



The Former Wirksworth Infant School, Harrison Drive, Wirksworth, DE4 4GZ



Part of
**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A unique opportunity to acquire a Grade II listed former school situated in a highly sought-after location. This former school, built in 1851, offers potential for conversion or redevelopment (subject to planning), alternatively, the property is suitable for continued use within Use Class F1.

Spanning three levels, the substantial purpose-built school building has a total gross Internal area (GIA) is approximately 448.57m² (4,828 ft²) and is situated within an approximately 0.25-acre (992m²) plot.





Key Features

- Former School
- Grade II Listed
- Potential for Conversion or Re-development (subject to planning)
- Period Features
- 448.57m² (4,828 ft²)

**Offers In Excess Of
£500,000**

Description

A rare opportunity to acquire a Grade II listed School in a sought-after location, with potential for Conversion or Re-development (subject to planning) or suitable for a continuation of use within Use Class F1.

The former school comprises a substantial purpose-built grade two listed school building set out over 3 levels, within an approximately 0.25 acres (992m²) plot. Built in 1851 the school is constructed from coursed sandstone with ashlar dressings walls under pitched tile roofs and boasts several period features, including stone mullion windows, coped gables with kneelers, and finials. The total gross internal area (GIA) is approximately 448.57m² (4,828 ft²) and is further described below.

All main services are connected and the property benefits from gas fired central heating.

Location

The Former School is located on the corner between Harrison Drive and Cemetery Lane on the northern edge of the town of Wirksworth, a market town in the Derbyshire Dales district of Derbyshire, and situated on the Edge of the Peak District National Park

Accommodation

Upper School Building:

Classrooms x 3

Office

Store Room

WC x 2 Ladies, Gentlemen

Office

Interlinking Corridors

First Floor:

Offices x 2

Kitchen

Store

Offices

WC

Lower School Building:

Hall/Classroom

Corridor

Kitchen

WC

Store Room x 2

Externally:

There is a lower basement housing the boiler room and two external stores.

The Gross Internal Floor area of the property is approximately 448.57m² and the total site is approx. 0.25 acres.

Planning

The property is Grade II listed. All interested parties should complete their own planning enquiries.

Use and Classification

It is assumed that the property falls within Class F1.

EPC

The property has been assessed with an EPC rating of 'F' (141).



**Tenure**

The property is offered for sale freehold with vacant possession on completion.

The property is not registered with the land registry.

Services

We understand that the property is served with mains electric, gas and water.

Fixtures and Fittings

The School is to be sold with all fixtures and fittings.

Business Rates

The Property is not currently rated for Business Rates.

Method of Sale

Private Treaty.

VAT

In the event that any part of the property is subject to VAT this will be payable by the purchaser in addition to the purchase price.

Viewings

All viewings will need to be accompanied and arranged with the agents in advance.

It should be noted that the property does not have any parking spaces associated with it and viewing parties are advised to locate on-street parking prior to viewing the property.

Local Authority

Derbyshire Dales District Council
Town Hall
Bank Road
Matlock
Derbyshire
DE4 3NN

Tel: 01629 761100

Further Information

For any further enquiries please contact the agents.

Peter Chennells
01509 243720
Peter.chennells@andrewgranger.co.uk

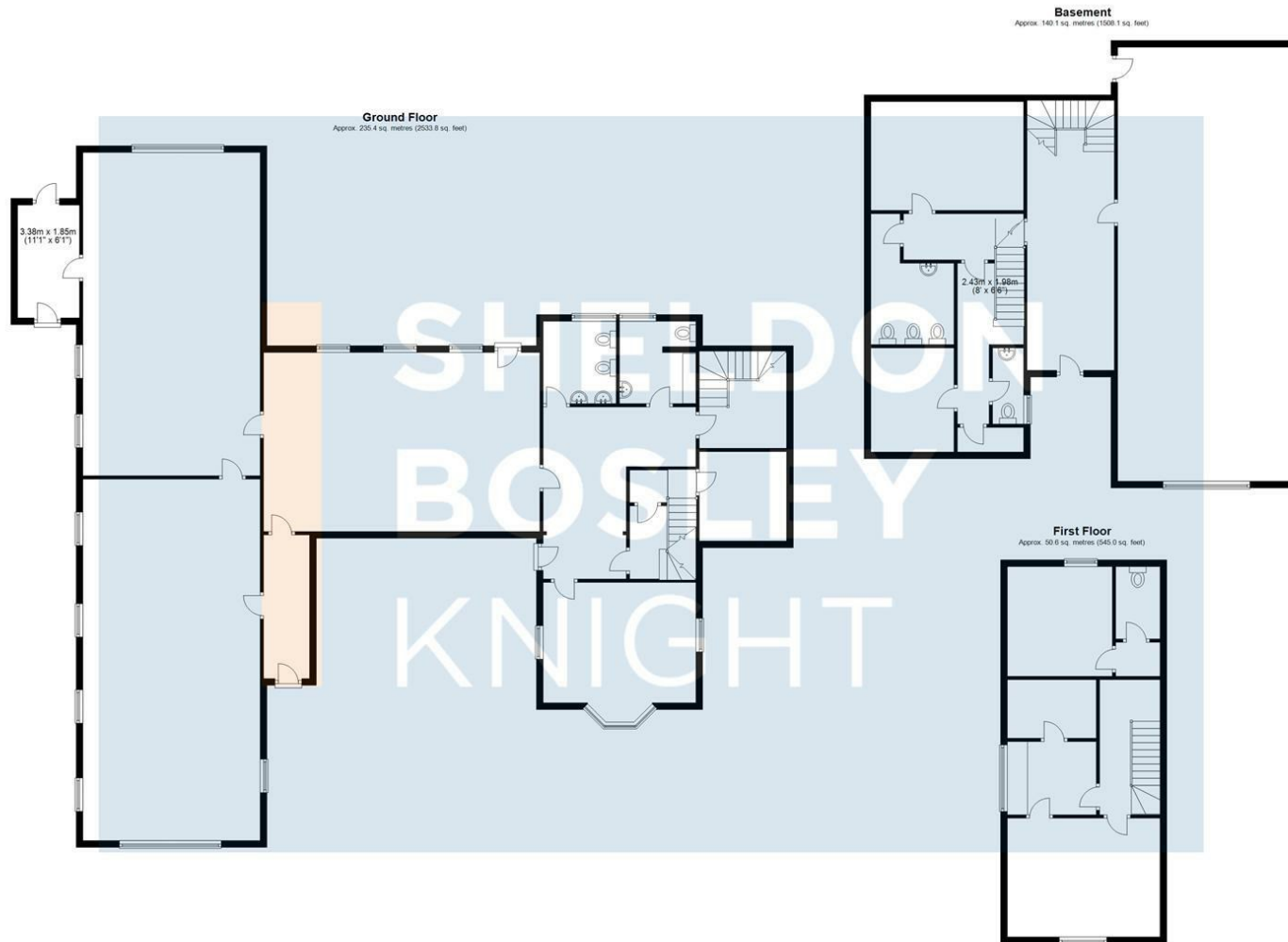
Agents Notice

For clarification, Andrew Granger & Co wish to inform interested parties that we have prepared these particulars as a general guide.

These particulars were prepared in January 2024



Floorplan



EPC Rating - F

Tenure - Freehold

Council Tax Band - Exempt

Local Authority
Derbyshire Dales District Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Andrew Granger & Co on 01509243720



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS