

A large, three-story red brick building with a central semi-circular bay window and a blue door. The building is surrounded by lush green trees and a paved driveway. The sky is blue with scattered white clouds.

# Former Bishopstrow College, Bishopstow Road, Warminster, Wiltshire **BA12**

A handsome period property with modern teaching accommodation,  
for sale freehold with vacant possession.





Red boundary line for indicative purposes only



# The opportunity.

**Former Bishopstrow College,  
Barrow House, Bishopstrow Road,  
Warminster, Wiltshire BA12 9HU**

**A substantial former boarding school with a fine period principal building and modern teaching accommodation set on the edge of the Cranborne Chase and West Wiltshire Downs National Landscape.**

- For sale with vacant possession on completion
- Buildings all in: 23,245 sq ft (2,159.5 sq m)
- Gardens and grounds: approx. 6.81 acres (2.76 hectares)
- Potential for continued use as a school (boarding), or alternative uses/development subject to all the necessary consents
- Excellent location – Convenient for the A36 and A303, with nearby Warminster railway station providing direct links to Bath, Bristol Temple Meads, and London Waterloo

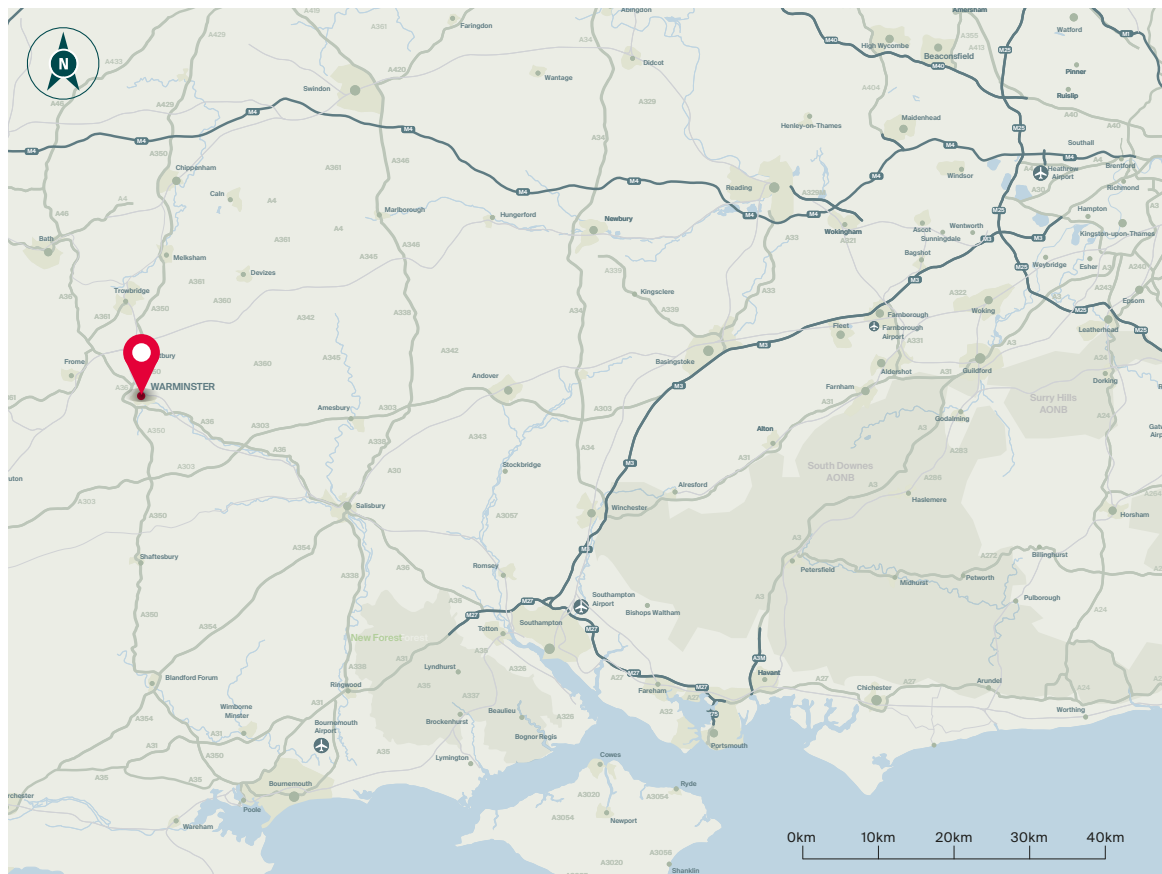
# Location

Bishopstrow College is located on the edge of the historic market town of Warminster in the heart of Wiltshire and on the edge of the Cranborne Chase and West Wiltshire Downs National Landscape. The property is set within approximately 6.81 acres of landscaped grounds, providing a peaceful and private setting.

