

# Warminster Preparatory School

VICARAGE ST, WARMINSTER, WILTSHIRE, BA12 8JG

Property extending to 5.38 acres (2.12 hectares) with Development Potential (subject to planning)

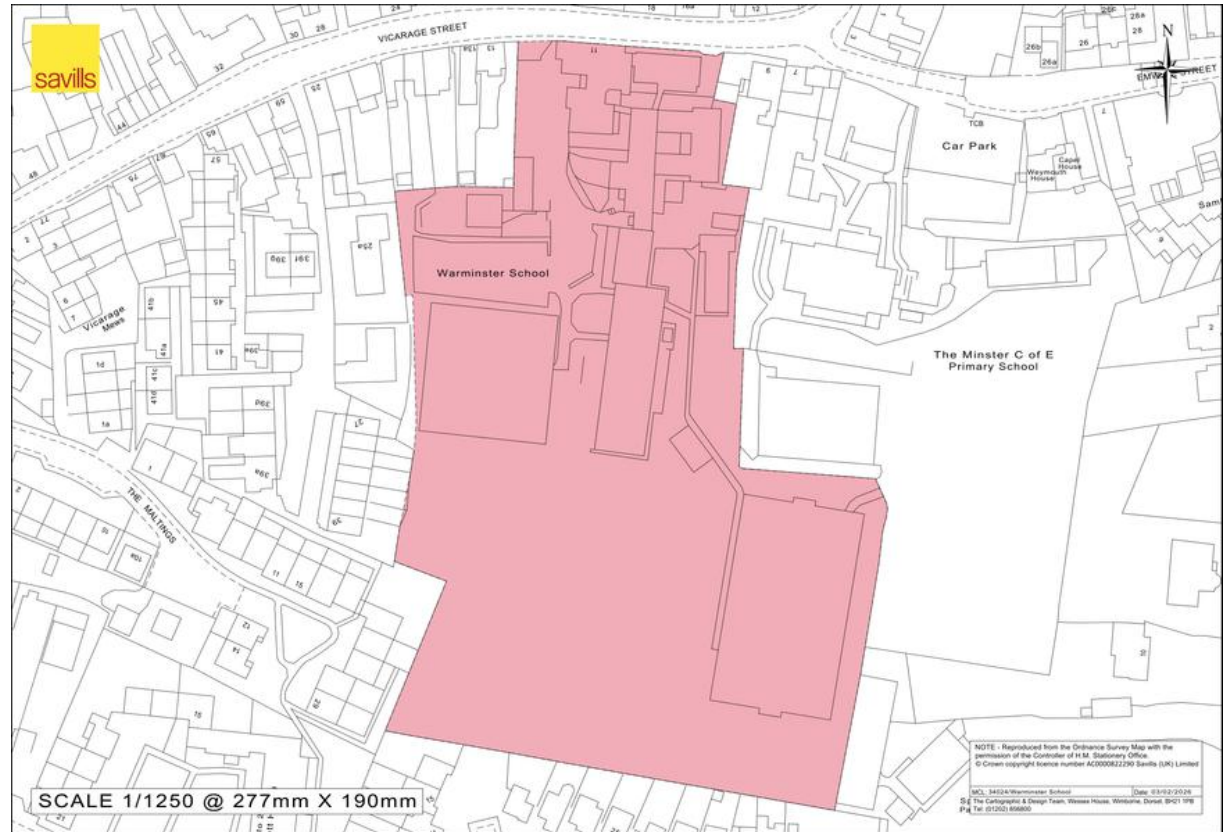


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Site outline indicative only

## THE OPPORTUNITY

- The Property extends to approximately 5.38 acres and is currently occupied by Warminster Preparatory School.
- The Property includes approximately 27,586 sq ft of educational accommodation, a Grade II listed building, modern classroom blocks and ancillary facilities, school buildings, a MUGA to the north, and open, slightly elevated playing fields to the south.
- The Property lies within Wiltshire Council's administrative boundary and the defined settlement boundary for Warminster, with the northern half of the Property located within the Warminster Conservation Area. It was also identified within Wiltshire Council's 2012 SHLAA as having potential for residential development.
- The Property benefits from excellent connectivity, with direct access to Vicarage Street, linking to the A36 for Salisbury and Bath, and is within walking distance of Warminster town centre and railway station.
- Unconditional Offers Invited.
- **Bid Deadline:** 12 Noon on Thursday 26th March 2026.



