



# MILL HALL

NR NEWBURY, BERKSHIRE





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PIGEONS FARM ROAD, NR NEWBURY, BERKSHIRE, RG19 8XA

*Newbury c.2 miles ♦ Thatcham c.3.5 miles ♦ Reading c.17 miles ♦ Central London c.60 miles*  
*All distances are approximate.*

## IMPOSING GRADE II\* LISTED ELIZABETHAN STYLE PROPERTY

### UPON THE INSTRUCTION OF MARY HARE. DEVELOPMENT OPPORTUNITY IN NEWBURY

Multi use property – Educational, wedding venue and part office/workshop/laboratory uses.

Potential for alternative uses and development subject to obtaining the necessary consents.

Accommodation: Approx 31,000 sq ft (2,900 sq m) in total.

Land: Approx 17 acres (6.9 Ha) in total.

For sale Freehold and will be available with vacant possession.

**[www.inst.knightfrank.com/millhall](http://www.inst.knightfrank.com/millhall)**



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Viewing by appointment via the agent only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of text of the brochure.



## LOCATION AND COMMUNICATIONS



- ◆ The property is conveniently located within the suburb of Greenham on the south eastern edge of Newbury – a popular commuter town. The property is accessed from Pigeons Farm Road, which links to the A339 via Burys Bank Road and Pinchington Lane. The A339 provides access to Newbury, the A34 and the M4 (J13) only six miles to the north, and Basingstoke and the M3 (J6) 18 miles to the south east.



- ◆ Newbury railway station is easily accessible and is located less than two miles from the property and provides regular direct services to London Paddington via Reading in just under 1 hour.



- ◆ Newbury and Crookham Golf Club lies to the south east of the property, Newbury Racecourse lies to the north, to the northwest is suburban housing and to the east is farmland.



## HISTORICAL NOTE

Formerly known as Greenham Lodge and was built in 1838. Originally owned by James Croft and was once described as a “commodious residence”. The Greenham Lodge estate was later bought by Lloyd Baxendale Senior, a partner in the haulage company Pickfords, in 1873. He commissioned a new house to be built on the existing site by the eminent architect Norman Shaw. Designed on Shaw House in Newbury, it was completed in 1881 at a cost of £1,970.

In 1904, some of the estate was sold which later became Newbury Racecourse and in 1925 part of the estate was leased to Newbury and Crookham Golf club.

The Greenham Lodge estate was sold again just before the Second World War, and is believed the mansion was used by the RAF during the war.

From 1948 to 1953 Greenham Lodge became a Jewish Public school, Carmel College and from 1954 it became an Officers’ Mess for the USAF officers stationed at RAF Greenham Common.

Following the closure of the airbase in 1992, Greenham Lodge returned to an educational use once again when Mary Hare relocated Mill Hall School for deaf children from Sussex to the property in 1996, changing its name to Mill Hall.

Over the past 20 years, Mary Hare School has developed a number of businesses that contribute financially to the school to support its core focus – the education of deaf children. Dr Ivan Tucker (former Principal of Mary Hare School) established Arlington Laboratories within Mill Hall in 1997. Originally set up to make ear moulds for hearing aids for the pupils which quickly grew into a thriving business. Then in 2002, Mill Hall also became the home of the Hearing Aid Repair Shop (HARS).

In 2006, the school launched Mill Hall Weddings, and the property operates as a successful wedding venue with events taking place at Mill Hall during the weekends and bank holidays.



## DESCRIPTION

The property is a detached Elizabethan style property which is Grade II\* listed. It is built in E-plan design in red brick with stone dressings and some half timbers with tiled roof in two ranges and 7 brick stack chimneys. Windows are mullioned and transomed with leaded single glazed panels. There are projecting wings to left and right with two large 20 pane windows in each and paired 6 pane windows above. The property is built over ground, first and second storeys with basement. The ground floor comprises the Great Hall which is used for assemblies, exhibitions and is hired out for wedding ceremonies and receptions, the dining room, commercial kitchen, music room, sensory room, administrative offices, principal office,

staff room, garden room, art room, store rooms and pupil and visitor WC facilities. Many of the original period features have been sympathetically retained and include wooden panelling, Inglenook fireplace and the original wooden staircase leading from the Great Hall to the first floor and an enclosed gallery landing. To the northern end of the ground floor are the workshops, laboratories and offices which are occupied currently by Arlington Laboratories and the Hearing Aid Repair Shop.