The town centre of Warminster approximately 1.4 miles away offers a range of local amenities including shops, cafes, and leisure facilities.

It is one of Wiltshire's oldest market towns, hosting weekly and seasonal markets. The area is known for its beauty, surrounded by chalk hills, ancient woodlands, and National Trust sites including Cley Hill.

The property is located approximately 18 miles southeast of Bath, 29 miles southeast of Bristol, 44 miles northwest of Southampton, and 103 miles southwest of Central London.



# Transport



## Road:

The nearby A350 provides access to the towns of Westbury, Melksham, and Chippenham to the north and Shaftesbury to the south. The nearby A36, 2 miles to the east, provides access to Salisbury and Southampton to the south, and Bath to the north. The M4 motorway (Junction 17) is located approximately 26 miles to the north, providing direct access to London (eastbound) and Bristol (westbound).



## Rail:

Warminster Railway Station (approx. 1.6 miles) provides direct services to Salisbury (approx. 21 minutes), Bath Spa (approx. 33 minutes), Bristol Temple Meads (approx. 50 minutes) and London Waterloo (approx. 1 hour 58 minutes).



## Air:

The property is located approximately 34 miles from Bristol Airport, 86 miles from London Heathrow, and 115 miles from London Gatwick, offering access to over 400 unique destinations.

# Description

The campus comprises a purpose-built teaching block and a number of outbuildings centered around Barrow House, a distinguished early 19th Century building that forms the heart of the estate.



Barrow House



The Henson Building



Barrow House (Rear)



Barrow House Reception Hall



Classroom

## Barrow House

The house is approached via a sweeping drive and entered from the north through a classical portico into a generous reception hall, notable for its high ceilings, original cornicing, and elegant staircase. From here, access is provided to the principal rooms which are arranged over three main floors, with additional accommodation at basement level.

The original reception rooms on the ground floor which are now used for teaching, administration, and communal purposes retain many period features and offer views across the landscaped grounds.

## Teaching Block

The main teaching block known as The Henson Building is arranged over three floors and includes a suite of modern classrooms, tutorial spaces, a science laboratory with prep room, an IT suite, and a library. A large multi-purpose room on the ground floor has been used for assemblies and group activities. The building is designed to support small class sizes and a high level of individual attention.

## Outbuildings

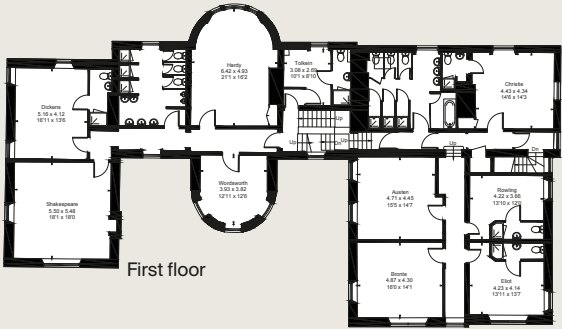
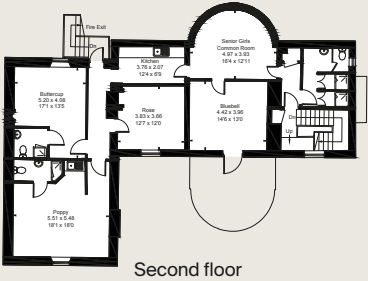
A number of ancillary spaces complement the main house and teaching block at the property, providing additional facilities for both staff (administrative) and students (leisure).

# Floor plans

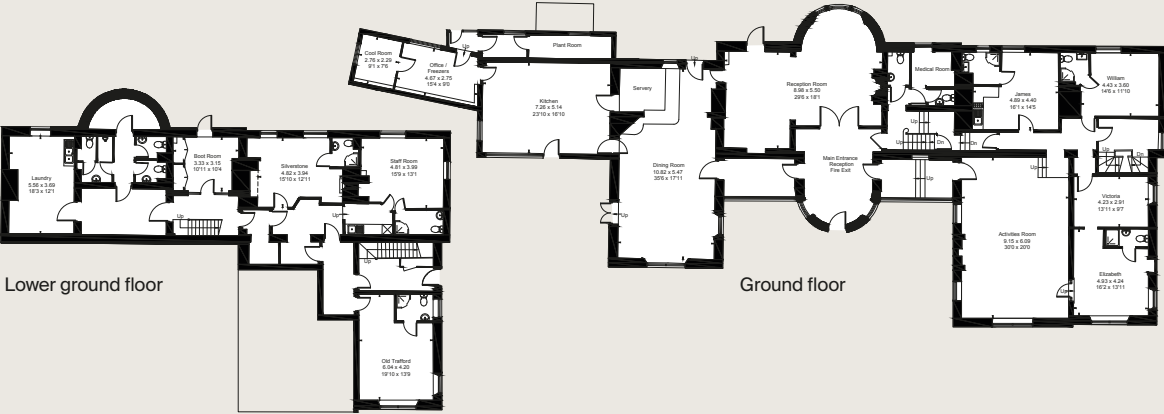
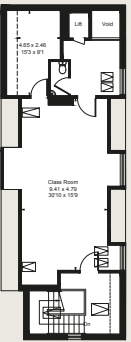
(approx GIA).

