

Cranwell House, Bath BA1

Opportunity to acquire a substantial former educational property within an established residential area of Bath.



The opportunity.

Cranwell House, Bath BA1

A Grade II listed mansion, set within 11 acres of gardens and grounds.

- **Property:** Grade II listed former nursery and preparatory school, comprising Cranwell House and purpose-built classroom accommodation, extending to approximately 21,524 sq ft
- **Accommodation:** The existing site provides teaching and administrative space, including classrooms, offices and staff areas
- **Location:** Located in the Weston area of Bath, approximately 1.8 miles to the north-west of the city centre, the property is set within a wider site of approximately 11.14 acres (4.51 hectares)
- **Opportunity:** The property is well suited to continued educational or institutional use, which is supported in principle from a planning perspective. The scale and configuration of the site also provide potential for alternative uses, subject to planning and listed building consent
- **Tenure:** Freehold, with vacant possession upon completion

The site

Cranwell House comprises a Grade II listed former nursery and preparatory school extending to approximately 21,524 sq ft (2,000 sq m) and set within landscaped grounds of around 11.14 acres (4.51 hectares).

The principal building is a mid-19th century Georgian mansion, adapted for educational use while retaining a number of original features. The accommodation is supported by purpose-built classroom space to the rear, together forming a coherent educational holding.

Together, the buildings provide teaching and administrative space, including classrooms, offices, staff areas, a hall, kitchen and studio space.

Externally, the site is arranged within established grounds and occupies an elevated position, with views across the surrounding area.

The property presents as a well-balanced asset, combining a characterful listed building with established education accommodation within a single, self-contained site.





