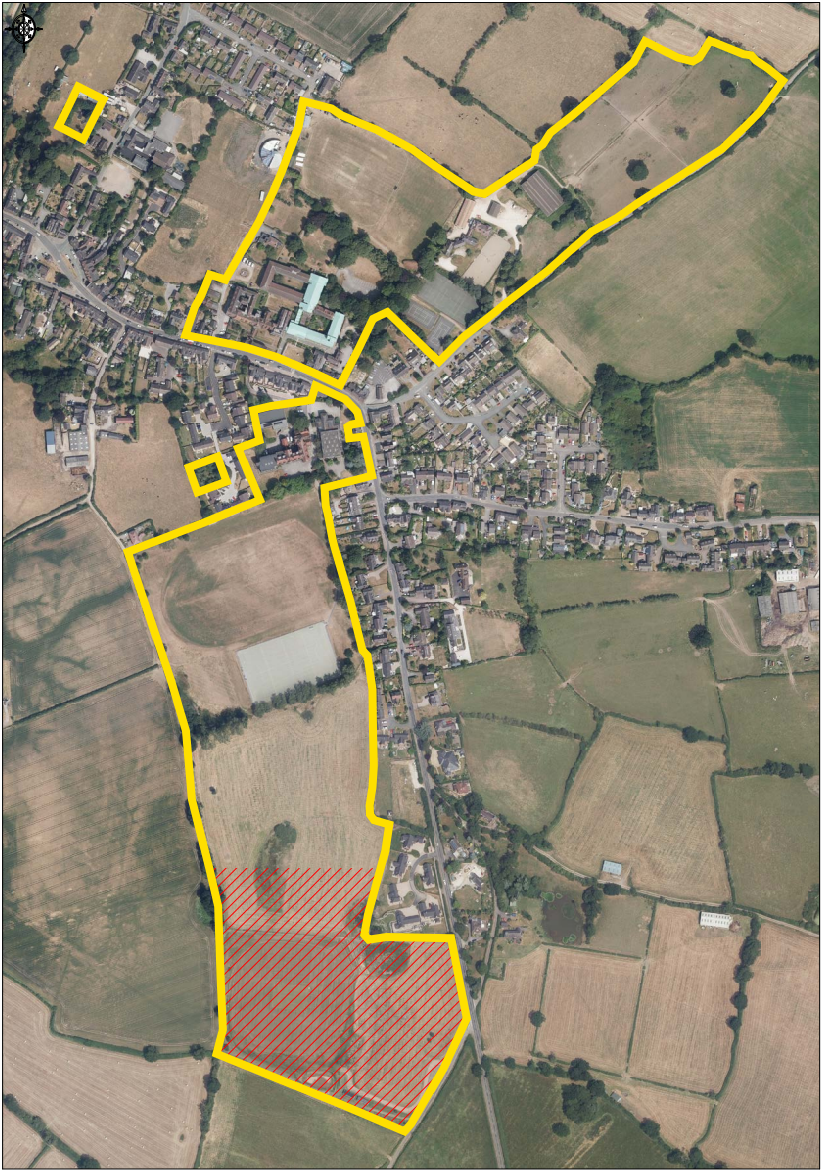
The Property is described in the current Rating List as follows:

ADDRESS	DESCRIPTION	RATEABLE VALUE PER ANNUM
St Mary & St Anne School, High Street, Abbots Bromley, Rugeley, Staffs, WS15 3BL	School and Premises	£302,500

PROPOSALS

Offers are invited for the whole site edged in yellow on the aerial. Excluding the freehold interest in Latham House.

Please note the landowner reserves the right to not accept the highest, or indeed any offer received.





EPC

Copies of the Energy Performance Certificates are available on request.

FURTHER INFORMATION

Further information is available via a secure dataroom. Access to the dataroom will be provided by the Agents.

LEGAL COSTS

Each party is to bear its own legal costs in connection with any transaction.

VIEWING

Access is by appointment only. To be arranged strictly through Savills.

CONTACT

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