

Kingsland Grange & Old Roman Road School Site

Shrewsbury | Shropshire | SY3 9AH

TO LET



Well appointed D1 educational property extending to approx 12.6 acres (5.09 hectares)
occupying an attractive parkland setting in a highly sought after residential area of Shrewsbury



Location

The property occupies an attractive parkland setting in this popular and highly sought after residential area of Kingsland approximately 1.5 miles south west of Shrewsbury Town Centre.

The County town of Shrewsbury is situated on the banks of the River Severn and is the main commercial and administrative centre of Shropshire leading into Mid-Wales.

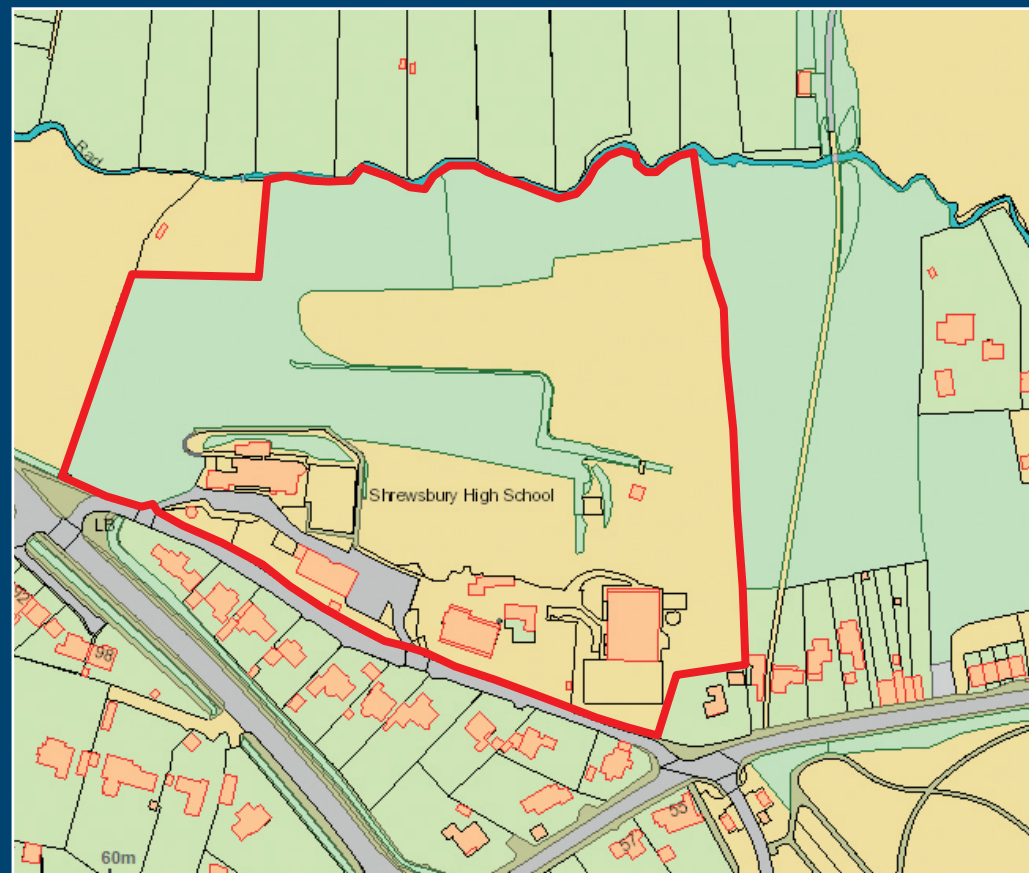
The town is experiencing rapid growth and offers a unique blend of cultural, educational and economic opportunities in one of the most beautiful parts of the County with excellent road and rail communications.

The town is strategically located at the intersection of the A49 and A5 main trunk road and stands approximately 15 miles west of Telford, 30 miles from Wolverhampton and 50 Miles from Birmingham.

Chester is within 40 miles to the north and Hereford is about 50 miles to the south.

The town has benefitted from the opening of the Shrewsbury bypass which forms part of the A5 trunk road and connects to the M54 motorway and the national motorway network to the east, extending west to North and West Wales.

The town is well served by rail connections to neighbouring towns and beyond to the national rail system having a direct service to London Euston.





Description

The property originally operated as Kingsland Grange Preparatory School which was established in 1910 before its transfer in 2007 to the Girls's Day School Trust (GDST) which currently operates under the name of Shrewsbury High Preparatory School, a co-educational independent school for pupils up to the age of 13.

The Preparatory School will be relocating to the Senior School site from October 2022. The school buildings are set within approximately 12.6 acres (5.09 hectares) and comprises 5 principal buildings providing a total floor area of approximately 25,211 sqft (2,342 sqm).

The original Grade II Listed main house being an impressive and substantial building dates from 1884 of brick and stone construction beneath a tiled pitched roof.

Later and more contemporary buildings have been constructed on the site and provide teaching, sporting and dining room facilities to a modern high standard with external parking and outdoors areas.

The Property is set in its own attractive grounds providing sports fields, woodlands and landscaped areas. The woodlands provide excellent opportunity for Forest School use.

A one way travel route currently operates through the site with access from Old Roman Road.

Planning

The Property is situated within a conservation area and the main house is a Grade II Listed building (List Entry Number: 1254702).