To the first floor, there are five classrooms, speech therapy room, computer room, kitchen/cookery classroom, store room and WCs. There are also 6 further offices, a dispatch room, kitchenette and two

bathrooms with bath and WCs facilities.

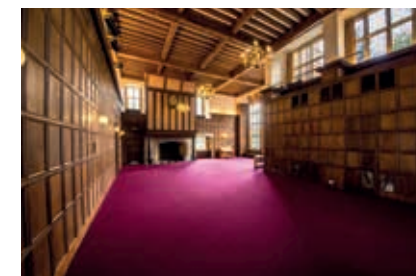
The second floor provides the residential and boarding accommodation and comprises one x 2 bedroom staff flat with kitchenette and bathroom, 2 x double en suite staff bedrooms, 8 dormitories (providing 27 bed spaces) of which 5 have ensuite bathrooms, a further bathroom and WCs, a workshop, playroom, common room, carer's office, store room and kitchen.

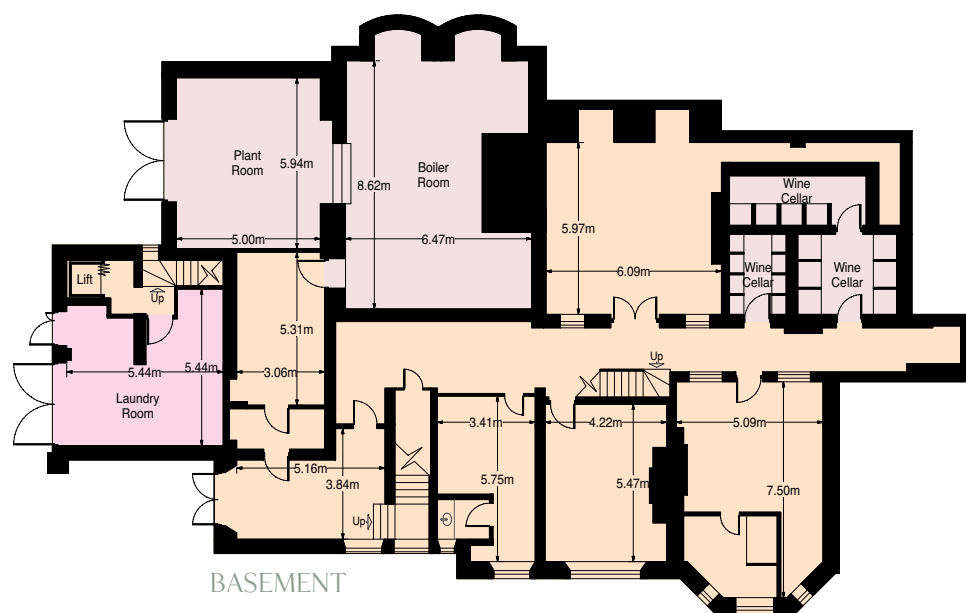
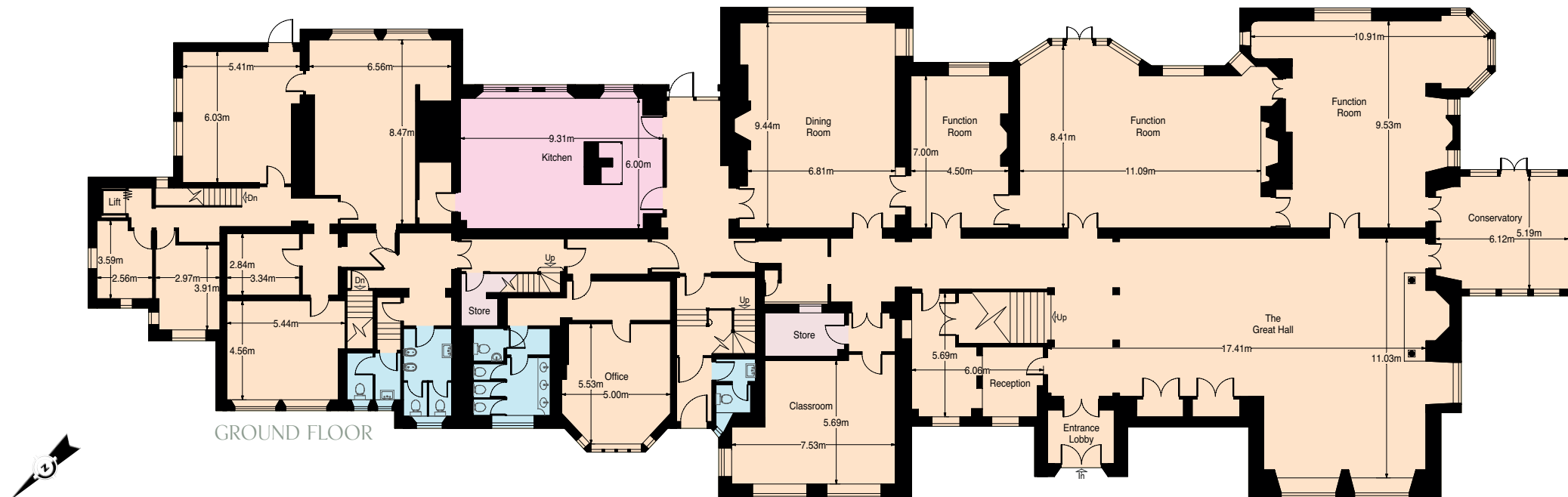
The basement which benefits from both external access (at the northern end of the building) and internal access, provides a laundry room, workshop, boiler room, estate manager's office, further workshops and stores.

