



ALTON SCHOOL, ANSTEY LANE, ALTON, GU34 2NG

EXCITING OPPORTUNITY TO ACQUIRE THE FREEHOLD INTEREST OF A FORMER SCHOOL IN A SOUGHT-AFTER LOCATION WITH POTENTIAL FOR REDEVELOPMENT, SUBJECT TO PLANNING PERMISSION



Tadley

A34

M25

Woking

Farnborough

A3

M3

BASINGSTOKE

GUILDFORD

Whitchurch

THE SITE

A31

ALTON

A3

Cranleigh

A34

M3

Selborne

A3

Winchester

A31

Fernhurst

Five Oaks

M3

SOUTHAMPTON

Meonstoke

South Harting

A3

Summary

- Opportunity to acquire a former school and associated land (Use Class F1) with scope for redevelopment
- Extensive and attractive grounds comprising of sports facilities, grassland and mature woodland
- Approximately 6,461 sq m (69,544 sq ft) GIA of existing accommodation
- Site extending to approximately 14.31 acres and 5.79 hectares
- Freehold with vacant possession
- Located in Alton, East Hampshire, within walking distance of Alton town centre and local amenities
- Good local transport connections, including Alton Railway Station
- Opportunity for various alternative uses or redevelopment for residential (subject to obtaining the necessary planning consents)
- Guide Price: Offers in excess of £5.5 million

Location

The property is located in the town of Alton, an attractive market town and the largest settlement in East Hampshire. The property is situated off the west side of Anstey Lane between Jenner Way and Geale's Crescent approximately 0.8 mile north of Alton town centre.

The surrounding areas of the property are predominantly residential in nature and are characterised largely by two-storey semi-detached houses. To the north-west of the school the build type is more varied and other adjacent land uses include a health club and the playing fields of Alton Football and Rugby Clubs to the south. To the north, beyond the School's playing fields, there is arable farmland.

Guildford and Basingstoke are located 17 miles to the north east and 9 miles to the north west respectively with Alton Railway Station approximately 800m to the south, at the northern edge of the High Street which provides access to South Western rail services to London Waterloo, Guildford and Clapham Junction.