We understand the property has planning permission for its current educational use within the provision of D1 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

Legal Costs

The incoming Tenant(s) will be responsible for the Landlord's reasonable legal costs in connection to the grant of the new lease.

Timescale

The Property will be available for occupation from October 2022 when the current Tenant's lease is due to terminate.

Energy Performance Certificate

Copies of Energy Performance certificates are available upon request.

Further Information

Further information is available via a secure dataroom.

Access to the dataroom can be provided by the Agents upon request.



ACCOMMODATION			
BUILDING	MAP REFERENCE	FLOOR AREA (SQM)	FLOOR AREA (SQFT)
Main House	1	789.92	8,502
The Rocks	2	276.19	2,973
Kennedy Hall	3	244.98	2,637
The Ashes & Sports Hall	4	833.31	8,970
Store Buildings/Changing Rooms	5	72.83	784
Estate Office	6	96.24	1,036
Cricket Pavilion	7	28.75	309
TOTAL		2,342	25,211

The floor areas are for guidance purposes only and should not be relied upon in formulating a lease proposal.

Accommodation

The existing built accommodation provides approximately 25,211 sqft (2,342 sqm) of floor space to incorporate academic space, art/design/technology studios, sports hall, offices, stores, dining room and separate pre-prep/ nursery facility.

Principal Buildings

Main School Building

The original main school building dating from 1884 is of attractive brick and stone construction with part black and white timber facade to the upper elevations beneath a pitched tiled roof having a two-storey flat roof extension to the side.

Originally built as a substantial grand private residence, the main building is arranged over 3 storeys and includes an impressive galleried hall. The accommodation currently provides a range of individual classrooms and offices with changing facilities to the lower ground floor.

The Rocks (Pre-Prep Department)

The property comprises a detached single storey modern building of brick construction beneath a shallow pitched slate roof.

The building provides well-appointed accommodation with good natural lighting internally to provide a range of large open plan classrooms with ancillary toilets and staff facilities.

The property also includes a large all-weather external play area and covered yard area.

Kennedy Hall

Constructed in 2011, the property comprises a modern detached building of contemporary design and accommodates a large open plan vaulted dining area with separate kitchen, servery and toilet facilities.





Estate Office

The property comprises a former detached private dwelling house of traditional brick construction beneath a slate pitched roof having a single storey addition at the front and a separate flat roof rear extension.

The building has been adapted for its current use as the Estates/Maintenance Office with separate storage areas.

Located opposite is a range of single storey brick buildings providing changing room facilities and separate storage accommodation.

The Ashes

The Ashes provides a modern split-level detached teaching block of steel frame and brick construction beneath a pitched roof, clad in profile insulated sheeting with part sedum finish.

Constructed in 2007, the accommodation is arranged over 3 floors providing teaching facilities at the front incorporating the science laboratory and design and technology rooms with a large integral sports hall at the rear with access to an external hard surfaced multi-use sports facility beyond.

Grounds

The property is set in its own attractive gardens and grounds with extensive sports fields and separate woodlands and play area. There is ample on-site car parking.





Lease Details

The Property is offered To Let on new Tenant's full repairing and insuring basis for a term of years to be agreed. Consideration will also be given to letting of the property in parts.

Rent

On Application

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the landlord has not elected to charge VAT on the property at the present time.

Services

We understand that mains water, electricity, gas and drainage services are connected to the property.

Interested parties are advised to make their own enquiries with the relevant utility companies.

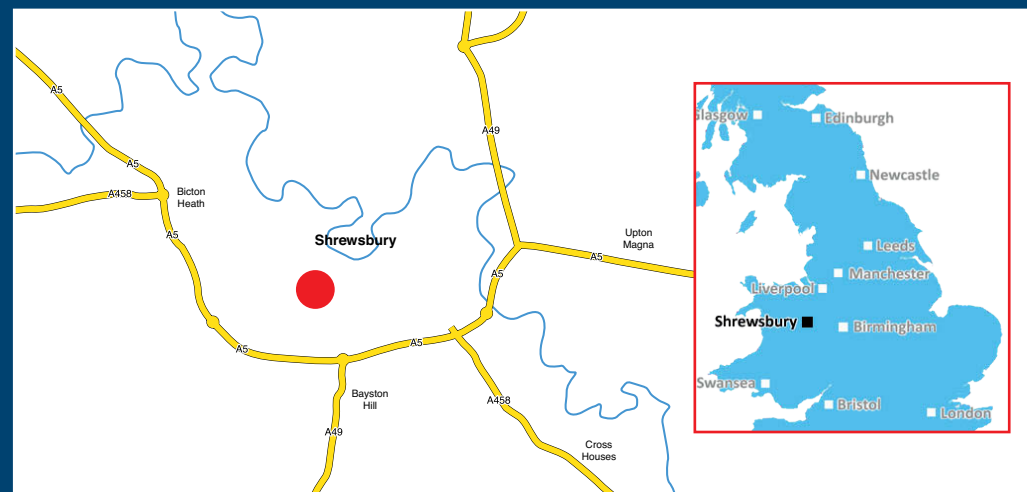
Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – School and premises

Rateable Value – £58,500

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.



Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900

Toby Shaw

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June 2021

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