Building	Area sq m	Area sq ft
Barrow House	1,098.3	11,822
Classroom Block	751.6	8,090
Office Block	276.9	2,981
Outbuilding	32.7	352
<b>Total</b>	<b>2,159.5</b>	<b>23,245</b>

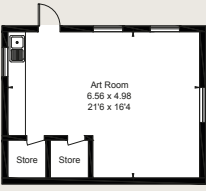
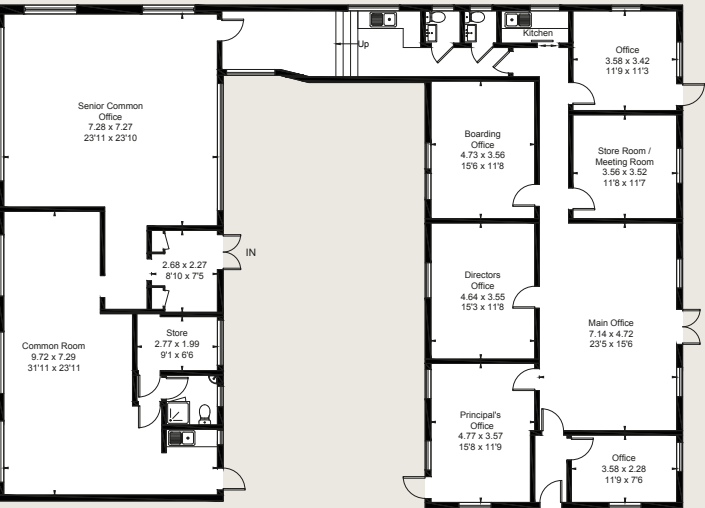
## Barrow House



## Classroom Block



## Office Block and Outbuilding



Floorplans indicative only.



## Services

Mains water, electricity and drainage.

## Planning authority

Wiltshire Council.

## Viewings

Strictly through prior appointment and subject to local restrictions in place at the time. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

We understand that the property has not been elected for VAT.

## Method of sale

The property is for sale by private treaty via informal tender.

## Debt advisory

The Knight Frank Debt Advisory team provides a value-add service to those considering obtaining real estate finance for developments or acquisitions. The team partners with borrowers throughout the financing process to make it simpler and faster, and to ensure that they finish with optimal terms.

For further information, please contact Lisa Attenborough of the Knight Frank Debt advisory team on [lisa.attenborough@knightfrank.com](mailto:lisa.attenborough@knightfrank.com) 020 3909 6846.

## Management

The affairs, business and property of Bishopstrow College Limited ("the Company") are being managed by Richard Lewis and Alistair Wardell of Grant Thornton UK Advisory & Tax LLP, who were appointed as Joint Administrators on 30 June 2025.

## Further information

Further information including legal documents, EPC and floorplans are available on our dedicated website.

Please email [emma.cleugh@knightfrank.com](mailto:emma.cleugh@knightfrank.com) or [george.lyth@knightfrank.com](mailto:george.lyth@knightfrank.com) for access.



# Contact us.



## Emma Cleugh

Partner, Head of Education & Charities

+44 20 7861 5427

+44 7778 463 958

[emma.cleugh@knightfrank.com](mailto:emma.cleugh@knightfrank.com)

## Jasper Upton

Associate, Education & Charities

+44 20 3967 7177

+44 7790 344 190

[jasper.upton@knightfrank.com](mailto:jasper.upton@knightfrank.com)

## Sam Van de Velde

Associate, Education & Charities

+44 20 7861 1459

+44 7976 730 148

[sam.vandevelde@knightfrank.com](mailto:sam.vandevelde@knightfrank.com)

## George Lyth

Surveyor, Education & Charities

+44 20 8176 9810

+44 7976 668 934

[george.lyth@knightfrank.com](mailto:george.lyth@knightfrank.com)

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**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). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.