Landscaped grounds and parkland extends to the south east of the building and amounting to circa 17 acres in total. This is predominantly laid as grass, sloping towards the woodland. There is a gravel path extending from the eastern elevation of the house to the lake, which is surrounded by woodland. Adjacent to the southern end of the building is a sensory garden enclosed by trellis fencing. Adjacent to this is a children's playground with wooden play equipment.

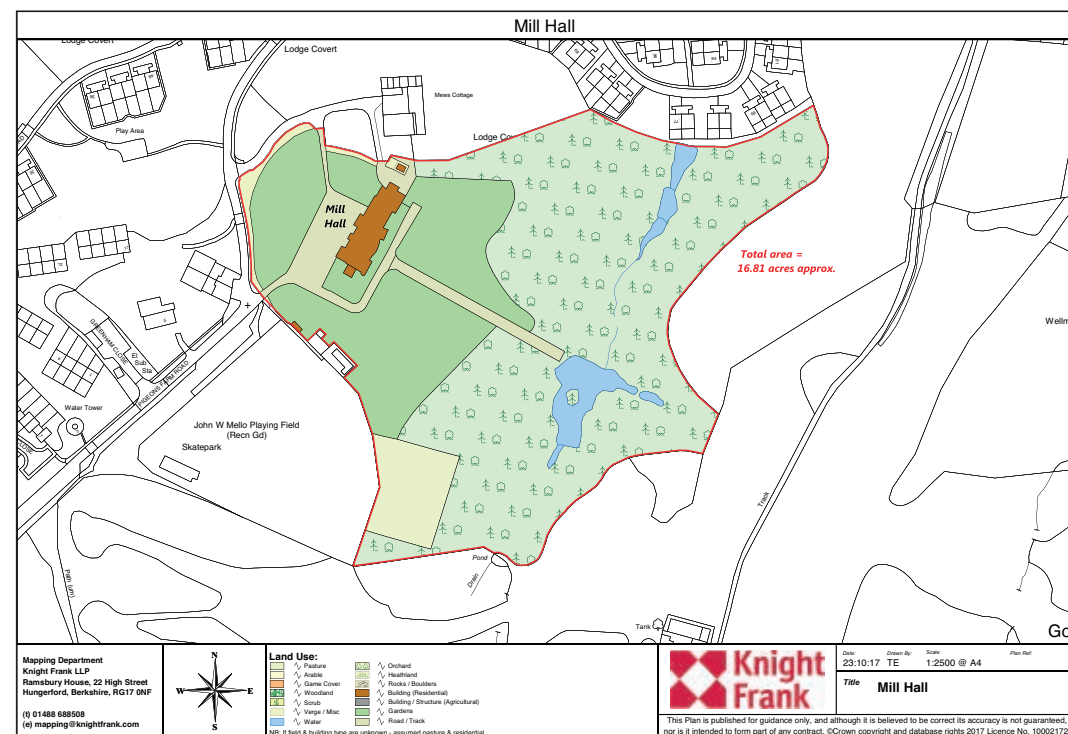
There are two gated access points from Pigeons Farm Road. Both entrances lead to a level tarmac surfaced car park for circa 50 cars in marked bays.

