



Aerial image by Ehouse

# ST MARY'S SCHOOL

Shaftesbury, SP7 9LP

An exceptional freehold opportunity





## EXECUTIVE SUMMARY

- Prestigious Former Independent Boarding School
- Set within secluded grounds on the Dorset/Wiltshire Border
- Approximately 160,000 sq ft of accommodation within 55 acres
- Suitable for range of alternative uses subject to planning permission
- Offers invited
- Deadline for offers: 12 noon Thursday 22nd October 2020

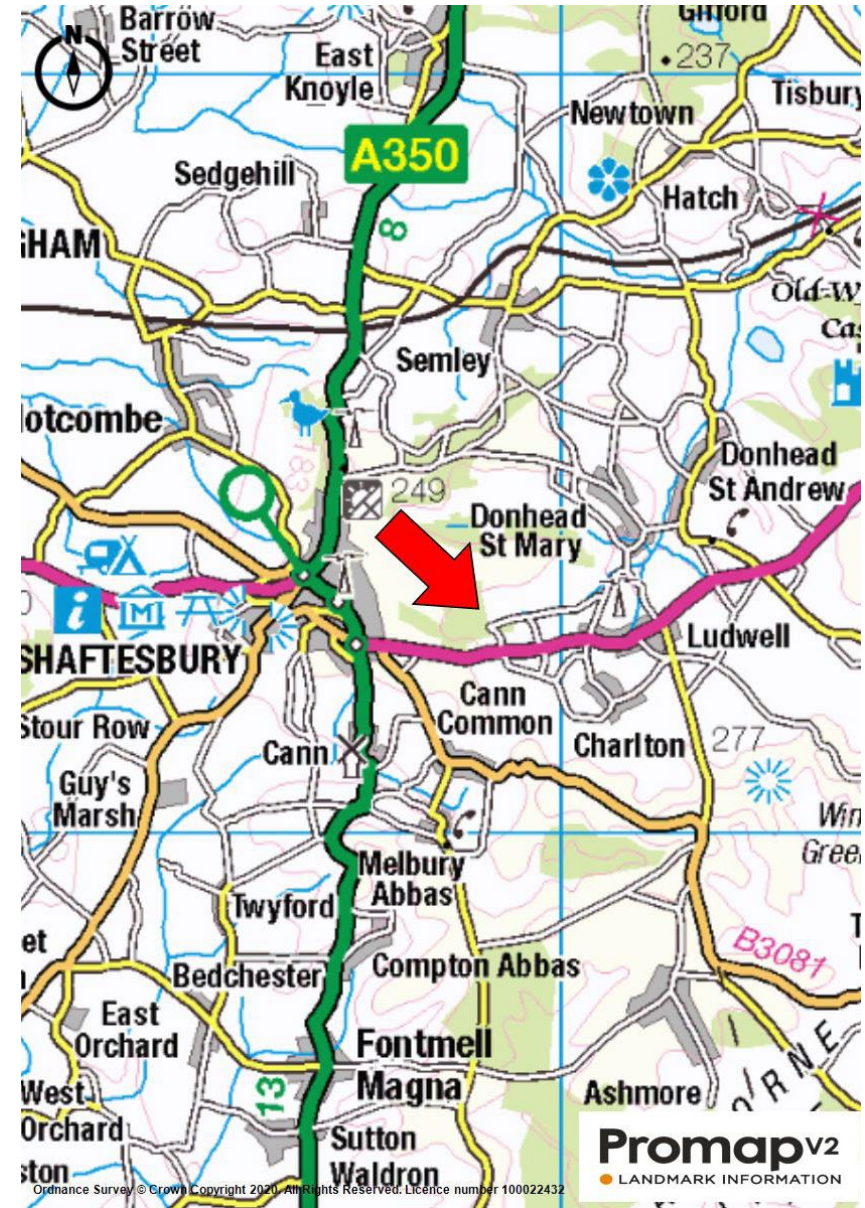
## LOCATION

St Mary's School is located at the eastern edge of Shaftesbury, approximately 2.3 miles from the town centre. It lies on the Dorset/Wiltshire border, just within the administrative area of Wiltshire. The school is accessed via a private road and enjoys a secluded setting within its grounds.

Shaftesbury is a north Dorset market town, providing amenities including shops, restaurants, schools, a hospital, and leisure centre.

The property is accessed from the A30, Salisbury Road, which connects to Salisbury 20 miles to the north east. The A350 provides access to Blandford and Poole to the south and Warminster and Trowbridge to the north. Other than Salisbury the closest major towns and cities are Bath, which lies approximately 35 miles to the north west of the School and the Poole and Bournemouth Conurbation, 25 miles south east.

