



Sanderson
Weatherall



ST LAWRENCE
COLLEGE



St. Lawrence College, College Road,
Ramsgate, Kent, CT11 7AE

Former Independent School For Sale by Order of the Joint Administrators



ST LAWRENCE COLLEGE

SW

Sanderson
Weatherall

EXECUTIVE SUMMARY

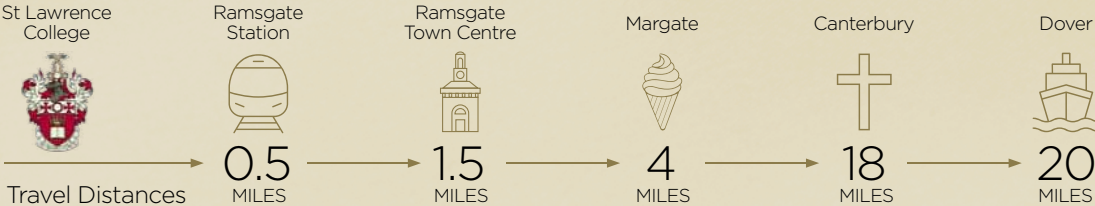
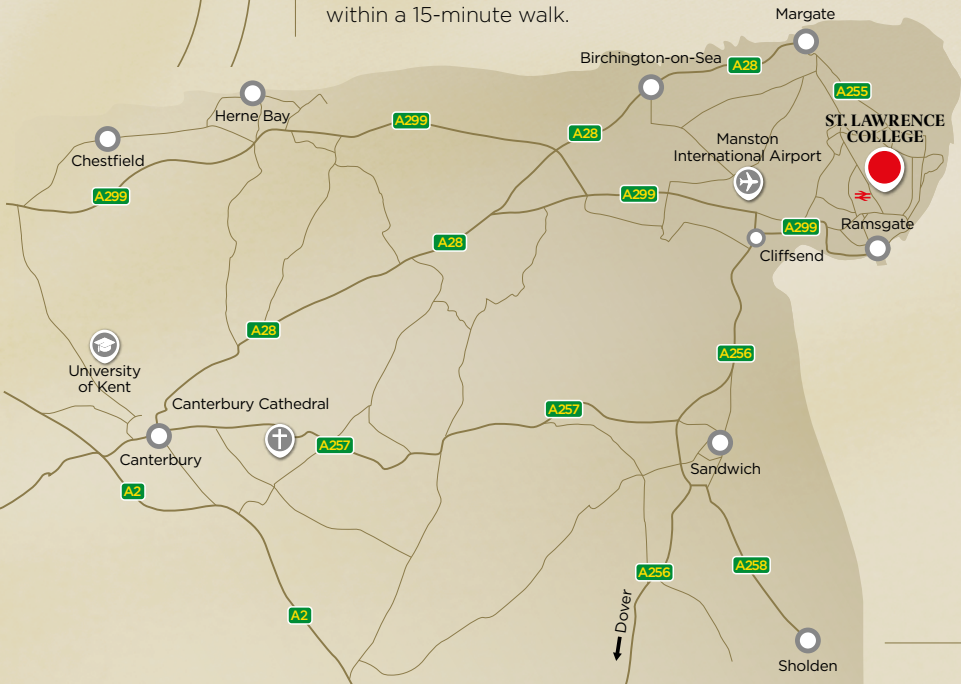
- ✦ A prominent former independent school in Ramsgate.
- ✦ Mixture of educational and residential / boarding accommodation.
- ✦ Situated on a 16.39 acre site with a further 36.23 acres of sports grounds.
- ✦ Includes a Grade II listed chapel.
- ✦ Suitable for ongoing educational use or alternative uses (subject to planning).
- ✦ Offers invited for the freehold interest.



LOCATION

Ramsgate is a port town on the east Kent coast approximately 6.5 km (4 miles) south of Margate, 29 km (18 miles) north-east of Canterbury and 32 km (20 miles) north of Dover. The town is served by the A254 and A255, the latter of which connects to the A299 and in turn, the wider road network. Ramsgate is on the High-Speed Rail Line (HS1) providing services to London St Pancras International in as little as 80 minutes.

