



A Rare Opportunity

The Royal School

Farnham Lane, Haslemere, GU27 1HQ





The Opportunity.

The Royal School, GU27

- ▶ Suitable for a range of uses and development, subject to all necessary consents
- ▶ Located on Farnham Lane, approximately 1.5 miles north of Haslemere town centre
- ▶ Formerly occupied by The Royal School, a co-educational day and boarding school for pupils aged 10 - 18
- ▶ Buildings: 100,491 sq. ft
- ▶ Land: 24.36 acres
- ▶ The accommodation comprises 15 buildings of varying ages and architectural styles
- ▶ For sale freehold with vacant possession
- ▶ Rare opportunity to acquire a large site in an affluent area, suitable for continued educational or alternative uses

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

History

The Royal Naval School was originally founded in 1840 to educate the daughters and sisters of Naval and Marine Officers, with the founders' ambition from the very beginning being to nurture independence in the girls. Ten years later, in 1850, The Grove School- one of The Royal School's co-ancestors was established, also pioneering education for girls. Upon her ascension to the throne in 1952, HM Queen Elizabeth II became the Patron of The Royal Naval School, a role she faithfully held until her passing in 2022. In 1975, HRH The Princess Royal inherited the Presidency from her uncle, Admiral of the Fleet The Earl Mountbatten of Burma, and remained a dedicated supporter, regularly visiting the school and offering encouragement.

In 1995, The Royal Naval School and The Grove School merged to create an exceptional educational institution, maintaining the founders' original aim of fostering independence and responsibility in their pupils. The Royal School became co-educational in 2011, welcoming boys and continuing its mission to provide a first-class education within a vibrant and caring environment.

In 2019, The Royal School joined United Learning, a charitable trust with roots dating back to the late 19th century that operates schools in both the independent and maintained sectors. Between 2021 and 2022, significant investments were made in the facilities including the creation of a new TV and Podcast Studio with an editing suite, a Creativity and Innovation Hub, and enhanced science facilities. Most recently, in 2022 and 2023, the magnificent Stroatley Hall was fully renovated to offer an exceptional facility that showcases the history and quality of the site, and is an ideal venue for meetings, small conferences, hospitality and intimate events.

Overview

The property comprises a variety of buildings totalling 100,491 sq. ft within a site extending to approximately 24.36 acres. The site is roughly rectangular in shape and occupies a sloping site approximately 1.5 miles north of Haslemere town centre. Formerly used as The Royal School, the school has subsequently closed with Knight Frank instructed to proceed with an open market disposal. Vacant possession is offered across the whole site.



Aerial view of the existing site looking north (red boundary line is for indicative purposes only and should not be relied upon)

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Description

1. Stroatley Hall

Stroatley Hall is the Grade II listed centrepiece of the site, and is a historic building built in 1902 in the style of a Scottish castle. It is arranged over basement, ground, first and second floor and is linked to the Prince of Wales Boarding House. It was fully renovated in 2022/23.

2. Prince of Wales Boarding House

The boarding accommodation was refurbished to a high standard in December 2024. There are 36 beds in 12 rooms, WC facilities, common areas and one staff flat. It is a modern concrete structure with double glazed windows throughout.

3. Highgate

The Highgate Sixth Form Centre consists of a mix of teaching accommodation, private study space and common areas. It was used as a hospital during the great war and subsequently as a boarding house before becoming what it is today. This building was constructed during the Arts and Crafts period and has recently been redecorated.

4. The Hub

This is one of the most modern buildings on the site and has most recently been used as the Special Education Needs hub.

5. Kilmorey Hall

Kilmorey Hall was built in the 1960s and is of brick construction with Crittall windows. It is arranged as teaching accommodation but also includes the medical centre, drama and performance spaces as well as a TV and podcast studio. This was recently refurbished with new lighting, sound, drapes, and tiered seating.

6. Princess Anne Sports Centre

The sports hall is of brick construction and includes male and female changing facilities as well as a mezzanine level, storage and office space. Features include cricket practise nets, two netball courts, and 5-a-side football goals.

7. Mountbatten

This building was named after Lord Mountbatten of Burma, the former Royal President of the school. It is a 1960s brick-built building consisting of two science labs and four classrooms. All windows were replaced in 2022 and are now UPVC double glazed windows.

8. Hussey

The upper school common room offers two large rooms with windows running the full length of the building. The flooring has recently been replaced.

9. Hood

This building is a prefabricated structure. The roof was replaced in 2023, and it is fitted with double glazed windows and central heating.

10. QEII Boarding House and Gym

This boarding house was opened by Queen Elizabeth II 1989 and provided accommodation for Year 11-13 students. There are 46 single student bedrooms, 3 staff flats, laundry facilities as well as common areas, a staff office and a student gym. The building is modern concrete construction, and all windows were replaced in 2024. The WC facilities were renewed in 2017.