Intercity rail services are available from Gillingham railway station approximately 6.7 miles from the subject property, which is on the mainline to London Waterloo with a journey time to London of approximately 130 minutes. Bristol Airport is situated approximately 52 miles north west and Bournemouth International Airport is situated approximately 27 miles south east. Both provides regular flights to most cities in the UK and to holiday destinations in continental Europe.





## HISTORY

The main school building was constructed in circa 1900 as a substantial residential dwelling built in a Jacobean architectural style. Over the last 100 years it has been adapted for use as a convent and more recently a school. An assembly hall was added in 1925 with further additions since then including the refectory and teaching and sports accommodation. One of the most noteworthy was the addition of the Chapel in the 1960's.





## ACCOMMODATION

The accommodation extends to over 160,000 sq ft, set within grounds of 55 acres. This includes a chapel, teaching and boarding accommodation, playing fields, sports pitches, a swimming pool and woodlands.



## PRINCIPAL BUILDINGS

### The Main School Building - York House

The Main School Building, is built of stone construction with pitched tiled roofs and single glazed casement windows. The building is mainly two storeys with three and four storey sections. Internally, the main building retains many period features with high ceilings and wood paneled walls. On entrance there is a grand reception area with a large wooden sweeping staircase and double height atrium.

The Assembly hall was built in circa 1925 and is a double-height space with a stage and mezzanine seating area. The hall's main feature is a large wooden fireplace.

### The Chapel

The chapel was added to the main school buildings in the early 1960s and is connected internally. It comprises a chapel at ground floor level with a self-contained two bedroom flat below.

The chapel is double-height with a beautiful exposed beams ceiling. There are a number of large and impressive wall murals and a pipe organ and mezzanine seating area to the rear.

### St Edith

St Edith is connected to York House on all floors and now forms part of the main building. The ground floor houses administration areas and house mistress flats with the first and second floors housing boarding accommodation. There is a plant room on the lower ground floor.

St Edith has been built to reflect the construction of York House with stone elevations, a pitched tiled roof, and single glazed casement windows. St Edith's bell tower provides access to the roof.

### St Thomas More

St Thomas More also forms part of the main buildings and is inter-connected with St Edith, the Chapel and St Jude. The building also reflects the construction of York House. St Thomas More provides a large refectory and kitchen on the ground floor with teaching accommodation on the ground and first floor and boarding accommodation on the second floor.





**St Jude**

St Jude is connected to St Thomas More and comprises a single storey timber framed building with wood clad elevations. It is understood to be a temporary structure.

**Mulwith House - Science**

Mulwith House consists of a two-storey building with stone elevations and a pitched clay tiled roof. There is an impressive two storey archway and bell tower. The science laboratories were added in the 1980s and at the same time the original part of the building was converted into a staff flat.

**Art Block**

The Art Block is a more recent addition and is a purpose-built, two-storey building comprising a large art studio on the ground floor and multiple smaller studios on the lower ground floor. The Art Block can be accessed via St Thomas More on the ground floor and is has rendered brick elevations with a pitched tiled roof.

**Music Block**

The Music block was constructed in 2003 in place of the old junior school. It is of traditional construction over two storeys with stone elevations and pitched tiled roof. The building provides a mixture of classrooms, small study rooms and a double-height auditorium.

**Rookwood**

Rookwood is a purpose-built, three storey building comprising classrooms and conference facilities. It is of block and brick construction with a pitched tiled roof. There is a passenger lift accessing all floors.

**St Omer- Languages**

This is a two-storey block constructed in the late 1990s with brick elevations under a tiled clad pitched roof. St Omer provides teaching accommodation on the ground floor and 2 staff flats on the first floor.

**St Catherines- Junior School**

St Catherines comprises a two-storey building built in circa 2000 and is of a similar construction to St Omer. The junior school and medical centre are housed on the ground, with the Library above. The building is of brick elevations with a pitched tiled roof.

**Drama**

Originally used as a gymnasium and constructed in the 1960's, the building was converted for use as a drama school in 1995 after the purpose built gymnasium had been constructed. The building is a concrete portal frame with timber and stone clad elevations and a pitched felt roof.

**Mary Ward/Sixth Form**

Two-storey purpose built boarding house was constructed in the early 1990s and extended in 2011. It is of brick construction under a pitched tiled roof with double-glazed windows in timber frames.

**The Gymnasium**

The purpose-built sports hall was constructed in 1992 and is of steel portal framed construction clad with insulated profiled corrugated metal cladding to walls and roof. The ground floor provides a sports hall which is equipped for various different sports, changing rooms and PE office with a gym on the first floor.