The school building and entrances are situated in the northeast corner of the property.





*Measurements and calculations are carried out in accordance with RICS guidelines on a Gross Internal Area (GIA) basis. Whilst every effort is taken to ensure the accuracy of the information, all figures are for reference only and must not be relied upon as a statement of fact. Information provided by Proplan UK Ltd ©2017*



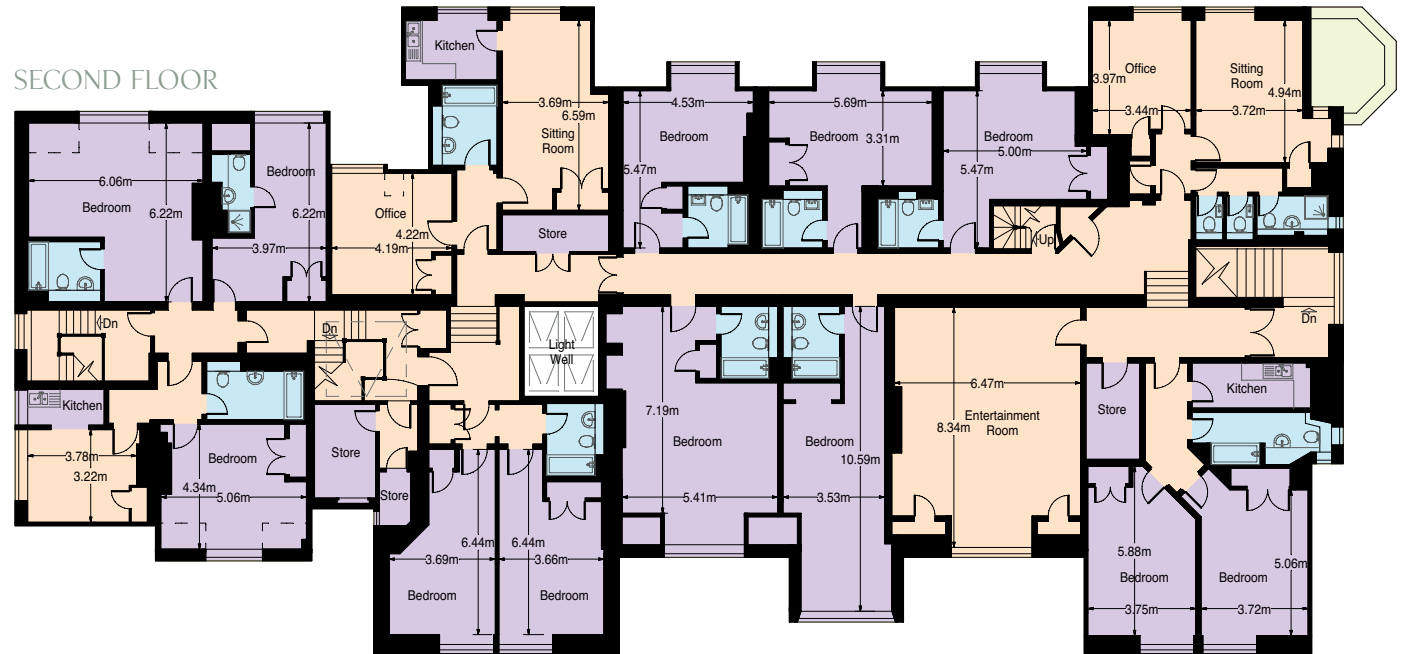
## SCHEDULE OF AREAS

FLOOR	SQ M	SQ FT
Basement	395.8	4260
Ground	1054.9	11355
Mezzanine	9.8	105
First	679.4	7313
Second	776.0	8353
TOTAL	2,915.9	31,387

