

A DISTINCTIVE FREEHOLD INVESTMENT/DEVELOPMENT OPPORTUNITY

SMALLWOOD MANOR ESTATE

Uttoxeter ST14 8NS



Smallwood Manor

Key Highlights

- Impressive Grade II Listed Manor House and accompanying estate
- Currently used as a Preparatory School, due to relocate in Summer 2021
- Gross site area 19.69 hectares (48.66 acres)
- Offers invited for the freehold interest in the whole

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Background

“The Smallwood Manor Estate is centred around the impressive Grade II Listed Manor House with an eclectic mix of buildings in its grounds supporting its current education use. The secluded and attractive setting overlooks surrounding countryside. It presents an exciting opportunity for an occupier, developer or investor to shape its ongoing legacy.”

We are delighted to offer Smallwood Manor for disposal. Denstone College Preparatory School has been at Smallwood Manor since 1938 and is a day school for children aged 4 to 11. In Summer 2021 the Preparatory School will be relocated to a new site at Denstone College.

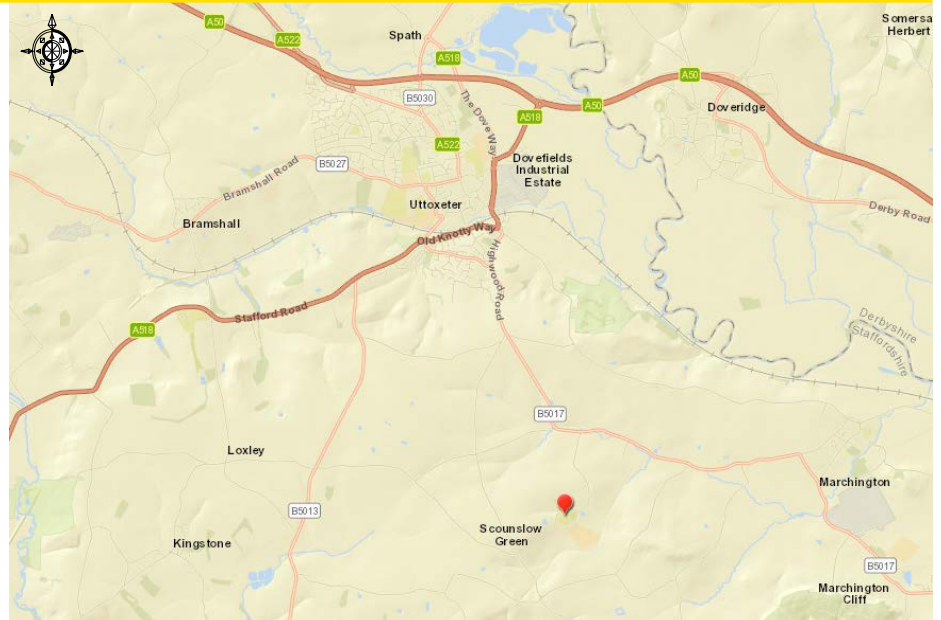
Smallwood Manor was originally built in 1886, designed by Robert Edis as country manor residence, alongside a stable quadrangle and walled garden. The later conversion to a school maintained the manor house at the heart of the learning environment, whilst delivering additional facilities in the grounds and protecting the merits of its countryside setting.