**The Swimming Pool**

There is a single storey purpose built indoor swimming pool complex with male and female changing rooms and an audience seating area. It was constructed in 2006 of steel portal frame construction with brick gable end elevations.



## RESIDENTIAL BUILDINGS

### Headteachers House

The headteachers house was constructed in the early 1990's and has been extended more recently. It is a two-storey detached house with a garage and provides four bedrooms .

### Caretakers Cottage

There is a caretakers bungalow close to York House and screened by trees. It is a single storey dwelling constructed in the 1990s.

### Staff Houses

There are two other staff houses constructed 2007. The semi-detached properties are of traditional construction with brick elevations under a pitched tiled roof and benefit from solar panels. Each house provides three bedrooms one reception room and a kitchen.



| SCHEDULE OF ACCOMMODATION FLOOR AREA (GIA) | SIZE SQ M            | SIZE SQ FT          |
|--|----------------------|---------------------|
| <b>Main Buildings</b>                      |                      |                     |
| <b>York House</b>                          |                      |                     |
| Lower Ground                               | 251.54 sq m          | 2,707 sq ft         |
| Ground                                     | 976.30 sq m          | 10,508 sq ft        |
| First                                      | 570.19 sq m          | 6,137 sq ft         |
| Second                                     | 368.57 sq m          | 3,967 sq ft         |
| <b>Sub Total</b>                           | <b>2,166.60 sq m</b> | <b>23,320 sq ft</b> |
| <b>St Edith House</b>                      |                      |                     |
| Ground                                     | 437.28 sq m          | 4,707 sq ft         |
| First                                      | 410.53 sq m          | 4,419 sq ft         |
| Second                                     | 295.68 sq m          | 3,183 sq ft         |
| <b>Sub Total</b>                           | <b>1,143.49 sq m</b> | <b>12,308 sq ft</b> |
| <b>St Thomas More</b>                      |                      |                     |
| Lower Ground                               | 273.40 sq m          | 2,943 sq ft         |
| Ground                                     | 1,026.01 sq m        | 11,043 sq ft        |
| First                                      | 773.77 sq m          | 8,328 sq ft         |
| Second                                     | 433.03 sq m          | 4,661 sq ft         |
| <b>Sub Total</b>                           | <b>2,506.21 sq m</b> | <b>26,975 sq ft</b> |
| <b>St Jude</b>                             |                      |                     |
| Ground                                     | 322.25 sq m          | 3,469 sq ft         |
| <b>Sub Total</b>                           | <b>332.25 sq m</b>   | <b>3,469 sq ft</b>  |
| <b>Mulwith House</b>                       |                      |                     |
| Ground                                     | 436.55 sq m          | 4,699 sq ft         |
| First                                      | 348.04 sq m          | 3,746 sq ft         |
| Flat (Ground & First)                      | 91.86 sq m           | 989 sq ft           |
| <b>Sub Total</b>                           | <b>876.45 sq m</b>   | <b>9,434 sq ft</b>  |
| <b>The Music Block</b>                     |                      |                     |
| Ground                                     | 375.22 sq m          | 4,039 sq ft         |
| First                                      | 277.00 sq m          | 2,981 sq ft         |
| <b>Sub Total</b>                           | <b>652.22 sq m</b>   | <b>7,020 sq ft</b>  |
| <b>Rookwood Block (Classroom Block)</b>    |                      |                     |
| Ground                                     | 271.82 sq m          | 2,296 sq ft         |
| First                                      | 269.89 sq m          | 2,905 sq ft         |
| Second                                     | 197.12 sq m          | 2,122 sq ft         |
| <b>Sub Total</b>                           | <b>738.83 sq m</b>   | <b>7,323 sq ft</b>  |
| <b>Sixth Form House (Mary Ward)</b>        |                      |                     |
| Ground                                     | 586.11 sq m          | 6,309 sq ft         |
| First                                      | 491.44 sq m          | 5,290 sq ft         |
| Second                                     | 40.83 sq m           | 439 sq ft           |
| <b>Sub Total</b>                           | <b>1,118.38 sq m</b> | <b>12,038 sq ft</b> |