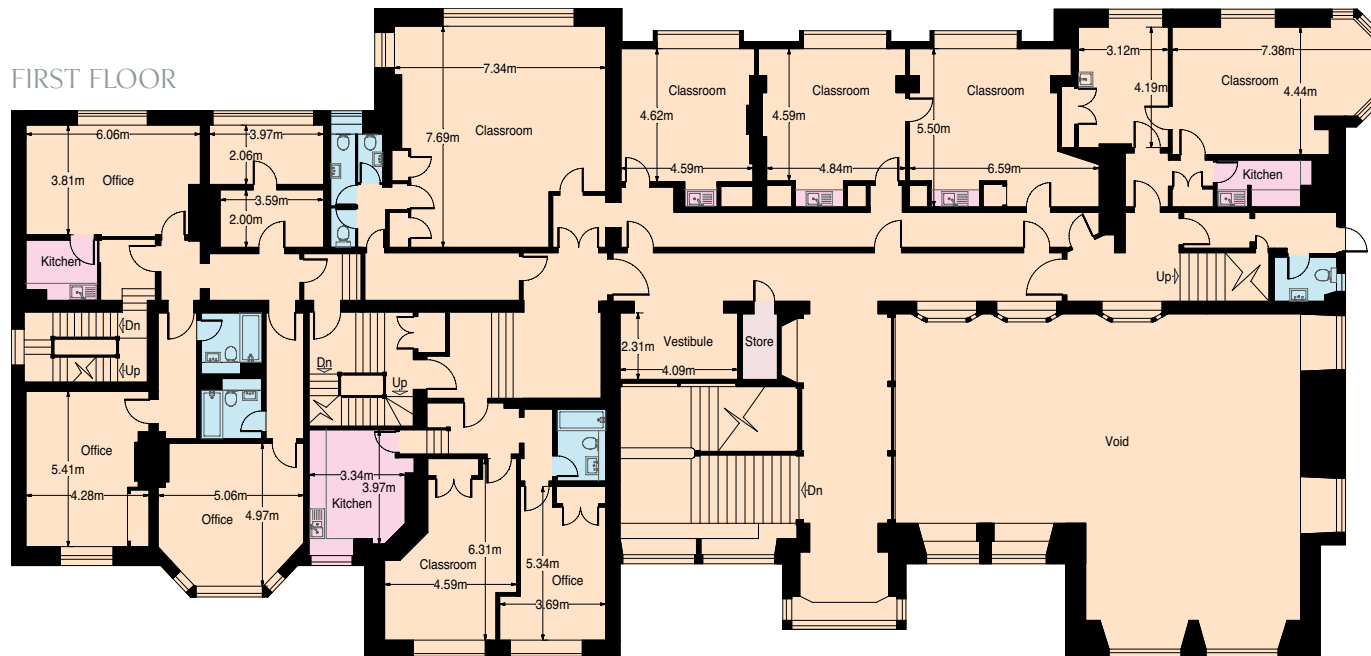
- Reception room/General living area/Circulation area
- Work room, i.e. Kitchen/Workshop/Utility
- Bedroom/Dressing room
- Bathroom
- Outside space
- Vaults/Storage



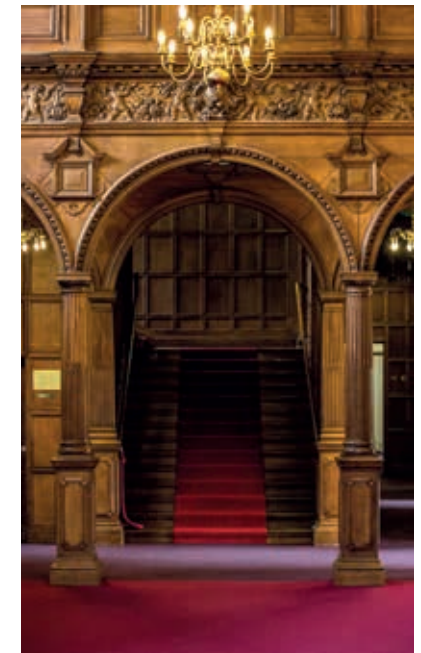
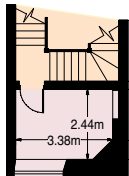
## SECOND FLOOR



