

Two Former Education Buildings On Large Plots

HAVERFORDWEST, PEMBROKESHIRE, SA61 1EQ

Exciting redevelopment opportunity for a variety of alternative uses, subject to planning



savills

SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY

KEY HIGHLIGHTS

Former education buildings (Upper and Lower Schools) on two separate parcels of land with their own entrances, within very close proximity of each other.

- Upper School - 2.5 acres / 26,554 sq ft GEA
- Lower School - 6 acres / 34,488 sq ft GEA
- Use Class: D1 - Non-residential institutions
- Close proximity to Haverfordwest town centre
- 5 miles east of Pembrokeshire Coast National Park
- Offers sought for the site as a whole or for the individual lots by way of Informal Tender.
- Conditional and unconditional offers invited.



BACKGROUND

Tasker Milward School was built in 1968, originally as Haverfordwest Boys Grammar School and was joined by the old Tasker School for Girls in 1978 to form a comprehensive school. The school closed in 2018 under Welsh Government's 21st Century Schools Programme.

Subsequently, a decision was made to merge Tasker Milward School and Sir Thomas Picton into the new Haverfordwest High VC School which is located on an alternative site. Following the completion of the new school, the Upper and Lower school buildings have been declared surplus to requirements.

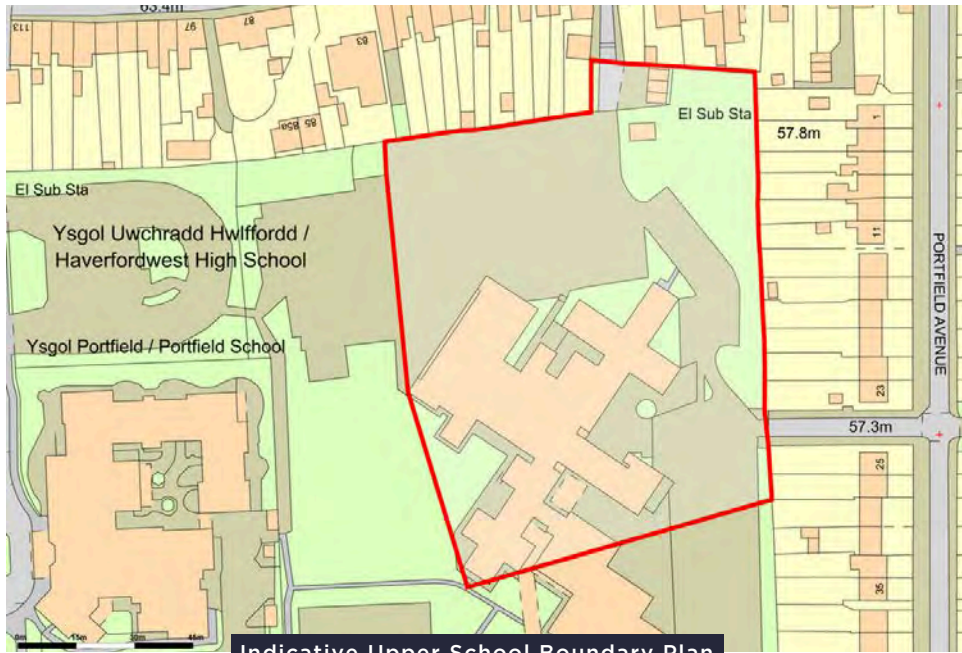
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Indicative Upper School Boundary Plan



Indicative Lower School Boundary Plan



Adopted Highway (Blue) Plan

LOCATION

Haverfordwest is the principal commercial centre within the county of Pembrokeshire. It is situated 31 miles to the west of Carmarthen and 45 miles from Pont Abraham, the most westerly terminus of the M4 Motorway.

Haverfordwest Railway Station offers frequent direct rail services to Swansea, Bridgend and Cardiff.

A wide variety of leisure and retail operators are available in the town centre as well as the Withybush Retail Park on the edge of town, which comprises Marks and Spencer, Boots, Next and Mountain Warehouse.