Location

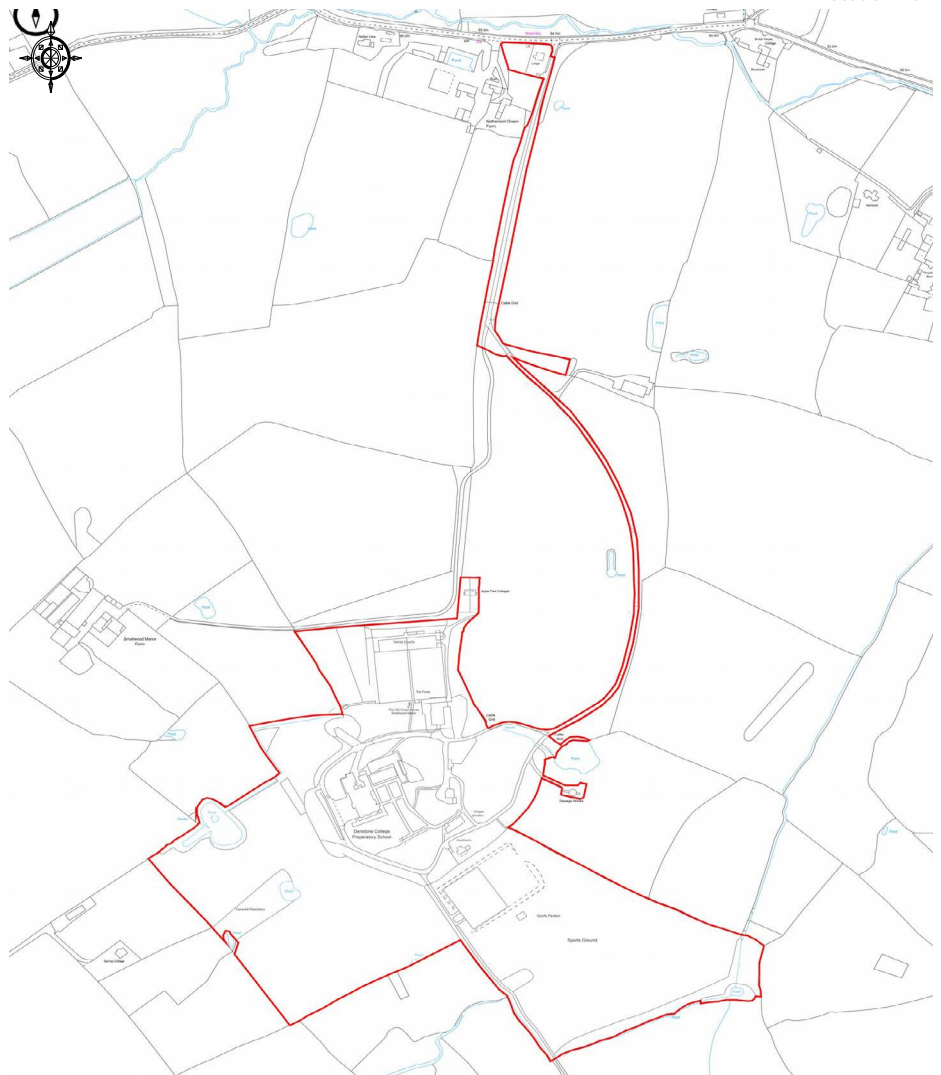
The Smallwood Manor Estate is located in a desirable rural setting within East Staffordshire. The Property is situated close to the hamlet of Netherland Green, accessed off the B5017 via a private driveway (960 m) which leads to the core estate.

The closest town is Uttoxeter lying 4.8km (3 miles) to the north. The A50 dual carriageway is the main trunk road, lying 5 km (3.1 miles) north. Uttoxeter provides the closest train station with direct connections to Derby and Crewe. The B5017 provides bus services to Uttoxeter and Burton upon Trent.

Several larger conurbations are easily accessible including Derby (38 km) east, Birmingham (59 km) south, and Stafford (28 km) and Stoke-on-Trent (32 km) north west. Access to the M6 motorway is approximately 43 km west and to the M1 motorway is approximately 53 km to the east.



Location Plan



Site Boundary Plan

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Smallwood Manor Estate

Description

The estate is centred around the impressive Smallwood Manor House, a Grade II Listed Elizabethan style country residence which has been occupied as a school since 1938. Another notable building is The Quadrangle, a former stable block now housing the nursery and pre-preparatory school. The Property also benefits from a separate Arts Block, an enclosed swimming pool, a chapel and four residential properties. The surrounding grounds accommodate a walled garden, tennis courts, playing fields and a newly constructed artificial turf pitch.

In recent years the School has promoted itself as an events and conferencing venue at weekends and outside of term time, with a number of rooms in the Manor House now providing boarding accommodation to support this use.

The Property's private access drive leads through 48 acres of well-presented gardens, grounds and pasture/amenity land with views over the surrounding East Staffordshire countryside.

Immediate surrounding uses are predominantly agricultural or open countryside.

Accommodation

A detailed description of the accommodation is provided in the dataroom.



Smallwood Manor House



The Walled Garden

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Smallwood Manor Estate



The Quadrangle



The Dining Hall



The Chapel

Principal Buildings

There are four principal buildings situated at the core of the estate.

Smallwood Manor House

The Grade II Listed building is at the heart of the estate and currently provides the principal teaching and administrative function. Many of the original features of the Manor House have been retained. The ground floor provides a grand entranceway leading to an impressive staircase, the main dining hall, kitchen, library and laundry room. Classrooms and boarding accommodation principally occupy the first and second floors. The building has undergone modernisation and expansion with additional teaching and boarding accommodation to the rear.