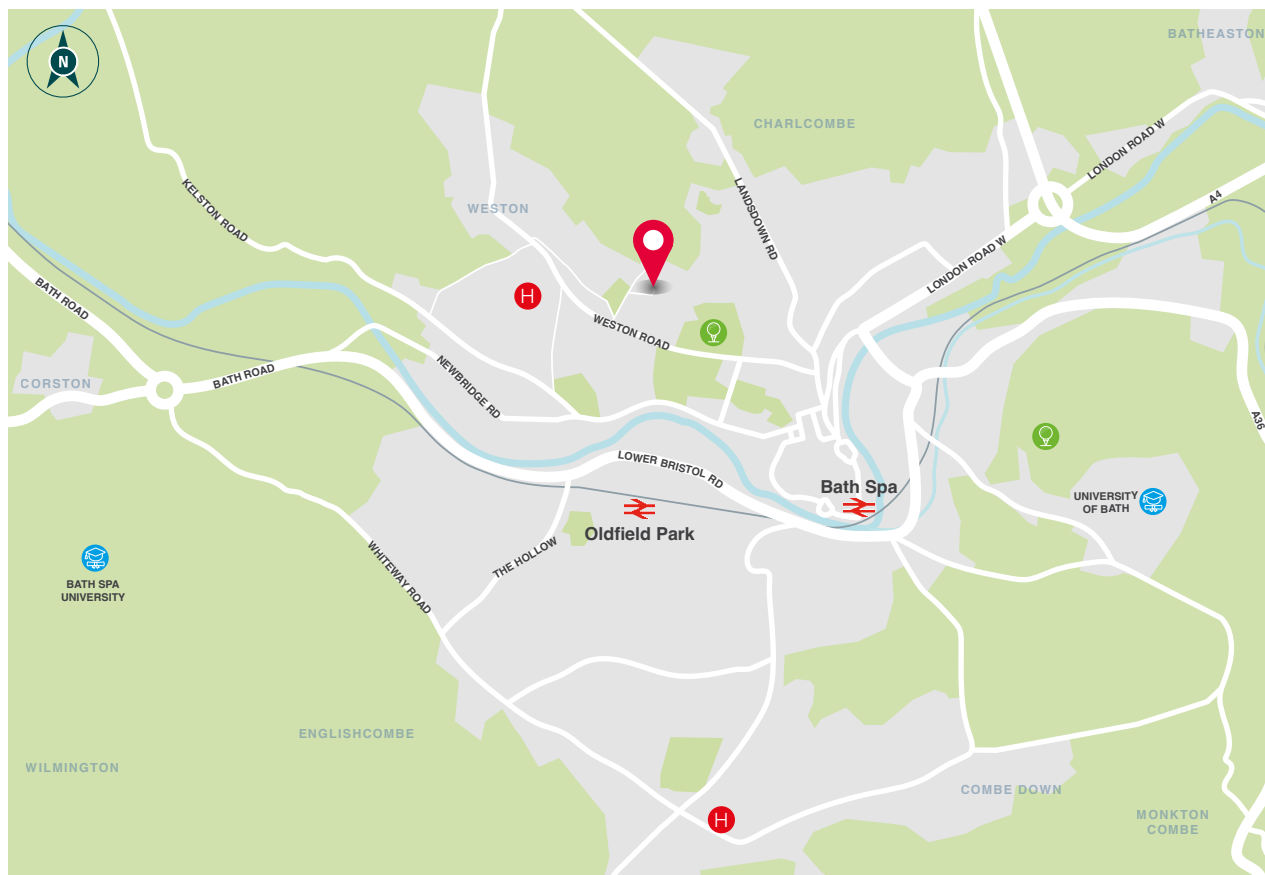
Location

Bath is a well-established historic city with a strong residential market and a recognised heritage setting, forming part of the wider Bath and North East Somerset area.

The property is located in the Weston area of Bath, approximately 1.8 miles to the north-west of the city centre. Weston is an established residential suburb, comprising predominantly residential accommodation with supporting local amenities and access to the Royal United Hospital.

Bath supports a range of educational and community uses, contributing to a broad local catchment for institutional and educational occupiers.

Cranwell House occupies an elevated position within a defined residential setting, with views across the surrounding area.



Transport and connectivity



The property benefits from excellent transport connections, with access to Bath's local road network and connections to the wider region.



Road

The M4 motorway is located less than 10 miles north, providing access to London and the South West.



Rail

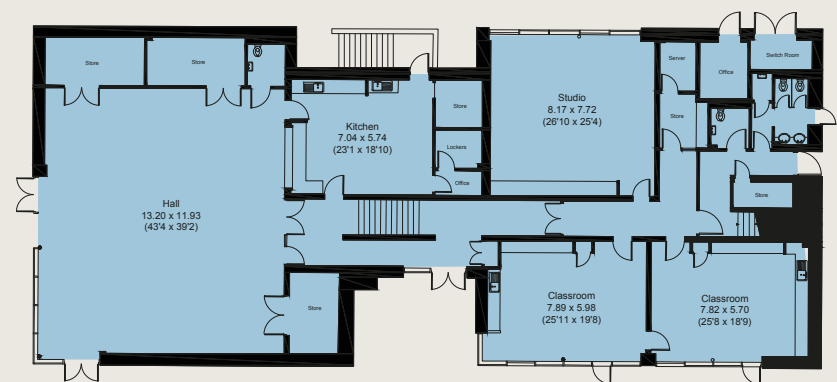
Bath Spa railway station is located approximately 1.8 miles to the south-west of the property and provides direct services to Bristol Temple Meads (approximately 15 minutes) and London Paddington (approximately 1 hour 20 minutes).