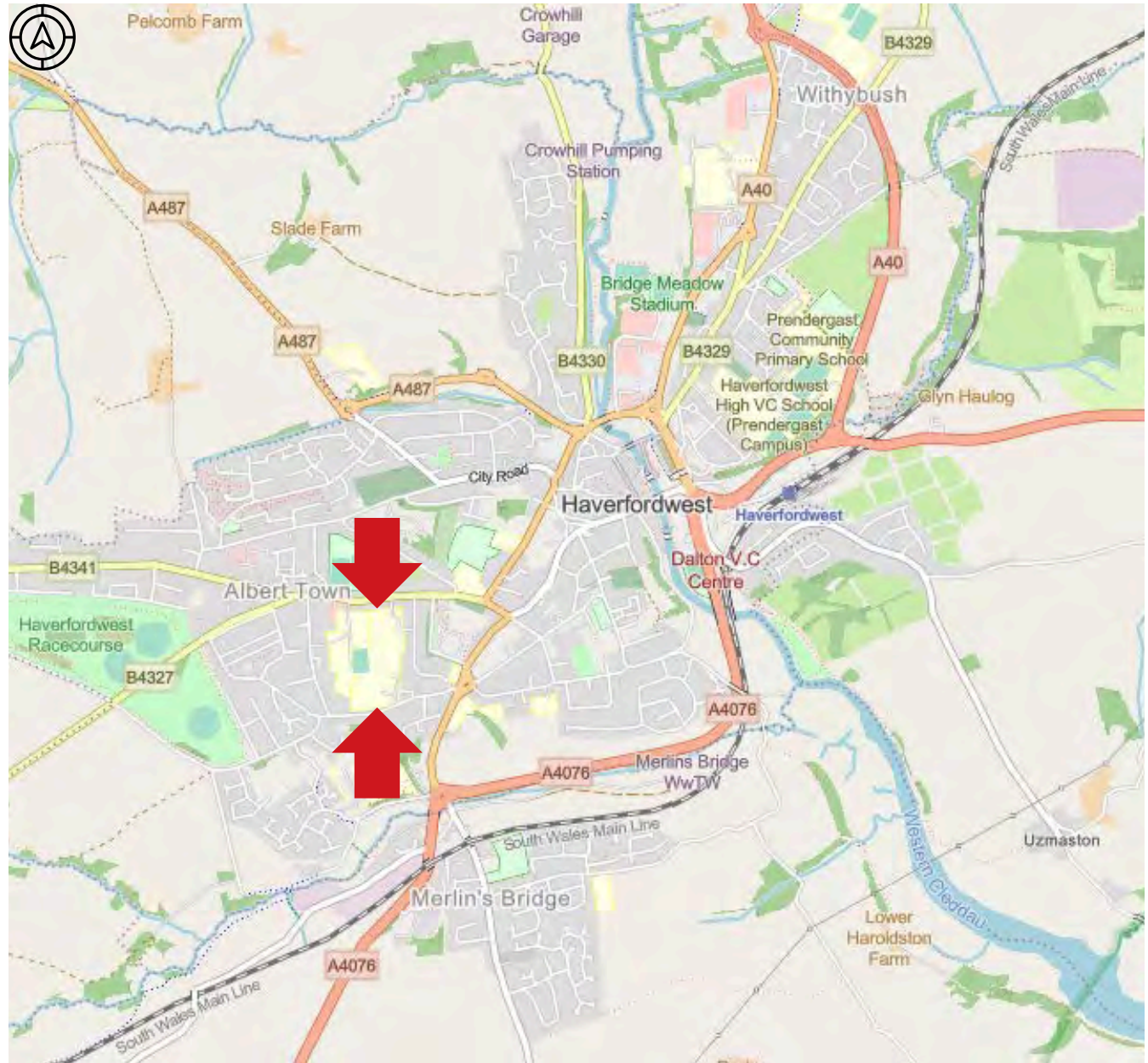
There is a Tesco Extra within a short walk of the property.

Withybush General Hospital is approximately 1.6 miles north east.

The property is located 0.8 miles west of the town centre in an established residential area.

There are a number of schools in the vicinity including Portfield School and Waldo Williams Primary School both directly adjacent, Fenton Community Primary School (0.3 miles), Mary Immaculate Catholic Primary School (0.4 miles), Pembrokeshire College (0.9 miles), and Haverfordwest High VC School (1.2 miles).

Further west is the stunning Pembrokeshire Coast National Park (c. 5 miles) which comprises 186 miles of scenic coastal areas and forms part of the Wales Coastal Path.



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THE PROPERTY

The property available for sale comprises two individual school sites with their own vehicular entrances off adopted highways.

They are available for sale individually or as a whole.