St Lawrence College is situated on College Road and Holly Road approximately 1.5 km (1 mile) north of Ramsgate town. Access to the school is available from both College Road and Holly Road. Ramsgate train station is within a 15-minute walk.





**ST. LAWRENCE
COLLEGE BUILDINGS**

1.

Main School Building
Laundry Building
Deacon Building

2.

Chapel

3.

North Gate Flat

4.

Canon Building

5.

Taylor Hall Theatre

6.

Bellerby

7.

Teaching Block

8.

Kirby House

9.

Roberts Building

10.

Sports Hall

11.

Swimming Pool

12.

Junior School &
Hamblen Block

13.

Headmaster's House

14.

The Lodge

15.

Mews Building

16.

CCF

17.

Sports Field



DESCRIPTION

St Lawrence College is a former co-education independent school for children between the ages of 3 to 18.

The school is arranged over a series of buildings, offering a mixture of educational, boarding, sports / recreational facilities and residential accommodation together with a Grade II listed chapel and further ancillary buildings including workshops and storage.

The school is set within landscaped grounds extending to approximately 16.39 acres which includes a sports field, sand-based astroturf, netball / tennis courts and staff and visitor parking.



Additional extensive sports grounds extending to a further 36.23 acres are situated to the north of College Road. These grounds include a water based astroturf, netball/tennis courts and a series of cricket and rugby pitches.



SENIOR SCHOOL MAIN SCHOOL BUILDING

The main school building, at the centre of the site, is arranged over six storeys and was constructed in 1885.

The building was used for office / administration purposes over ground and lower ground floor with boarding accommodation to the upper floors. The dining hall and kitchen are to the rear. Also to the rear are the Laundry Building and Deacon Building (previously used for storage / administration).





CHAPEL

Adjoining the Main School Building, the Chapel (Grade II listed) was constructed in 1926 as a war memorial to the old boys of St. Lawrence College who had died during the First World War.



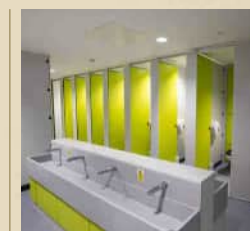


CANON BUILDING

A modern, detached, four-storey building constructed in 2018.



The building includes design & technology workshops on the lower ground floor and science laboratories on the ground and first floor as well as classrooms and ancillary accommodation. A lift serves each floor.



TAYLOR HALL THEATRE

Constructed in 2012, the Taylor Hall Theatre provides seating for approximately 500 people over ground and mezzanine level together with office and ancillary accommodation.



BELLERBY

A three-storey building constructed in 1960 and subsequently refurbished and reconfigured in 2012.



The building provides boarding accommodation with shared ensuite shower rooms as well as a common room on the ground floor. A lift serves each floor.





TEACHING BLOCK

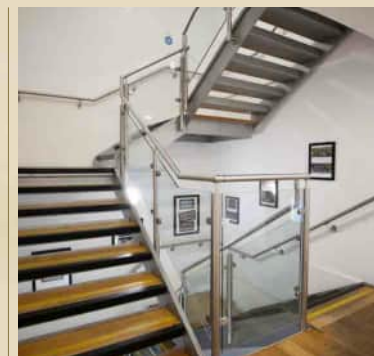
A two-storey building providing a mixture of classrooms, offices and ancillary accommodation.



KIRBY HOUSE

A modern, detached, three-storey building constructed in 2007.

The building provides boarding / dormitory accommodation with ensuite shower rooms. The accommodation also includes a common room and study rooms / classrooms.



ROBERTS HALL

A single storey building previously used for a variety of purposes.



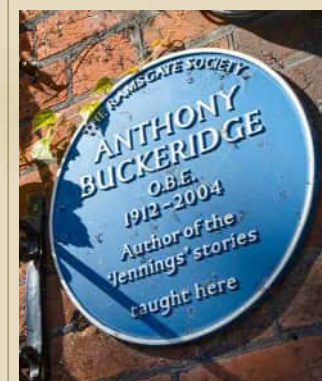
SWIMMING POOL

An 18m indoor swimming pool set within a single storey building adjoining the Junior School. The accommodation includes changing rooms, bathrooms and stores.

