



LAND & BUILDINGS AT HETHERSETT OLD HALL SCHOOL

Hethersett Old Hall School, Norfolk, NR9 3DW

Sale on behalf of the liquidators | Freehold

savills

EXECUTIVE SUMMARY

- Former independent preparatory and secondary school
- Situated to the south west of Norwich in the desirable residential area of Hethersett
- 14 buildings set within approximately 5.72 hectares (14.3 acres)
- Excellent investment opportunity
- Sale on behalf of liquidators
- Offers invited for the estate as a whole

LOCATION

The Property lies to the west of Hethersett which is a commuter town south west of Norwich. Neighbouring conurbations include; Norwich (10.7 km), Wymondham (8.1 km) and Dereham (27.5 km). Hethersett is connected by the B1172 which feeds into the wider road network, including the A11 with connections on to Cambridge and beyond. Hethersett is a desirable residential settlement with a number of repurposed old halls and attractive listed properties. The settlement includes a wide range of amenities proportionate to its size with a wider range of amenities close by in Wymondham to the west.

DESCRIPTION

The property is a collection of buildings, some of which date back to the 17th and 18th Century, with Hethersett Old Hall School moving into the Old Hall in 1938. The property has seen various expansions over the last 80 years with new blocks being built at various times and as recently as 2000. The property was formerly used by Hethersett Old Hall School as an independent co-educational boarding and day school. The school is set within approximately 5.72 hectares (14.13 acres) including a playing field of approximately 3.7 acres to the south and 14 principle buildings to the north. The total floor area of the buildings is approximately 60,053 sq ft (5,579 sq m). Several of the buildings are Grade II Listed and their character helps define the identity of the locality. The school and buildings are situated on the northern half of the site. To the east and west of the site respectively are the swimming pool and sports hall. The school is formed from a series of boarding and teaching blocks as detailed below:



ACCOMMODATION

The existing built accommodation provides approximately 60,053 sq ft (5,579 sq m). The accommodation includes; academic space, arts studios, swimming pool, sports hall, science buildings, residential accommodation and offices.

Old Hall and Barn:

The main school building is a Grade II Listed hall with various extensions including a canteen and dining hall, classrooms and adaptations to suit boarding room and office use. The Hall is a three storey building of red brick construction with a pitched tile roof. The original single storey teaching rooms extend from the southern façade of the hall. The adjacent Grade II Listed barn is of wood framed construction with a hipped tile roof. The barn and northern façade of the hall were roofed within the last four years.

Sixth Form Block, Jubilee and Wolfson Block:

The sixth form block was built in the 1980s and is of brick construction with wooden windows. To the east of this is a 2 storey brick science block and single storey arc of classrooms forming a 'quad'.

