



THE ABBERLEY HALL ESTATE

ABBERLEY HALL, ABBERLEY, WORCESTERSHIRE, WR6 6DD

A Rare and Distinctive Opportunity

savills

Property Summary

Former independent preparatory school

Grade II* listed country house with accompanying estate

Situated in picturesque north-west Worcestershire

Grounds extend to approximately 38 hectares (93 acres)

Offers are invited for the freehold interest in the whole

“The Abberley Hall Estate comprises an impressive and diverse property portfolio, which is rich in history. The Estate presents a unique opportunity to shape its future”

Introduction

Savills is delighted to offer The Abberley Hall Estate for sale. Formerly a country house, built in the mid-19th Century, the Estate has operated as Abberley Hall School since 1916. Over that time a number of buildings and facilities have been added to support its education use, resulting in a total of circa 112,070 sq ft (10,411.5 sq m) of accommodation.

Abberley Hall School, a day and boarding school for children aged 2 to 13 years old, closed at the end of the academic year 2022/2023. The School is now seeking a purchaser for the land and buildings and to continue the Estate’s legacy.

Location

The Abberley Hall Estate spans 38 hectares (93 acres) in a highly impressive northwest Worcestershire setting.

The Estate lies between the villages of Great Witley (1.6 km (1 mile) south) and Abberley (2.3 km (1.4 miles) north).

The closest towns are Stourport-on-Severn and Kidderminster, situated around 11 km (7 miles) and 17 km (11 miles) north east, respectively. Each provides a wide range of amenities commensurate with their size. Kidderminster’s train station also provides a direct connection to Birmingham. The closest cities are Worcester (21 km (13 miles) south), Hereford (42 km (26 miles) southwest) and Birmingham (47 km (29 miles) north-east).

The nearest motorway is the M5, with Junction 5 at Droitwich located (23 km (14 miles) east).

The surrounding area provides a range of opportunity for recreation including; the Worcestershire Way, Witley Court, the Malvern Hills and the Teme Valley.



Description

The Abberley Hall Estate was formerly Abberley Hall School, a co-education day and boarding school for pupils aged between 2 and 13 years old. The Estate has a diverse range of properties to include the Grade II* Listed Abberley Hall, which the core school estate is centered around. This includes classrooms, theatre and sports hall. In addition, there are 16 residential properties situated across the Estate. This is all set within approximately 38 hectares (93 acres) of well-maintained, Grade II listed gardens, parkland and woodland.

The core school buildings lie at the heart of the Estate, with access provided via a c. 500m tree lined drive from the A443. This is the principal vehicle entrance. The Main Lodge sits just inside the gated access, with the impressive Clock Tower located part way down the drive.

Abberley Hall stands in an elevated position with commanding views over the surrounding Worcestershire countryside. The main school buildings and sporting facilities, including the former stable block and coach house, and sport pitches, are located to the west and to the south of the Hall, on ground of lower elevation.

A secondary vehicle access is provided via the B4203 to the south which serves Elbatch Lodge.

Situated to the southeast of Abberley Hall are 13 residential properties sat on circa 3 hectares (7.5 acres), which are served by a third vehicle access via the B4203. This area includes the Walled Garden, within which are eight of the 13 residential properties.

The gardens and parkland extend to c. 23 acres, the woodland across three separate parcels extends to a total of c.39 acres, and a small lake extends to c. 0.64 acres. There is also a fourth vehicular access point at the eastern boundary via the A443, which comprises a dirt track.

The land upon which the school buildings and facilities and walled garden properties sit form the remaining acreage.

History of Abberley Hall and the School

The Abberley Hall Estate has a rich history. The origins of the land can be traced back to the medieval period.

Abberley Hall as it stands was constructed in c.1844 as a Victorian country house. Designed by Samuel Whitfield Daukes, it replaced an older 18th century country manor house in disrepair.

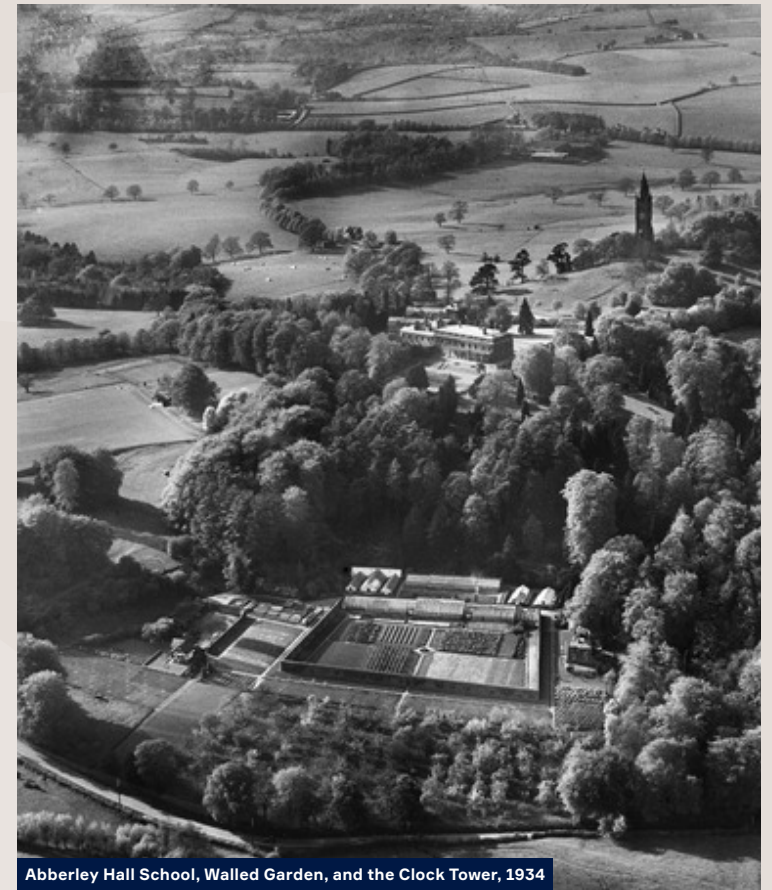
The Estate first became a school in 1916 when it was purchased by Arthur M Kilby, who was seeking to relocate Lindisfarne School from Blackheath, Kent, to a country setting. The need to relocate was heightened by the outbreak of the First World War in 1914.