Upper School

The Upper School comprises a range of existing school buildings with a hard standing surface level car park on a **2.5 acre** (1.01 hectares), with vehicular access from Portfield Avenue off an existing residential estate.

The school buildings are made up of traditional brick and concrete frame ranging in height from single storey up to two storeys and comprise a mix of classrooms, halls and offices. There is potential for these buildings to be repurposed in whole or in part.

The site is generally level and bound by rear gardens of residential dwellings along Portfield Road to the north and Portfield Avenue to the east. Portfield School is located directly adjacent to the west of the site.

The approximate Gross External Area of the buildings:

- 26,554 sq ft / 2,467 sq m.

Lower School

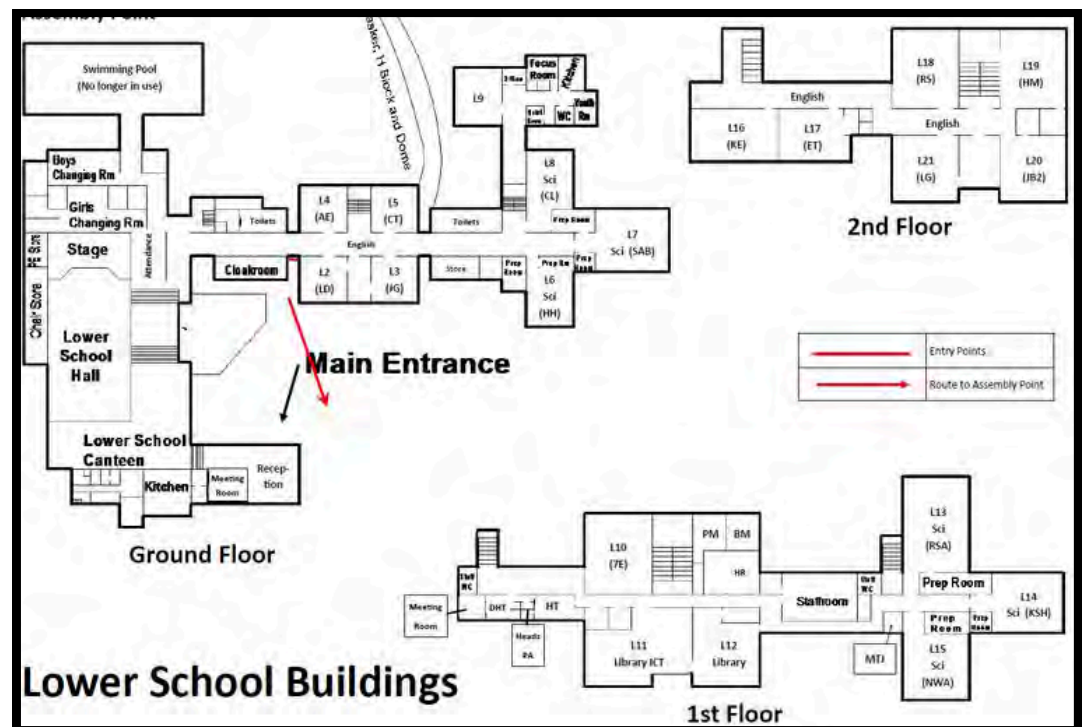
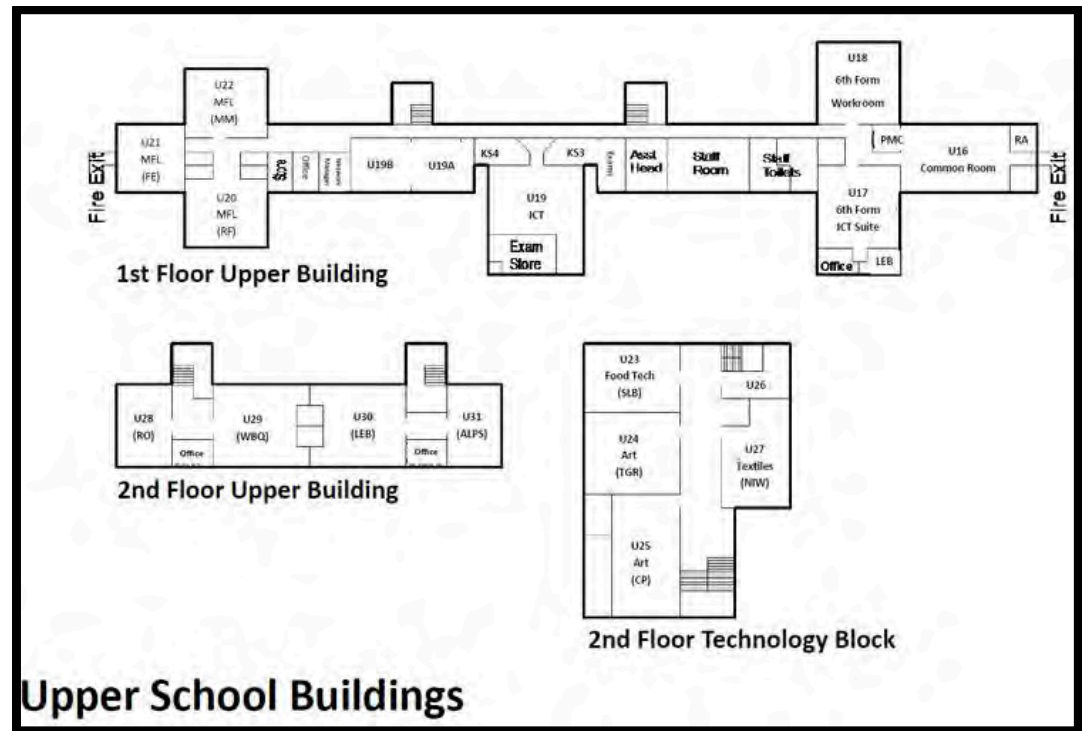
The Lower School is a **6 acre** (2.47 hectares) site which can be accessed off Scarrowscant Lane to the south. There are a range of linked buildings of a similar construction to the Upper School with accommodation over two and three floors. There is also a sizable indoor pool complex.