JUNIOR SCHOOL

Situated on the corner of College Road and Holly Road, the Junior School comprises a four-storey building constructed in 1890 and which was later extended in the 1970's (known as the Hamblen Block).

The building provides a mixture of office and teaching accommodation together with boarding accommodation on the upper floors.



SPORTS HALL

A modern, detached, part-two storey building constructed in 2010.

The main hall has space for five badminton courts. There are two additional squash courts as well as a fitness studio and dance studio. A lift serves each floor.



CCF

A detached, steel portal framed building with a mezzanine level installed. The building was used for storage and administration.



HEADMASTER'S HOUSE

A substantial, two storey detached house. The ground floor has three reception rooms, a kitchen / diner, laundry room and a bathroom. At first floor, there are six bedrooms and three bathrooms (incl. one ensuite).



NORTH GATE FLAT

A first floor, three bedroom flat situated above the North Gate on College Road.





THE LODGE

Situated adjoining the main school entrance on Holly Road, The Lodge comprises a detached, four bedroom house used as staff accommodation.



MEWS BUILDING

Situated to the rear of the 'Main School Building', the property was used as office accommodation on the ground floor and a one bedroom staff flat on the first floor.



ACCOMMODATION

The main school buildings (excluding ancillary stores / workshops), have the following approximately Gross Internal Area:-

ACCOMMODATION	SQ M	SQ FT
MAIN BUILDING & CHAPEL	7,093.9	76,358
DEACON BUILDING	115.0	1,238
LAUNDRY	142.5	1,534
CANON BUILDING	2,825.5	30,412
TAYLOR HALL THEATRE	1,104.5	11,889
BELLERBY	1,856.9	19,988
TEACHING BLOCK	2,026.1	21,809
KIRBY HOUSE	2,377.4	25,591
ROBERTS HALL	366.7	3,947
SPORTS HALL	2,131.5	22,944
SWIMMING POOL	351.9	3,788
CCF	232.3	2,500
JUNIOR SCHOOL & HAMBLÉN BLOCK	2,437.0	26,231
HEADMASTER'S HOUSE	257.5	2,772
THE LODGE	141.9	1,528
MEWS BUILDING	118.2	1,272
NORTH GATE FLAT	87.2	938
TOTAL	23,666.0	254,739

PLANNING

We understand the Property falls within **Use Class F1 – Local Community and Learning** (formerly D1 of the Use Classes Order 1987).

The site may be suitable for alternative uses such as residential (**Use Classes C2 and C3**) and / or development, subject to obtaining all necessary planning consents.

For further information, please contact **Thanet District Council**.



TENURE

The Property is held Freehold under Title No's K900524 and K45089.