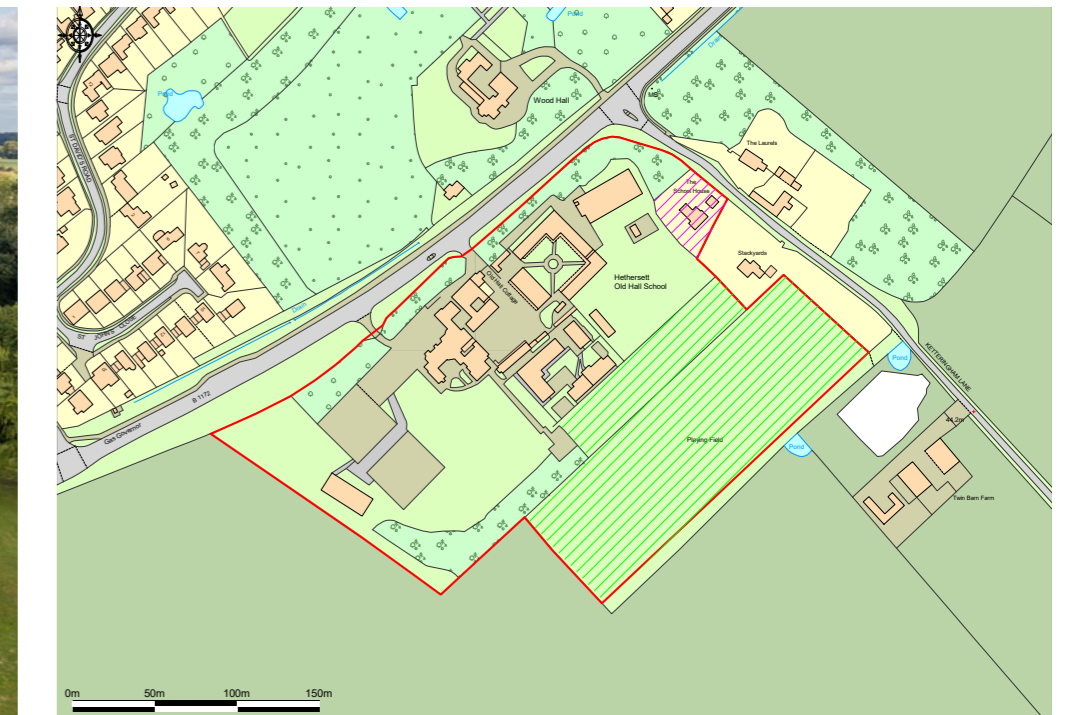


Junior and Pre-Prep School

Two single storey purpose built teaching blocks constructed between 2000 and 2002 are situated in the centre of the site and include a secure, fully furnished play area. The junior and pre-prep teaching buildings are encircled by the historic garden wall which dates from 1859 and spans around the buildings. Completing the courtyard behind the Old Hall is the Stable block, which dates from 1770 and has been converted to junior classrooms. The stable block completes the northern section of the historic garden wall.

School House:

To the western boundary is a four bedroom detached dwelling which was the former headmasters accommodation. The property is modern with cavity brick elevations under a part pitched, part hipped concrete tile roof. The accommodation comprises a sitting room with wood burning stove, dining room, study, kitchen and utility room. On the first floor are four bedrooms (en-suite to master) and a family bathroom with white sanitaryware. This building has a double garage, separate private access from Ketteringham Lane and is set in 0.3 acres and screened from the school by a mature hedge and trees.



TITLE

The site is held in two adjacent titles. Hethersett Old Hall School Limited owns both titles on a freehold basis, with the majority of the land and buildings held under title NK233099, whilst an area of land to the north west of the site is owned under the title NK410102.

LOCAL TRANSPORT LINKS

There are two bus stops located along Norwich Road adjacent to the site providing links to Norwich, Wymondham, Thetford and other surrounding settlements. The bus operates at peak times at twice hourly services.

PROPOSALS

Offers are invited for the whole site edged in red, including the residential dwelling hatched in pink. Please note, this is a sale by Liquidators and therefore no warranties will be given by the vendor or the liquidators. The property is fully furnished and a valuation of chattels has been conducted. Offers for the property including chattels must incorporate this figure, it is possible however for offers to be made for the property excluding chattels.

EPC

Copies of Energy Performance Certificates (EPC's) are available on request.

PLANNING

The planning land use for the site is considered to be predominantly D1 'non residential education' use with an ancillary C2 'residential institution' use due to the associated school boarding.



	sqft	sqm
1. Sports Hall	7,229	671.6
2. Swimming Pool	3,043	282.7
3. Main House & Music Block	13,754	1277.8
4. Sixth Form Block	2,709	251.7
5. Pre Prep	2,875	267.1
6. Stable Block	2,479	230.3
7. Main Teaching Block	5,230	485.9
8. Fifth Form Block	1,205	111.9
9. The Bunker	325	30.2
10. Junior School	4,265	396.2
11. Wolfson and Jubilee	8,286	769.8
12. School House	2,437	226.4
13. The Barn	2397	222.7
Caretakers Cottage	742	68.9
Workman's Shed	387	36.0
Garden Block	1,574	146.2
Room 14	1,116	103.7
Total	60,053	5579





LEGAL COSTS

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

VAT

The property is not elected for VAT.

VIEWING

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

CONTACT

For further information please contact:

George Craig
Savills Norwich
+44 (0) 160 322 9217
george.craig@savills.com

Richard Shuldham
Savills Norwich
+44 (0) 160 322 9231
richard.shuldham@savills.com



Colin Rees Smith
Savills London
+44 (0) 207 409 5996
CRSmith@savills.com

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.