The site is generally level and bounded by Upper School to the north, residential to the east and Waldo Williams Primary School adjoins the western boundary.

The Lower School buildings are in poor condition having been the subject of vandalism.

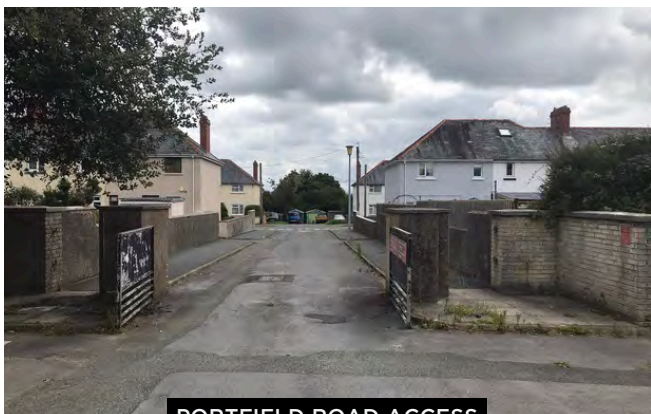
The approximate Gross External Area of the buildings:

- 34,488 sq ft / 3,204 sq m.



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PLANNING

Local Planning Authority – Pembrokeshire County Council.

Use Class Order D1 – Non-residential institutions.

Pembrokeshire Local Development Plan 2013-2021 (LDP) – within the existing urban area and settlement boundary of Haverfordwest.

25% affordable housing policy.

Suitable for a range of alternative uses, subject to planning.

Interested parties should make their own enquiries of the local planning authority.

TENURE

The Freehold interest in the property is being offered for sale with Vacant Possession.

VAT

The property is not elected for VAT.

EPC

Lower School EPC rating: E (101)

Upper School EPC rating: F (130)

METHOD OF DISPOSAL

Offers are invited by way of Informal Tender for the freehold interest in the Property as a whole or as individual lots.

Closing date for bids:
Midday 23 July 2025

Interested parties are asked to include the following information in their bid submission:

- Identification of lot/s
- Bid amount
- Conditions
- Details of party submitting bid
- Solicitors details
- Timescales for exchange of contracts and completion
- Proof of funds is also advisable



PEMBROKESHIRE COAST NATIONAL PARK



WITHYBUSH RETAIL PARK

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Designed and produced by Savills Marketing: 020 7499 8644 | 19.05.2025

VIEWINGS

All viewings are strictly by appointment only with the sole selling agent, Savills.

FURTHER INFORMATION

Access to our data room is available upon request. The information available includes the following:

- Photographs and drone footage
- EPC certificates
- Planning history
- Title Documents

CONTACT

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