Abberley Hall - Library



Abberley Hall - Hallway



Abberley Hall School, Walled Garden, and the Clock Tower, 1934

Principal Buildings

Abberley Hall

Abberley Hall is a former Victorian country house (Grade II* listed) with well-preserved neoclassical interiors and a wealth of original features.

The Hall is constructed in yellow sandstone with a mansard roof, described as one of the finest remaining examples of a Victorian country house. Today, the Hall accommodates the School's staff offices, dining room, kitchen, common rooms at the lower ground and ground floors, with boarding located on the first and second floors.



Clock Tower

The Clock Tower (Grade II* listed) was constructed in 1884. Standing at c. 161 feet tall, the tower is described as one of the most distinctive landmarks of the region. The Clock Tower has its own history, used as an observation post during the Second World War to report enemy aircraft targeting Birmingham.



Stable Block and Coach House

The quadrangular stable block (Grade II listed) is located to the northwest of Abberley Hall. Incorporated within is a Chapel and a rare surviving country house theatre. The building currently provides classrooms and boarding facilities.

Adjacent to the stable block, at its north elevation, is a purpose-built single storey extension housing the nursery and the pre-prep.



School Buildings & Facilities

Within the grounds of the Estate, and to the west of Abberley Hall, are seven purpose-built education buildings, with the most recent additions added in 2011. We provide an overview below.

The Huxtable Art & Design Building

Accessed from the western wing of Abberley Hall, via an opaque glazed walkway, is a teaching building currently housing the Library, Art Room and DT. The building is of brick construction with tiled cladding on the upper facade and a felt flat roof. The building provides access to Ashton Hall.

Ashton Hall Theatre

Ashton Hall Theatre is a unique, hexagonal shaped building of red brick construction with a multi-pitch tiled roof. It connects through to the Stable Block. At ground floor is the theatre with the lower ground floor comprising several smaller rooms currently used for music.

Classroom Blocks

To the south of Ashton Hall are three detached purpose-built teaching buildings. The buildings are of similar red brick construction with a pitch tiled roof. They are known as The Marsden-Smedley Building, The Michael Haggard Building and the Marshall Building.

Sports Facilities / Outdoor Education

Abberley Hall has an array of sports and outdoor education facilities. This includes grass pitches; a full-sized Astro turf; two tennis/netball courts; 25m heated **indoor swimming pool** with changing facilities and an **indoor sports hall** with ricochet court, gymnasium, and changing facilities.

Further facilities include indoor shooting range; riding stables and ménage; outdoor climbing wall; fishing lake; mountain bike trails; forest school area; and dedicated outdoor education areas.



Residential Properties

The Main Lodge

The Main Lodge (Grade II listed) is Tudor Gothic style gatehouse situated at the northern access point. The property is believed to date from the c.1880s.



The Main Lodge

Elbatch Lodge

Elbatch Lodge (Grade II listed) is a Tudor Gothic style a gatehouse situated at the southern access point. Built at the same time as the Main Lodge, in c. 1880s.

Headmasters House

The Headmaster's House was constructed in c.1970 and is connected at ground and first floor levels to the southern elevation of Abberley Hall.

Orchard Cottage

Orchard Cottage is a Tudor style part timber frame part brick cottage. It is likely that Orchard Cottage pre-dates many buildings on the Estate although the exact date of construction is unknown.



Orchard Cottage

Garden Cottage

Garden Cottage is the former Gardener's House. It is a Victorian property with red brickwork, large chimneys, and sash windows. The exact construction date is unknown, however it is believed to date from the late 19th century.

Walled Garden Properties

The eight Walled Garden residential properties are located within the walled garden at the southern edge of the Estate. They were constructed in the mid-2000s and each benefit from rear access onto the communal walled garden.



Walled Gardens

Witley Edge, Doddingtree, and Merritts

Witley Edge, Doddingtree and Merritts were constructed in the 1970s and each comprise a detached, two storey dwelling. They are located immediately east of the Walled Garden.