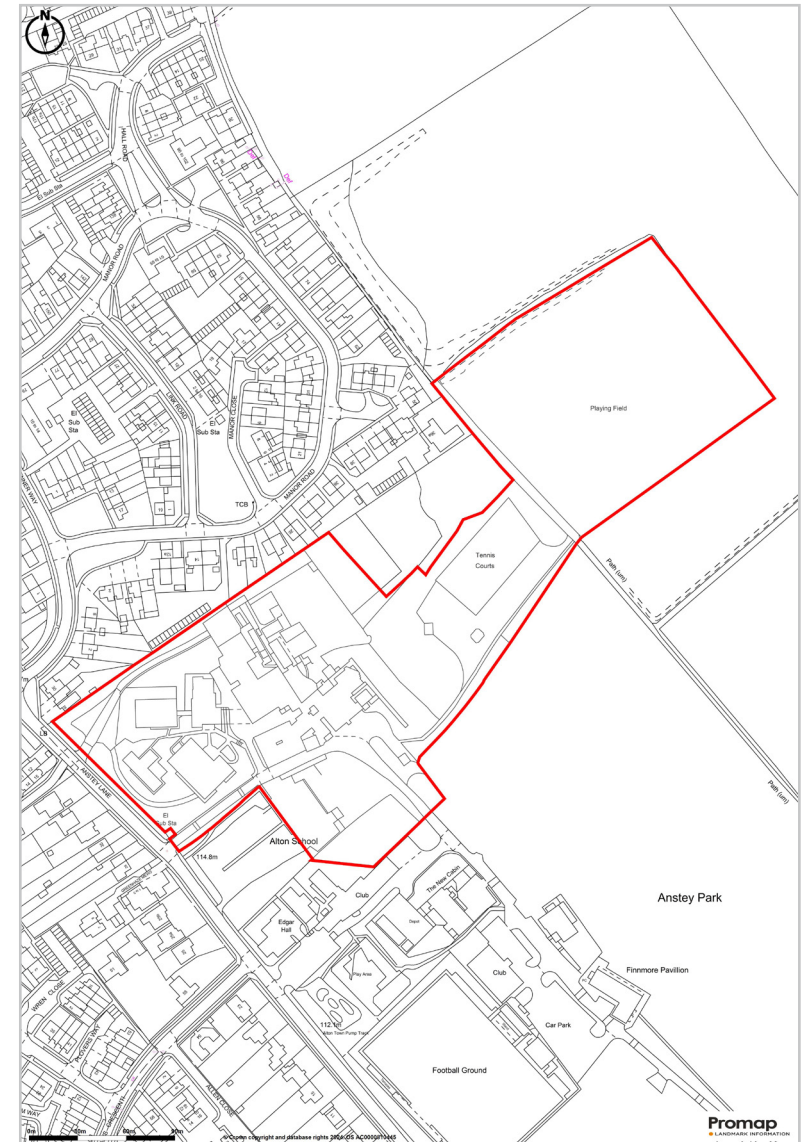
Description

The school was founded by the Sisters of Our Lady of Providence in 1938 and includes a grand Victorian residence which now forms the convent accommodation and part of the prep school. The site comprises multiple other buildings which have been developed over several years including a chapel, extensive teaching facilities, cottage, sixth form centre and a nursery.

The majority of the site is undeveloped and comprises open areas of grassland and mature woodland with both the school buildings and convent located in the eastern corner of the site. The grounds also include two car parks, astro turf pitch and a children's play area.

The playing fields are separated from the rest of the site by a public footpath and vehicular access to the site is via separate entrance and exit points on Anstey Lane.

The site extends to approximately approximately 14.31 acres (5.79 hectares).



Indicative site area, pending registration with the Land Registry





Accommodation

We estimate that the approximate gross internal floor area is as follows:

Accommodation	GIA	
	Floor Area (sqm)	Floor Area (sq ft)
Convent	1,252	13,476
Double Garage (now barn store)	36	388
Chapel	184	1,981
Cottage	139	1,496
Prep building	670	7,212
Marian Hall and Welsford Hall	1,391	14,973
Classroom Block	1,336	14,381
Science Block	439	4,725
6th Form Centre	264	2,841
The Sue Kirkham Building	750	8,072
Total	6,461	69,544

Planning & Development

The property is located in the East Hampshire District Council local authority. The buildings are not statutory or locally Listed and are not located in a conservation area.

The property has formerly been used as a school which falls within Use Class F1 of the Town and Country Planning (Use Classes) Order 1987 however, if the Convent and Cottage are viewed as separate planning units then their uses may be considered to be Sui Generis and Class C3 respectively.

The site offers considerable potential to be redeveloped for residential subject to necessary planning permissions.

The property was granted planning permission in June 2023 under ref 21560/023 for the development of a new outdoor sports pitch, new convent accommodation, part change of use of the main residence to F1 use and the erection of 20 dwellings with associated external works including access, parking, hard and soft landscaping. The proposed accommodation comprises six four-bedroom units, 12 three-bedroom units and two two-bedroom units.

Prospective purchasers should make their own enquiries of the local authority. East Hampshire District Council can be contacted on 01730 266551 or <https://www.easthants.gov.uk/planning-services>

Connectivity

The site benefits from excellent connectivity.

Road

Location	Travel time
A31	3 minutes
M3	17 minutes
Basingstoke	23 minutes
Guildford	31 minutes
Southampton	47 minutes

Rail

Location	Travel time
Guildford	42 minutes
Clapham Junction	1 hour and 5 minutes
Waterloo	1 hour and 10 minutes

Air

Location	Travel time
Heathrow Airport	45 minutes
Southampton Airport	45 minutes
Gatwick Airport	1 hour



Tenure

The property is offered freehold with vacant possession.

EPC

Main School Building - E
Sixth Form Building - C
The Sue Kirkham Building - B
Nursery - C

VAT

The property is not elected for VAT.

Offers

We are inviting offers on behalf of the vendor for the freehold interest by way of informal tender. The Vendor has a strong preference for an unconditional sale but all offers will be considered. Further details on the sale process will be issued in due course.

Guide Price

Offers in excess of £5.5 million

Viewings

Viewings should be arranged strictly via appointment through sole agents, Gerald Eve. No parties are to attend the site without appointment. We will be arranging viewing days in due course.

Further Information

The following information is available to download from a data site with access provided on request:

- Copies of Land Registry entries
- EPC Certificates
- Photographs

For more information please contact either Ben Gilbey or Tristan Ball.

Contacts

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