## OVERVIEW

On behalf of the Seller, we have the pleasure of inviting you to bid for the acquisition of Warminster Preparatory School, hereafter referred to as “the Property”.

## DESCRIPTION

The Property extends to approximately 5.38 acres and includes approximately 27,586 sq ft of existing educational accommodation. This comprises of a Grade II listed building alongside a range of modern classroom blocks and ancillary facilities. The northern portion of the Property accommodates the school buildings, parking areas and a Multi-Use Games Area (MUGA), while the southern section comprises open playing fields and a synthetic turf pitch on slightly elevated ground.

The Property is located on Vicarage Street, within an established residential area of Warminster. It is bordered to the east by Minster Primary School and to the west and south by private housing, providing a strong context for future redevelopment or alternative uses (subject to planning). Access is directly from Vicarage Street, which connects to the A36, offering convenient links to Salisbury and Bath. Warminster town centre and railway station are within walking distance, providing excellent local amenities and transport connections.

## LOCATION

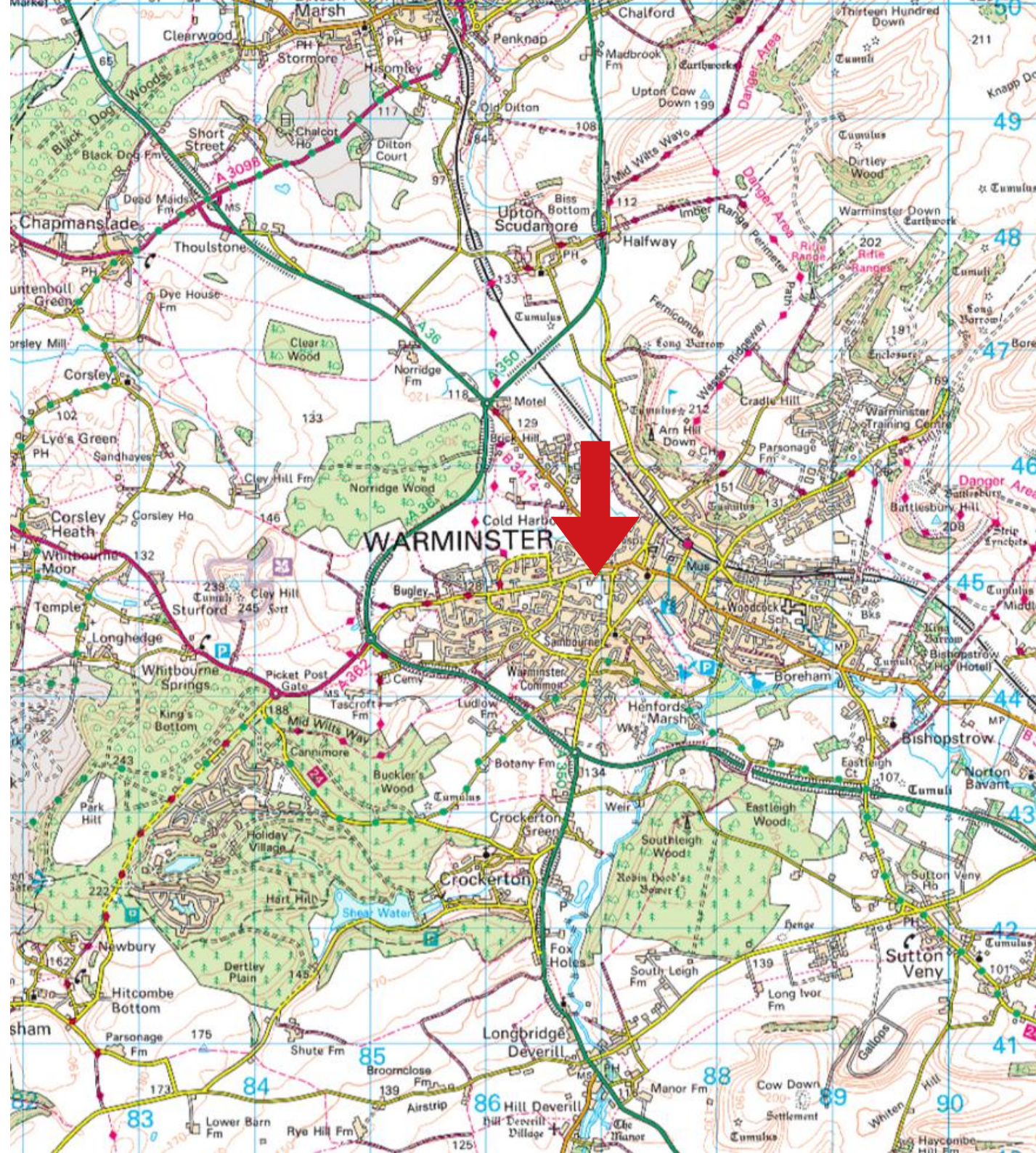
The Property is situated in the heart of Warminster, a historic market town in Wiltshire, with direct access from Vicarage Street. This central position provides excellent connectivity via the A36, a key route linking east towards Salisbury and west towards Bath, as well as convenient access to the wider road network including the A350 and A303.