EPC

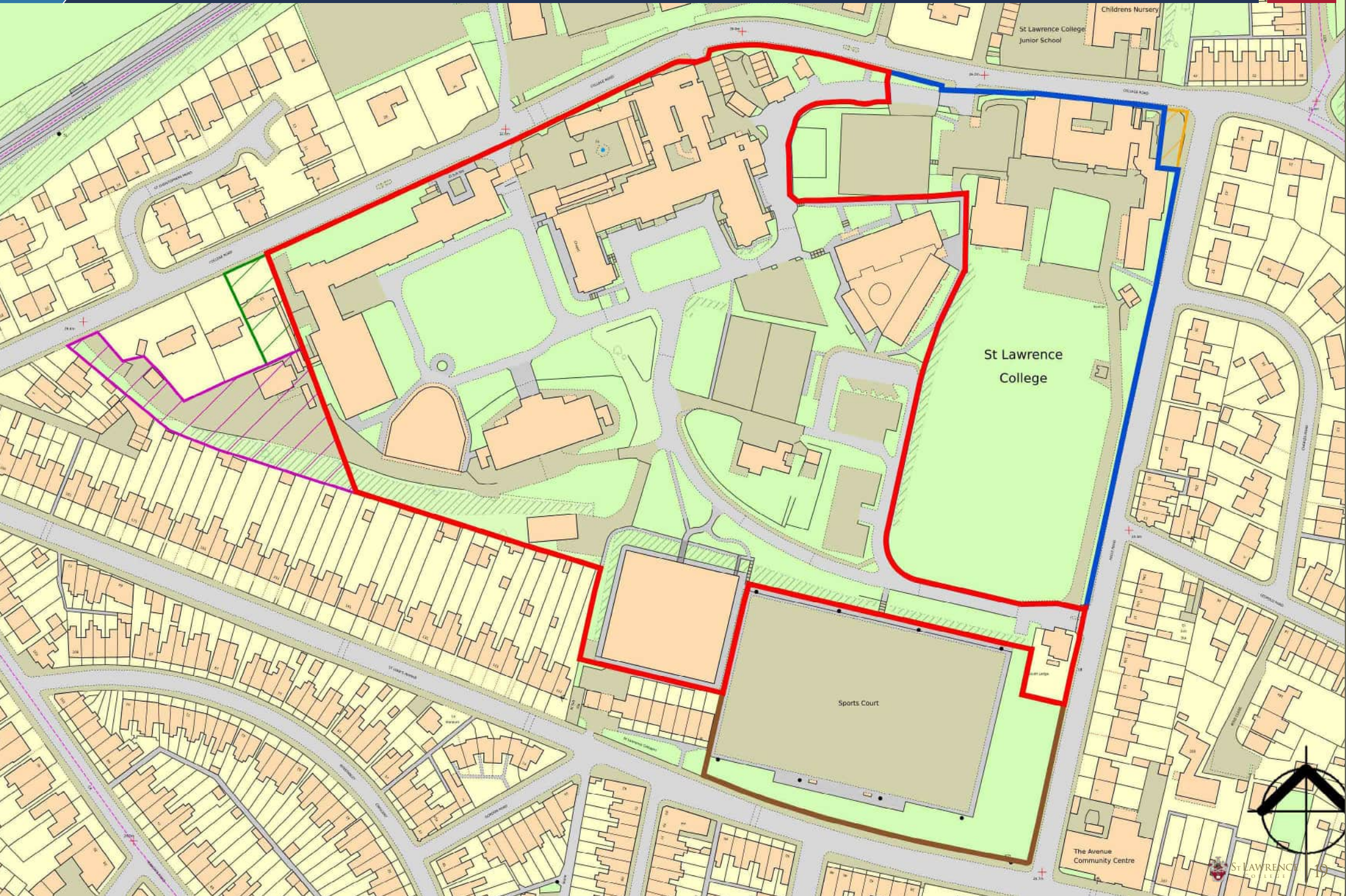
Awaiting EPC

DATA ROOM

Please [click here](#) for further information.

RIGHT OF WAY

A right of way will be created over the land and building known as 'The Grange' to enable access to the Sports Fields north of College Road.





VAT

All prices are quoted exclusive of VAT

PROPOSAL

We are inviting unconditional offers for the **Freehold** interest, subject to contract and exclusive of VAT.

Offers will be invited by way of informal tender.

Consideration may also be given to a sale of part only. Indicative lots are shown on the plan on page 19 and may be subject to change.

Please note we are also marketing 'The Grange' situated on the north side of College Road. Further details can be provided on request.

There is a further opportunity to acquire three additional parcels of land/properties. Further information can be provided upon request:-

1. Site of the Former Public House: A circa 0.046 acre parcel of land situated on the corner of College Road and Holly Road (hatched orange).
2. Land to the rear of 9 - 13 College Road: Circa 0.60 acres of land used as a compound by the groundsmen (hatched purple).
3. 13 College Road: A two-storey, four bedroom house formerly used as staff accommodation. The house is currently connected to the school via a walkway (hatched green).

VIEWING

Strictly by appointment with the sole agent.



Alexander Blanning MRICS

07593 819 929
alexander.blanning@sw.co.uk

Peter Loveday MRICS

077511 050 457
peter.loveday@sw.co.uk

Michael Vaughan

07518 902 315
michael.vaughan@sw.co.uk



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