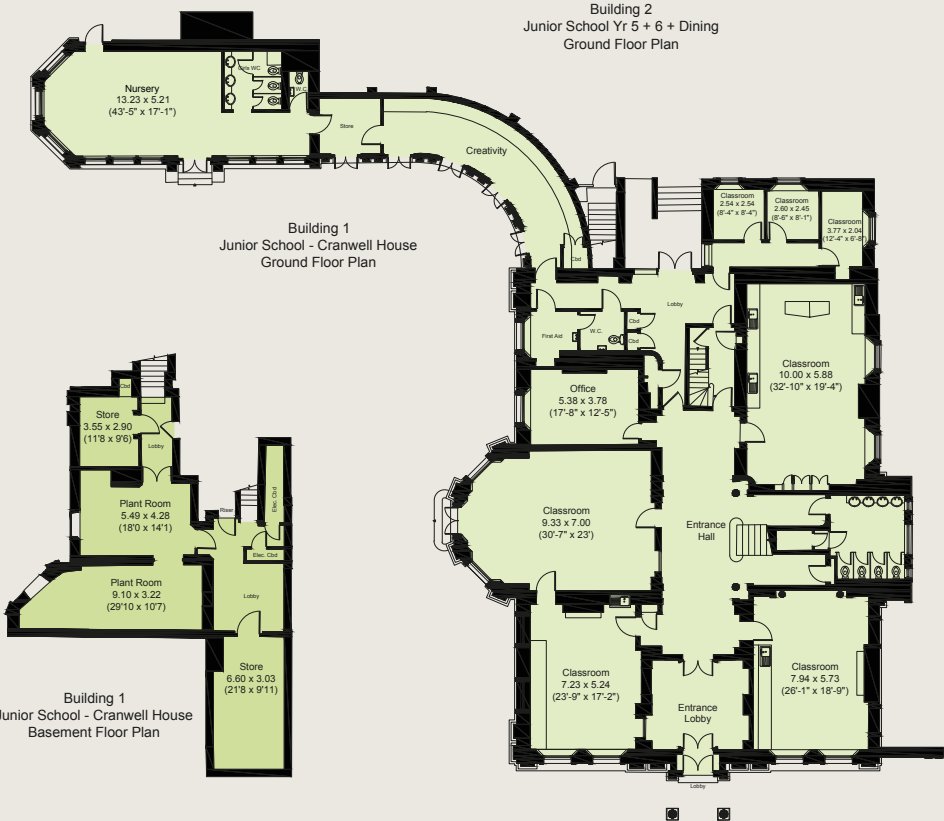
Bus

The property also benefits from regular local bus services, providing convenient access to Bath city centre, the Royal United Hospital and the surrounding residential areas.

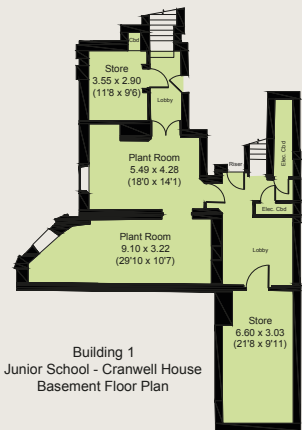
Floor plans



Building 2
Junior School Yr 5 + 6 + Dining
Ground Floor Plan

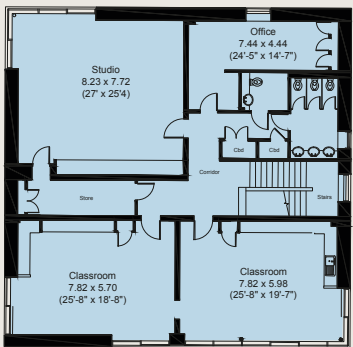


Building 1
Junior School - Cranwell House
Ground Floor Plan



Building 1
Junior School - Cranwell House
Basement Floor Plan

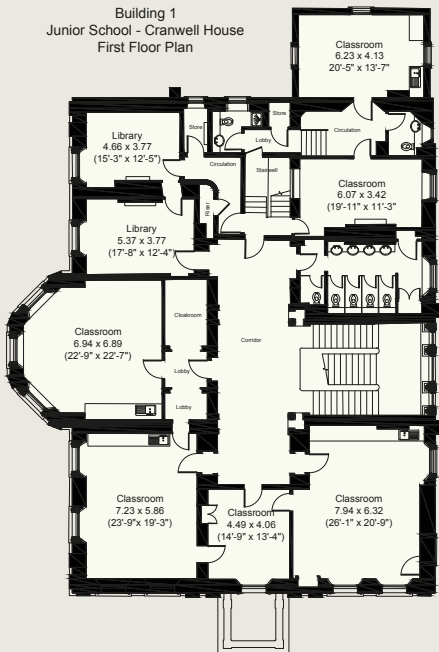
Building	GIA sq ft	GIA sq m
Cranwell House (Basement)	1,359	126.25
Cranwell House (Ground)	6,416	596.08
Cranwell House (Lower First)	334	31.01
Cranwell House (First)	4,747	441
Classroom Block (Ground)	5,913	549
Classroom Block (First)	2,756	256
Total	21,524	2,000



Building 2
Junior School Yr 5 + 6 + Dining
First Floor Plan



Building 1
Junior School - Cranwell House
Lower First Floor Plan









Further information

Services

Mains water, electricity and drainage are understood to be connected.

Statutory authority

Bath and North East Somerset Council.

EPC

Site has an EPC rating of C and D.

Viewings

Strictly through prior appointment with Knight Frank.
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.

Legal

For sale with vacant possession on completion.

Further information

Further information including legal documents, EPC and floorplans are available via our dedicated data room.

Please email:

emma.cleugh@knightfrank.com

or call on +44 7778 463 958.

florrie.spencer@knightfrank.com

lexi.solt@knightfrank.com



Contact us.

Emma Cleugh

Partner, Head of Education & Charities

+44 20 7861 5427

+44 7778 463 958

emma.cleugh@knightfrank.com

Jasper Upton

Associate, Education & Charities

+44 20 3967 7177

+44 7790 344 190

jasper.upton@knightfrank.com

Lexi Solt

Graduate, Education and Charities

+44 20 3866 2933

+44 7483 483 073

lexi.solt@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.

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Particulars dated July 2026.

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