Warminster town centre is within walking distance, offering a comprehensive range of amenities such as supermarkets, independent shops, cafés, restaurants, and leisure facilities. The town also provides healthcare services, schools, and recreational spaces, making it a well-established and desirable location.

The surrounding area benefits from strong regional connections. The nearby cities of Bath (approximately 18 miles / 29 km) and Salisbury (approximately 19 miles / 30 km) offer an extensive selection of retail, cultural, and employment opportunities. The larger centres of Bristol and Southampton are also accessible via the A36 and A303 corridors.

Warminster railway station, located less than a mile from the Property, provides regular services to London Waterloo, Bristol, and destinations across the South West. The town is well-served by local bus routes, ensuring connectivity to surrounding villages and towns. Bristol Airport and Southampton Airport are both within reasonable driving distance, offering domestic and international travel options.

The Property is ideally positioned to take advantage of its established residential setting, strong transport links, and proximity to local and regional amenities. This combination makes it highly suitable for a range of future uses (subject to planning).



## PLANNING SUMMARY

The Property is located within the administrative boundary of Wiltshire Council and lies inside the defined settlement boundary for Warminster ([Policy adopted January 2015](#)), with the northern part of the Property situated within the Warminster Conservation Area.

The Property does not currently benefit from any planning permission or allocation within the adopted Local Plan. However, the Property was previously identified in the Wiltshire 2012 Strategic Housing Land Availability Assessment (SHLAA) as having potential for residential development.

The Property includes a Grade II listed period building (as shown on the left below) fronting Vicarage Street, recorded as St Monica's School in the statutory listing.

Wiltshire Council is currently unable to demonstrate a five-year housing land supply, reporting only 2.42 years (Jan 2026) of deliverable housing land across the county. In the context of this significant shortfall, alongside national policy support for brownfield redevelopment, the Property presents an opportunity for development, subject to relevant local planning policies.





**Warminster Preparatory School** Warminster, Wiltshire







## TENURE AND POSSESSION

The freehold interest of the Property is offered for sale and is held under Land Registry Title Number WT144197.

The Property remains operational, with the proprietors expected to begin vacating at the end of the school year in July. Vacant possession is anticipated from September 2026 onwards.

A copy of the Land Registry documents are available within the Marketing Information Pack.

## MARKETING INFORMATION PACK

A Marketing Information Pack has been created containing additional technical and legal information. Please contact Jay Peters-Simmons via email to request access.

## VIEWINGS

Viewings should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills takes no responsibility for any injury or accident at the Property. Viewers visit the property at their own risk. Should you wish to make an appointment, please contact Jay Peters-Simmons. **No parties should inspect without prior arrangement through the selling agents.**

## VAT

No option to tax for VAT has been exercised.

## EPC

An EPC for the existing accommodation is available within the Marketing Information Pack. The current rating is C.

## METHOD OF SALE

The Property is being marketed via informal tender on an open-market basis. Interested parties are invited to submit their Unconditional Offer by 12 Noon on **Thursday 26th March 2026**, after which all offers will be reviewed and presented to the Seller.

All offers are to be submitted in writing using the offer submission form provided within the Marketing Information Pack.

Please ensure all offers are submitted with the requested supporting information detailed within the form.



## IMPORTANT NOTICE

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## CONTACT

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