11. Lower School Common Room

This is a single-story building between the two boarding houses. It is fitted with a kitchenette and tuck shop.

12 - 15. Staff Houses

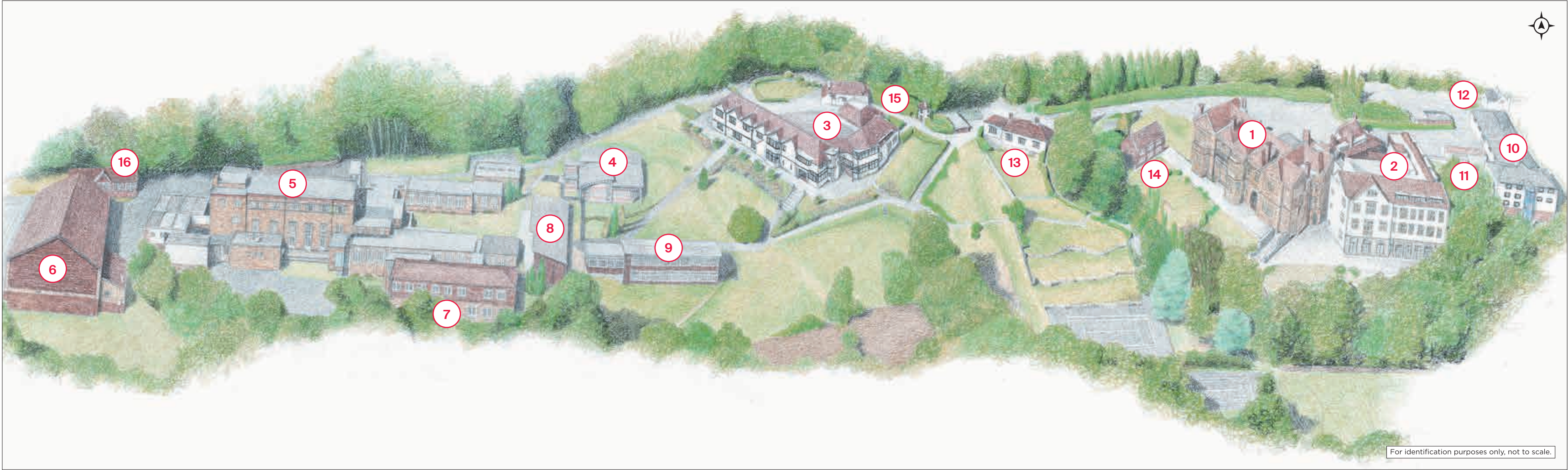
There are four staff houses across the site: Music House/Staff House (12), Stroatley Lodge/Caretaker's House (13), Clifton House/Head Teacher's House (14) and High Rough Cottage/Groundsman Bungalow (15).



Aerial view of the existing site (red boundary line is for indicative purposes only and should not be relied upon)

Building Areas and Site Plan

| Ref | Building | Approx GIA (Sq. m) | Approx GIA (Sq. ft) |
|-------|---|--------------------|---------------------|
| 1 | Stoatley Hall and Prince of Wales Boarding House | 2,826 | 30,423 |
| 2 | | | |
| 3 | Highgate | 942 | 10,140 |
| 4 | The Hub | 349 | 3,758 |
| 5 | Kilmorey Hall | 1,676 | 18,040 |
| 6 | Princess Anne Sports Centre | 766 | 8,249 |
| 7 | Mountbatten | 365 | 3,929 |
| 8 | Hussey | 190 | 2,043 |
| 7 | Hood | 342 | 3,685 |
| 10 | QEII Boarding House and Gym | 1,235 | 13,297 |
| 11 | Lower School Common Room | 108 | 1,167 |
| 12 | Music House/Staff House | 110 | 1,186 |
| 13 | Stoatley Lodge/Caretaker's House | 95 | 1,020 |
| 14 | Clifton House/Head Teacher's House | 144 | 1,550 |
| 15 | High Rough Cottage/Groundsman Bungalow and Outbuildings | 110 | 1,183 |
| 16 | The Barn | 76 | 821 |
| Total | | 9,336 | 100,491 |