## FIRST FLOOR



## MEZZANINE





## PLANNING

Mill Hall has operated as a school for deaf children since 1996 and this use continues today. Parts of the ground and first floor are used as workshops/laboratories/offices in connection with the affiliated companies. The property is also used for wedding events at the weekend and on bank holidays only. The key planning history of the property is listed below:

- ◆ 1996 – 48376/LBC – Alterations and use for Class D1 purposes – preparatory school for the deaf.
- ◆ 2000 - 00/00211/FUL – Permit for the conduct of weddings on weekends and bank holidays.
- ◆ 2006 – 06/01104/FUL – Retrospective change of use for part ground and first floor from education to hearing aid repair workshop and manufacture of hearing aids and installation of dust extraction.
- ◆ 2008 – 08/00212/FUL – Change of use of part basement from education to workshop/office use.

Planning policy is contained within West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Core Strategy Development Plan Document to 2026, which was adopted in July 2012.

The property is Grade II\* listed. It is not located within a conservation area.

Any proposal seeking to convert Mill Hall into an alternative use (if not maintained as a school) would need to be assessed according to its impact on the significance of Mill Hall as a designated heritage asset. This would also extend to any extended development within its grounds.

Alternative uses that could be considered acceptable in planning terms are (but not limited to):

- ◆ Residential – Single family dwelling (C3).
- ◆ Residential – Flats (Class C3), provided conversion respected the historical integrity of the building both internally and externally.
- ◆ Extra-Care (Class C2).
- ◆ Residential Education/Training Centre (Class C2).
- ◆ Non-Residential Education/Training Centre (Class D1).
- ◆ Office (Class B1).
- ◆ Hotel (Class C1).
- ◆ Wedding Venue (Class D1/D2).

The vendor has undertaken initial pre-application discussions with West Berkshire Council regarding the development potential of Mill Hall. Two additional development plots within the grounds have been identified as having potential development potential. Further information relating to the pre-application, including the Council's response is available on the dedicated website.

## LEGAL TITLE AND TENURE

The property is held freehold under title number BK339146 and will be available with vacant possession. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars. All pertinent legal information is available on the dedicated website. The sale is subject to the Charities Act 1993.

## LOCAL AUTHORITY

West Berkshire Council.  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

## VAT

We are advised that the property is not elected for the purposes of VAT.

## SERVICES

It is our understanding that mains water, electricity, drainage and telecommunications are available at the property. The central heating is oil. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

## FIXTURES AND FITTINGS

Any items of furniture or other items left in the properties will become the responsibility of the purchaser on completion.

## VIEWING/FURTHER INFORMATION

Viewing strictly by prior appointment via the Vendor's appointed agent, Knight Frank LLP.

## DIRECTIONS

**From the M4:** Exit at Junction 13 and then take the A34 road south. Within 1 mile leave this road at the second slip road signposted A339 Newbury Town Centre. Stay on this road through Newbury following signs to Basingstoke, taking the third exit at the Robin Hood Roundabout. Go straight across the next two roundabouts. At the top of the hill turn left at the roundabout, signposted 'Newbury Retail Park'. Pass the retail park on your left and after approximately 1/2 mile take the small left turn into New Road, signed 'Greenham Church'. Bear immediately right into Pigeons Farm Road and Mill Hall will be found on the right after 1/4 mile.

**From the South:** Leave the A34 at the Tot Hill Services exit signposted A339 Basingstoke. Continue on this road for approximately 3 miles bearing left at the first roundabout towards Newbury Town Centre. At the next roundabout turn right, signposted 'Newbury Retail Park'. Pass the retail park on your left and after approximately 1/2 mile take the small left turn into New Road, signed 'Greenham Church'. Bear immediately right into Pigeons Farm Road and Mill Hall will be found on the right after 3/4 mile.

## WEBSITE/FURTHER INFORMATION

Detailed further information is available on the dedicated website:

[www.inst.knightfrank/millhall](http://www.inst.knightfrank/millhall)

Information available includes:

- ◆ Legal information
- ◆ Planning Report
- ◆ Floorplans
- ◆ EPC
- ◆ Ecological Survey
- ◆ Bid Form procedure/method of sale
- ◆ Cover letter with guide price
- ◆ Further additional information

## IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Particulars dated: October 2017.



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