



**Willington Old School, Castle Way Willington,
Derbyshire, DE65 6BT**


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Location

Willington Old School is located on The Castle Way in the village of Willington located to the south of Derby.

Viewings

Strictly by appointment with the selling agents.

Description

The Former School site totals 0.39 acres (1,347m²) or thereabouts, comprising a substantial single-story purpose-built Victorian school building, built in 1894 with a post war Horsa Hut and a two bedroom school house (with a garden to the side). The main block is of brick construction under a pitched tile roof, Horsa Hut is a prefabricated concrete building under a assumed asbestos roof. The total gross Internal (GIA) area is approximately 361m² (3885 ft²) and is further described below.

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

Main Building

Entrance 4.9m x 2.3m

Toilets 5.3m x 3.1m

Hallway 8.3m x 1.8m

Kitchen 2.5m x 3.1m

Classroom 16.6m x 4.9m

Boiler Room 2.5m x 3.7m

Kitchen 3.1m x 5.3m

Horsa Hut

Classroom 7.2m x 7.4m

Kitchen 3.9m x 1.6m

Cupboard 3.9m x 1.6m

Cupboard 3.9m x 1.6m

Classroom 7.4m x 7.3m

Toilet 1.6m x 1.7m

School House

Ground Floor

Porch 3.8m x 1.3m

Kitchen 3.5m x 1.8m

Dinning Room 3.7m x 3.6m

Living Room 3.5m x 3.6m

First Floor

Bathroom 3.6m x 2.8m

Bedroom 3.6m x 2.8m

Bedroom 3.7m x 3.6m

Outside

Store 4.7m x 1.8m





Planning

All the property is within the Village housing development envelope.

All interested parties should complete their own planning enquiries.

Use and Classification

It is assumed that the property falls within Class F1 and the house within C3.

EPC

The Former school has an EPC rating of a D

The schoolhouse has been assessed with an EPC rating of 'E' (43).

Tenure

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

The property is not registered with Land Registry

Services

We understand that the property is served with mains electric, gas, water and sewerage.

Fixtures and Fittings

The School is to be sold with all fixtures and fittings.

Business Rates

The School is rated for business rates with a rateable value of £9,200

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.

Method of Sale

Best offers to be received by 12 Noon on Wednesday 29th October 2025

Local Authority

South Derbyshire District Council

Civic Offices, Civic Way, Swadlincote DE11 0AH

Derbyshire County Council

County Hall, Matlock, Derbyshire, DE4 3AG

Further Information

For any further enquiries please contact the agents.

James Holgate BSc (Hons)

Andrew Granger & Co., 44-46 Forest Road, Loughborough, LE11 3NP

Tel: 01509 243720

Email: James.holgate@sheldonbosleyknight.co.uk

£349,000



Floor Plans

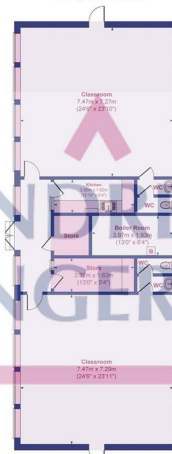
Approximate Gross Internal Area
206.3 sq. m. (2221 sq. ft.)



Floor area 206.3 sq.m. (2221 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Approximate Gross Internal Area
191.9 sq. m. (2075 sq. ft.)

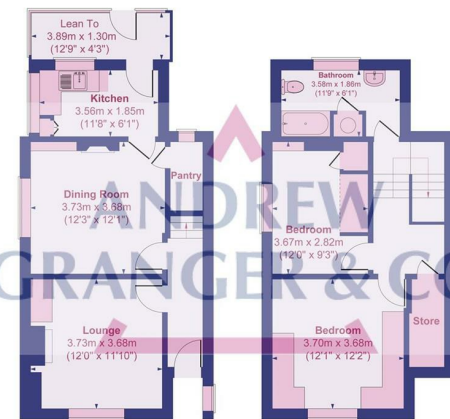


Floor area 191.9 sq.m. (2075 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



Approximate Gross Internal Area
82.0 sq. m. (883 sq. ft.)



Ground Floor

Floor area 41.0 sq.m. (441 sq.ft.) approx

First Floor

Floor area 41.0 sq.m. (441 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



Andrew Granger & Co is the trading name of SBK Professional Services Ltd. Registration No. 13179151. Registered office: 1 Bridge Street, Evesham, Worcestershire, WR11 4SQ. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:- 1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract. 2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars. 3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only. 4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors. 5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828. 6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.