Kilmorey Hall



Stroatley Hall and Prince of Wales Boarding House



Highgate



Clifton House



Stroatley Lodge



Stoatley Hall and Prince of Wales Boarding House



Stoatley Hall and Prince of Wales Boarding House



Hood



Stoatley Hall and Prince of Wales Boarding House



The Hub



Kilmorey Hall



Princess Anne Sports Centre and The Barn

Location

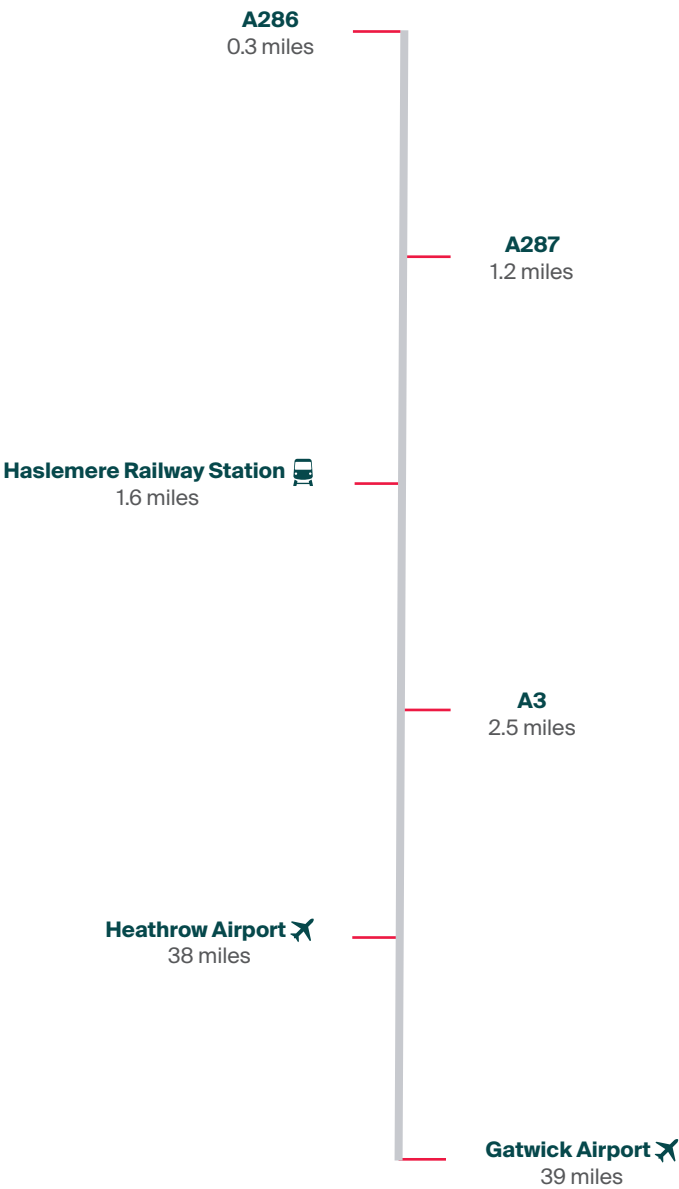
The property is located approximately 1.5 miles north of Haslemere town centre. It is a historic market town located in the district of Waverley within the county of Surrey, in the Southeast of England, near the borders of Hampshire and West Sussex.

It's known for its scenic countryside, fast transport connections to Central London, charming town centre, and proximity to natural beauty including Surrey Hills National Landscape and South Downs National Park. Points of interest in the local area include Haslemere Museum and Swan Barn Farm, both of which bring in large numbers of tourists each year.

The property also benefits from being nearby a range of towns including Guildford, Petersfield, and Godalming, offering a range of amenities and transport links.



BY CAR FROM FARNHAM LANE, GU27 1HQ



Distances are approximate, average times taken from Google Maps

Travel

Road - The property is located on Farnham Lane which can be accessed from Bunch Lane to the north of Haslemere. The A3 is approximately 2.5 miles to the northwest, providing access to Guildford and London to the north, and Petersfield and Portsmouth to the south. The A287 is approximately 1.2 miles to the north and provides access to Farnham and Hook. The A286 is approximately 0.3 miles to the east of the property and provides access to Chichester to the south and Godalming to the north.

Rail - Haslemere Railway Station is located approximately 1.6 miles to the south and is served by South Western Railway. Haslemere forms part of the Portsmouth Direct Line, running between Waterloo and Portsmouth Harbour. Journey times from Haslemere to Waterloo are approximately 50 minutes. Direct services are also available to Guildford (18 minutes), Woking (25 minutes).

Air - London Heathrow Airport is situated approximately 38 miles to the northeast, and London Gatwick Airport approximately 39 miles to the east by car. Collectively, these serve over 200 unique destinations.





Aerial view of the existing site looking north (red boundary line is for indicative purposes only and should not be relied upon)

Additional Information

Planning

The property was most recently used as a mixed day and boarding school. A planning summary can be found in the data room.

Title and Tenure

The site is to be sold subject to, and/or with the benefit of, any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

The property is held freehold under title number SY652912.

As summary of the title be found in the data room.

Services

Mains water, electricity and drainage.

Statutory Authority

Waverley Borough 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:

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Further information

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

Please email one of the team members for access.



Highgate

Contact us.



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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.

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Particulars dated August 2025.

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