



**The Former Breadsall Primary School, Moor Road,  
Breadsall, DE21 5LA**

ANDREW  
GRANGER & CO

Part of

SHELDON  
BOSLEY  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

The Former Breadsall Primary School, is a unique opportunity to acquire a Former School situated in a highly sought-after location. This former school, built in 1837, offers potential for conversion or redevelopment (subject to planning). Alternatively, the property is suitable for continued use within Use Class F1.

## Location

The Former Breadsall Primary School is located on Moor Road on the northeastern edge of the village of Breadsall. The village is almost contiguous with both Derby to the south and southeast and Little Eaton to the north.

## Viewings

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

It should be noted that no onsite parking will be available, therefore, viewing parties are advised to locate on-street parking prior to viewing the property.

## Further Information

For any further enquiries please contact the agents.

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[James.holgate@sheldonbosleyknight.co.uk](mailto:James.holgate@sheldonbosleyknight.co.uk)

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[Peter.chennells@Sheldonbosleyknight.co.uk](mailto:Peter.chennells@Sheldonbosleyknight.co.uk)





## Description

The Former School site totals 0.33 acres (1,347m<sup>2</sup>) or thereabouts, comprising a substantial single-story purpose-built Victorian school building, built in 1837 with a second modern block (Block 2) and a tarmac playground the rear. The main block is of brick and stone construction with an external render under a pitched slate roof, block 2 is a prefabricated modular block. The total gross Internal (GIA) area is approximately 361m<sup>2</sup> (3885 ft<sup>2</sup>) and is further described below.

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

## Accommodation

Block 1:  
705'11"  
Hall  
Classrooms 1  
Classroom 2  
Office  
Back Hall  
Toilets  
Store 1  
Classroom/Hall  
Kitchen  
External Store  
Store 2  
Toilet block

Block 2  
479'1"  
Office  
Hall  
Toilet  
Office/Store  
Classroom 1 with store  
Classroom 2 with store

**Guide Price  
£395,000**

#### Planning

All the property is within the Village housing development envelope and within the the Breadsall Conservation Areas.

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 'E' (110).

#### Tenure

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

The majority of the property is not registered with the land registry.

Part of the Property is owned by Derbyshire County Council  
DY251254

#### 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

Best offers to be received by 12 Noon on Wednesday 2nd July 2025

#### Fees

The Purchaser will be responsible for paying the vendors agents fees at 1.5% +VAT of the sale price agreed.

Additionally the purchaser contribute £5,000 +VAT towards the vendors solicitors fees.





#### 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.

#### Local Authority

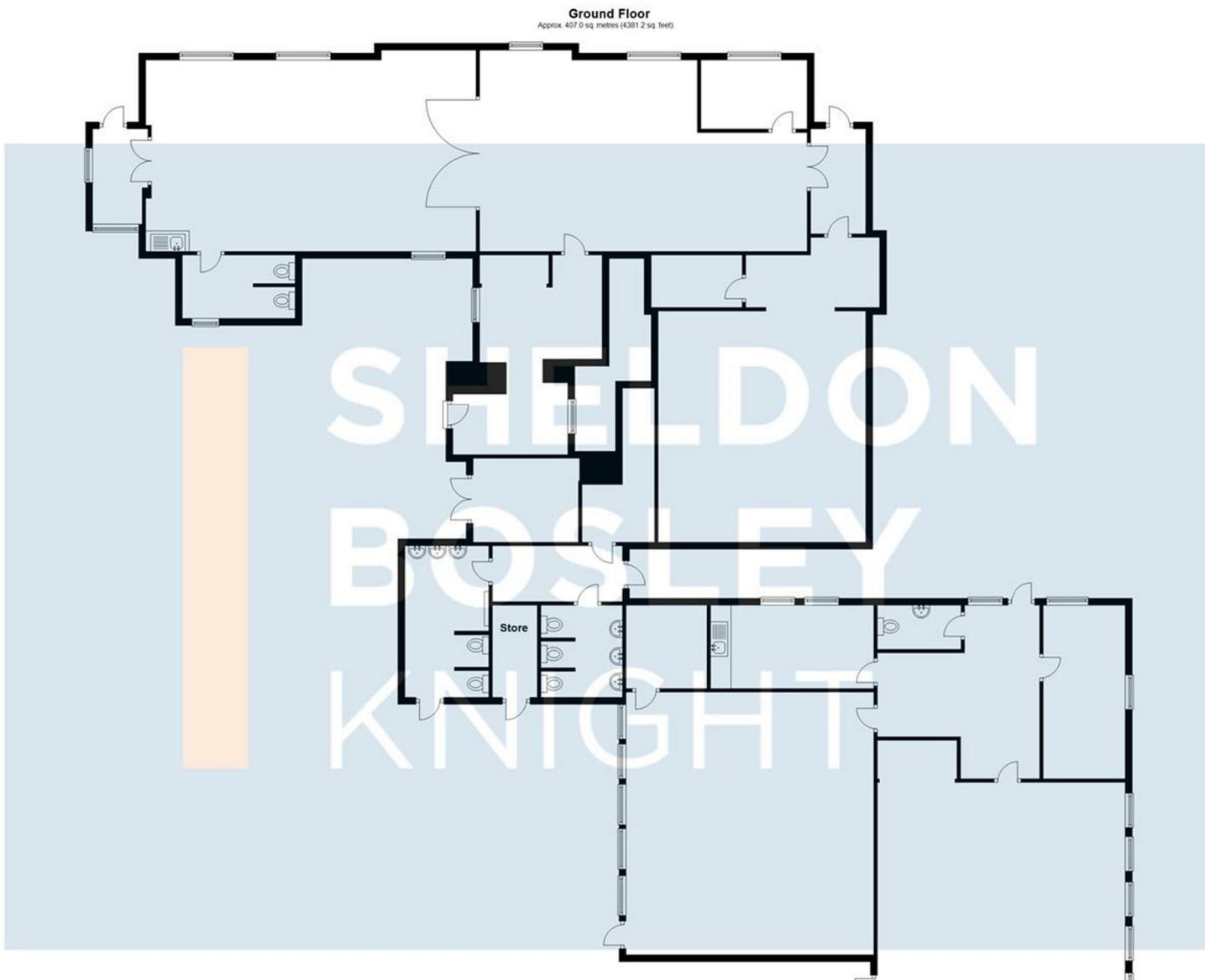
Ewash Borough Council

Town Hall, Wharncliffe Road, Ilkeston, Derbyshire, DE7 5RP

#### 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 August 2024



EPC Rating - E

Tenure - Freehold

Council Tax Band - Exempt

Local Authority  
Ewash Borough Council