Please note the floor areas are for indicative purposes only

| SCHEDULE OF ACCOMMODATION FLOOR AREA (GIA)        | SIZE SQ M             | SIZE SQ FT            |
|---|-----------------------|-----------------------|
| <b>Art Block</b>                                  |                       |                       |
| Ground 206.35 sq m                                | 206.35 sq m           | 2,221 sq ft           |
| First 158.37 sq m                                 | 158.37 sq m           | 1,705 sq ft           |
| <b>Sub Total</b>                                  | <b>364.72 sq m</b>    | <b>3,926 sq ft</b>    |
| <b>St Omer (Languages)</b>                        |                       |                       |
| <b>Sub Total</b>                                  | <b>560.82 sq m</b>    | <b>6,036 sq ft</b>    |
| <b>St Catherine's (Junior School and Library)</b> |                       |                       |
| <b>Sub Total</b>                                  | <b>920.35 sq m</b>    | <b>9,906 sq ft</b>    |
| <b>Drama Block</b>                                |                       |                       |
| <b>Sub Total</b>                                  | <b>364.21 sq m</b>    | <b>3,920 sq ft</b>    |
| <b>Science Labs</b>                               |                       |                       |
| Physics Labs                                      | 140.82 sq m           | 1,516 sq ft           |
| Chemistry Labs                                    | 126.65 sq m           | 1,363 sq ft           |
| <b>Sub Total</b>                                  | <b>267.47 sq m</b>    | <b>2,879 sq ft</b>    |
| <b>Sports Hall</b>                                |                       |                       |
| Ground  | 719.19 sq m           | 7,741 sq ft           |
| First   | 120.00 sq m           | 1,292 sq ft           |
| <b>Sub Total</b>                                  | <b>839.19 sq m</b>    | <b>9,033 sq ft</b>    |
| <b>Swimming Pool</b>                              |                       |                       |
| Ground Floor                                      | 780.74 sq m           | 8,403.42 sq ft        |
| <b>Sub Total</b>                                  | <b>780.74 sq m</b>    | <b>8,403.42 sq ft</b> |
| <b>Non-teaching Accommodation</b>                 |                       |                       |
| <b>The Chapel</b>                                 |                       |                       |
| Lower Ground (Flat)                               | 314.39 sq m           | 3,384 sq ft           |
| Ground  | 343.30 sq m           | 3,695 sq ft           |
| <b>Sub Total</b>                                  | <b>657.69 sq m</b>    | <b>7,079 sq ft</b>    |
| <b>Staff Houses</b>                               |                       |                       |
| Headmasters                                       | 238.00 sq m           | 2,562 sq ft           |
| Staff including Caretakers                        | 480.44 sq m           | 5,171 sq ft           |
| <b>Sub Total</b>                                  | <b>718.44 sq m</b>    | <b>7,733 sq ft</b>    |
| <b>Maintenance</b>                                |                       |                       |
| PE office/shop                                    | 125.83 sq m           | 1,354 sq ft           |
| Laundry Block 1                                   | 149.08 sq m           | 1,605 sq ft           |
| Workshop  | 54.49 sq m            | 587 sq ft             |
| <b>Sub Total</b>                                  | <b>329.40 sq m</b>    | <b>3,546 sq ft</b>    |
| <b>TOTAL</b>                                      | <b>15,327.46 sq m</b> | <b>164,976 sq ft</b>  |



## PLANNING CONTEXT

The Property lies within the administrative boundary of Wiltshire Council. The development plan covering this area is the Wiltshire Core Strategy adopted 2015. Wiltshire and Swindon began a joint review of their Local Plans and it is anticipated that a new plan will be adopted in Quarter 1 2023.

The site lies within the Cranborne Chase AONB. The buildings are not listed or within a conservation area. This does not preclude development, but necessitates development proposals to be sensitive to the identified landscape character.

The site is not subject to any other Local Plan designations or allocations.

It is considered that there are a number of potential uses for the site including:

- Sheltered /retirement housing
- Care
- Institutional, including education, religious, charitable use
- Residential
- Hospitality



## TITLE

St Mary's School Shaftesbury Trust own the site freehold. The Property is held under title number WT99950.

## SERVICES

The site has a private water supply sourced from a Bore Hole within the School's ownership but located off site as well as a private drainage system.

The School is currently heated by a biomass heater and solar panels which are located on the school grounds but not owned by the school and which may be removed. There are a number of oil fired boilers on site which could be recommissioned if necessary.

## THE PROPOSAL

The site is being offered for sale by informal tender, subject to contract. Best offers for the freehold interest are invited to be submitted by 12 noon on Thursday 22nd October 2020. All offers are to be submitted, for the attention of Stuart Jones, at Savills, Wessex House, Wimborne, BH21 1PB.

Unconditional offers are invited and should be submitted using the specified tender documents contained within the MIP. These should be clearly marked "St Marys School". All offers should be for a fixed sum unrelated to any other offer.