Merritts

Accommodation Schedule

BUILDING	USE	FLOOR AREA GIA (Sq m)	FLOOR AREA GIA (Sq ft)	EPC Rating
Abberley Hall	Education	2,808.8	30,234	G
Stable Block	Education	1,711.2	18,419	G
Clock Tower		Not Measured	Not Measured	Exempt
Sports Hall	Education	565.3	6,086	D
Swimming Pool	Education	775.6	8,349	E
The Marsden-Smedley Building	Education	738.0	7,944	C
The Huxtable Art & Design Building	Education	563.8	6,069	G
The Michael Haggard Building	Education	493.1	5,308	C
Ashton Hall	Education	849.1	9,140	G
Marshall Building	Education	297.6	3,203	C
Headmasters House	Residential	204.1	2,197	G
Merritts	Residential	144.5	1,555	E
Doddingtree	Residential	127.8	1,376	D
Witley Edge	Residential	151.1	1,626	F
Main Gate Lodge	Residential	93.7	1,009	F
Elbatch Lodge	Residential	93.7	1,009	G
Garden Cottage	Residential	110.4	1,188	F
Orchard Cottage	Residential	98.8	1,063	F
Walled Garden Cottages (1-8)	Residential	584.8	6,295	C – D
Approximate Total Gross Internal Floor Area	-	10,411.5	112,070	

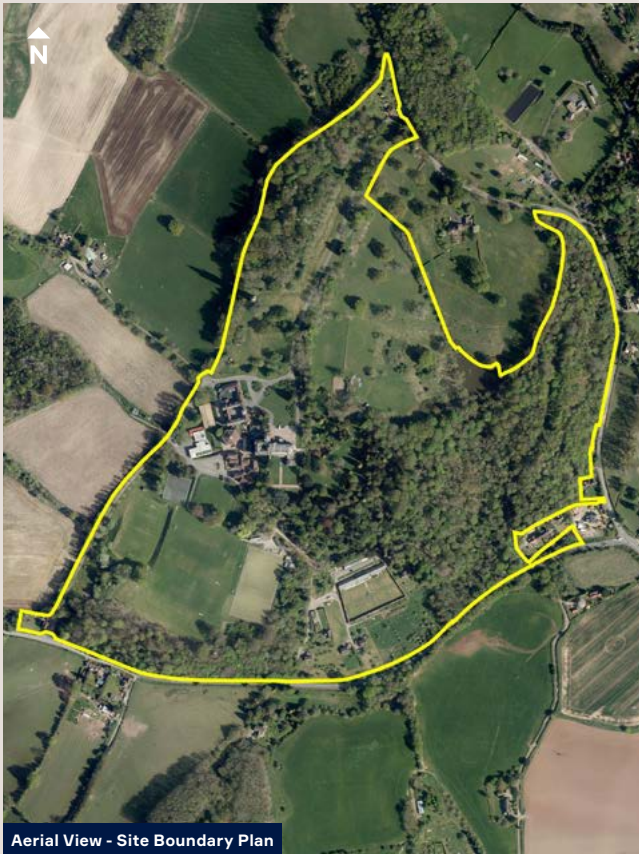
We have not undertaken a full detailed measurement of each building. Floor areas are provided for indicative purposes and should not be relied on. Floor plans, site plan and a detailed Schedule of Accommodation are provided in the data room.

Tenure

Abberley Hall Limited own the site freehold interest in the Estate. The Estate comprises two titles WR52723 and WR179727. Further title information is provided in the data room.

Tenancies

The Estate is to be sold with vacant possession.



Aerial View - Site Boundary Plan

Planning

The Estate is within the administrative boundary of Malvern Hills District Council. Planning decisions must be taken in accordance with The South Worcestershire Development Plan (SWDP). The SWDP was adopted in February 2016 and sets out a vision of the area for the period 2006 to 2030. The Estate is within the open countryside but does not lie within the Green Belt. The SWDP is currently under review.

We understand the Estate has planning permission for C2, C3 and F1 uses under the Town and Country Planning (Use Classes) Order 1987 (as amended).

Abberley Hall and the Clock Tower are individually listed Grade II*. There are a further six buildings and structures across the Estate that are listed Grade II. The gardens and parkland surrounding are included within the English Heritage Garden Register and recorded as Grade II status.

All available planning documents are accessible in the data room.

Prospective purchasers should contact Malvern Hills District Council with specific planning enquiries.

VAT

In the event that the 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.

Proposals

Offers are invited for the freehold interest in the whole Estate, edged yellow on the aerial plan.

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

Fixtures and Fittings

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation.

Public Rights of Way

There are public rights of way across the Property which are detailed in the data room.

EPC

Copies of the Energy Performance Certificates are available in the data room.

Legal Costs

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

Rating

The Estate is described in the current Rating List (1 April 2023 to present) as follows:

Address	Description	Rateable Value Per Annum
Abberley Hall, Abberley, Worcester, WR6 6DD	School and Premises	£224,000

Viewing

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

Further Information

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

Contact

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