The Chapel

The Chapel is of brick construction and comprises entrance hall, chapel and vestry.

The Quadrangle

The Quadrangle was the former stable block comprising a courtyard of traditional brick buildings. The buildings are currently the nursery and pre-preparatory school with offices, classrooms and boarding facilities. In 2004, the School prepared outline plans for conversion of the Quadrangle to six residential properties. The floor plans are available in the dataroom.

Arts Block

The Arts Block accommodates performance/sports hall, classrooms, art studio, music rooms, showers and changing rooms. There is also space to accommodate further boarding.

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Residential Buildings

1 & 2 Apple Tree Cottage

A pair of semi-detached cottages of traditional brick construction. The two cottages each comprise kitchen/diner and sitting room to the ground floor, with 2 bedrooms and family bathroom to the first floor. 2 Apple Tree Cottage is currently let on an Assured Shorthold Tenancy agreement.

Hornbeam

Hornbeam is the existing Headmaster's house and comprises a five bedroom detached house. The gardens and grounds extend to circa 0.4 acres. There is a Service Occupancy Agreement in place which expires once the Preparatory School ceases to operate from Smallwood Manor.

The Lodge House

The Lodge House is a two bedroom residential property situated at the gateway entrance to Smallwood Manor Estate. The property is currently let on an Assured Shorthold Tenancy agreement.

Further Accommodation

Swimming Pool

A swimming pool of steel frame construction with a semi-circular sliding domed roof. The swimming pool is 5 metres by 20 metres.

Artificial Turf Pitch

Artificial turf pitch constructed in 2019. Planning permission was granted in May 2019 (Ref: P/2017/01302).

Tennis Courts

The Property has two hard court tennis courts.

Outbuildings

The Property benefits from two outbuildings; a former scout hut and storage barn.

Accommodation Schedule

BUILDING	FLOOR AREA (SQ M) GIA	FLOOR AREA (SQ FT) GIA
Smallwood Manor	2,253	24,251
The Quadrangle	700	7,530
Arts Block	518	5,578
1 Apple Tree Cottage	64	689
2 Apple Tree Cottage	64	689
Hornbeam	150	1,615
The Lodge	75	807
The Chapel	165	1,778
Swimming Pool	280	3,017

We have not undertaken a full detailed measurement of each building. Floor areas are provided for indicative purposes only and should not be relied upon. Floor plans are available in the dataroom.



Apple Tree Cottages



Swimming Pool



Playing Fields

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Smallwood Manor Estate

Title

The Smallwood Manor Preparatory School Ltd own the freehold interest in the Property. The single freehold title available for disposal is SF463277.

Tenancies

There are two residential Assured Shorthold Tenancies and one agricultural Assured Shorthold Tenancy. Further information on the tenancy agreements are available in the dataroom.

Planning

The Property is situated in an area governed by East Staffordshire Local Plan (2012-2031) and the Marchington Neighbourhood Plan 2016-2031. The Property lies outside of any settlement boundaries, however, is not within the Green Belt or the National Forest. The Marchington Neighbourhood Plan Policies Map identifies that Policy CF02 (open space) applies to the Property. Policy CF02 seeks to protect the existing school playing fields.

We understand the Property has planning permission for C2, C3 and D1 uses under the Town and Country Planning (Use Classes) Order 1987.

Smallwood Manor is a Grade II listed building (Ref: 1038378).

All available planning documents, together with a Planning Appraisal, are accessible in the dataroom.

Subject to planning, we consider the property could be suited to: Education, Community, Hotel, Leisure or Residential use.

Prospective purchasers should contact East Staffordshire Borough Council with specific planning enquiries.

VAT

In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such tax shall be payable by the Purchaser.

Rating

The Property is described in the current Rating List as follows:

ADDRESS	DESCRIPTION	RATEABLE VALUE PER ANNUM
Smallwood Manor Preparatory School, Hodge Lane, Marchington, Uttoxeter, Staffs, ST14 8PE	School and Premises	£76,000

Proposals

Offers are invited for the freehold interest. Unconditional offers are preferred with a target completion date of August 2021.

An offers criteria form is available in the dataroom.

Please note the seller reserves the right not to accept the highest, or indeed any offer received.

EPC

Copies of Energy Performance Certificates are available in the dataroom.

Further Information

Further information is available via a secure dataroom. Access to the dataroom can be arranged through Savills.

Legal Costs

Each party is to bear its own legal costs in connection with any transaction.

Viewing

The School remains operational. Viewings are strictly by appointment only.

Contact

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