

FOR SALE

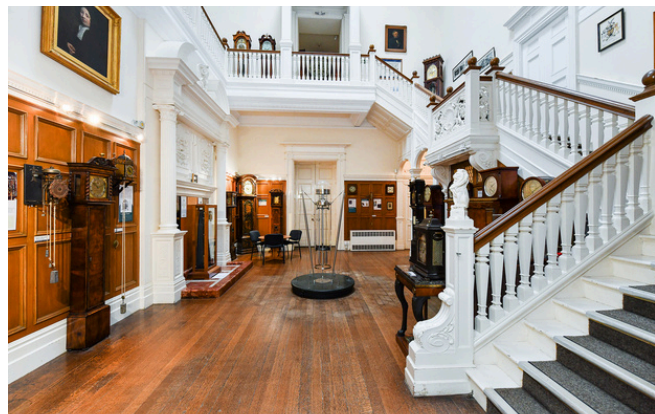
UPTON HALL, MAIN STREET, UPTON, NEWARK, NG23 5TE

Grade II* Listed Country House Headquarters of the British Horological Institute



Upton Hall

Main Street, Upton, Newark, Nottinghamshire, NG23 5TE



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LOCATION

Upton is an attractive village some 2 miles to the east of Southwell, a location which offers relatively direct access into the regional centres of Newark and Nottingham. The village has one pub and lies within the catchment area of the Minster School in Southwell. Southwell is a thriving Minster town, having a useful range of town centre amenities and professional services, grouped principally along the period street scenes of Queen Street and King Street. Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities.

SITUATION

The property occupies a prominent position fronting Main Street to the west off which it has direct access, close to its junction with Hockerton Road.

HISTORY

Upton Hall is the headquarters of the British Horological Institute.

Earliest records trace back to 1335 when the Hall was the residence of Robert Bagenham, on lands granted by King Edwy to Archbishop Oscytel of York in 956. The Hall has witnessed centuries of history, including surviving the plague in the 1620's when it was home to Owen Oglethorpe. A section of the Elizabethan-era Oglethorpe's Hall still stands as part of the current structure.

By 1795, it came under the ownership of Robert Smith, later known as Lord Carrington.

In 1829 Thomas Wright, a notable figure in Nottingham's banking sector and the High Sheriff of 1811, commissioned architect William Donthorne to re-build Upton Hall. Donthorne, a founding member of the Royal Institute of British Architects, designed the Hall in the fashionable Neo-Classical style, evident in its symmetrical south-facing elevation and Greek-style portico.

John Warwick a director of Warwick & Richardson, a Newark brewing firm, acquired the Hall in the late 19th century, adding a west wing with a ballroom and games room. The Hall's luxury made it a sought after venue for village events. In 1936, Sir Albert Ball purchased the Hall, followed by the Fathers of the Holy Ghost in 1939, who transformed it into a Theological School. During the last war, the Hall was requisitioned for evacuated children.

Since 1972, the British Horological Institute has owned Upton Hall, now a Grade II* Listed building with 72 rooms, it houses the Museum of Timekeeping and the BHI Headquarters.



Upton Hall

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DESCRIPTION

Upton Hall comprises a substantial country house in the Greek revival style, predominantly being of an early 19th century construction but incorporating earlier medieval and 17th century origins, having been designed by the architect W J Donthorne.

Being Grade II* Listed, the property is of a traditional brick construction principally arranged over basement, and two storeys with stucco and colour wash elevations under a series of interlocking hipped roofs with slate covering and a feature dome parapet beneath which is situated a tetrastyle ionic portico with pediment.

Externally, the property is approached via an integral service road on the northern boundary which provides for a dedicated car parking area and access to the former stable block. The property sits within substantial landscaped grounds which are generally level in topography although gently sloping towards the south / east and are comprehensively planted with a variety of mature trees. Of particular note are several fine Wellingtonia and a Cedar of Lebanon. In addition, there are two adjoining paddocks.

Forming part of the entrance to the grounds is a Greek revival style Triumphal Arch which is Grade II Listed in its own right, incorporating original facsimiles of the Elgin marbles.

Internally, the property is extremely well appointed being configured in a traditional arrangement of rooms and of particular note is the double height inner hall with cantilevered staircase and galleried landing. In addition, the ballroom with theatre and feature two storey bow window with Ionic pilasters and three curved sashes.



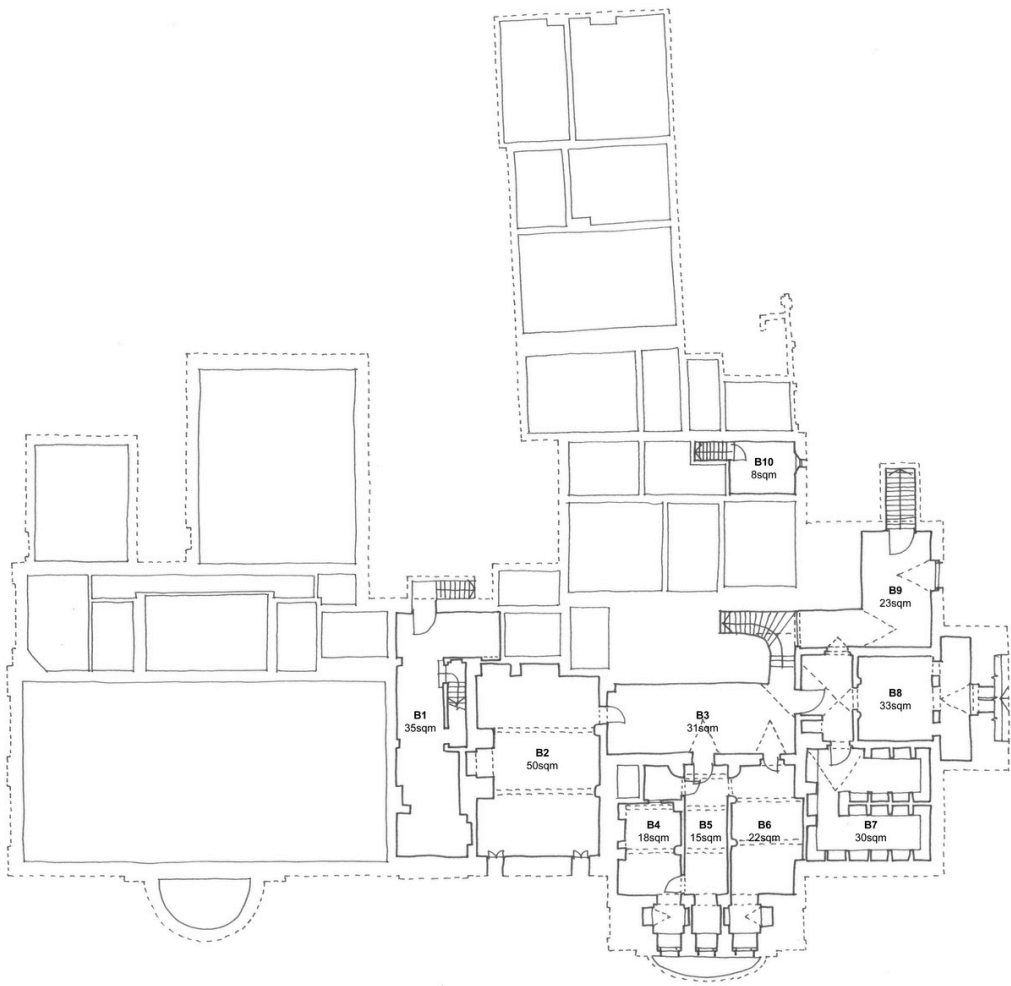
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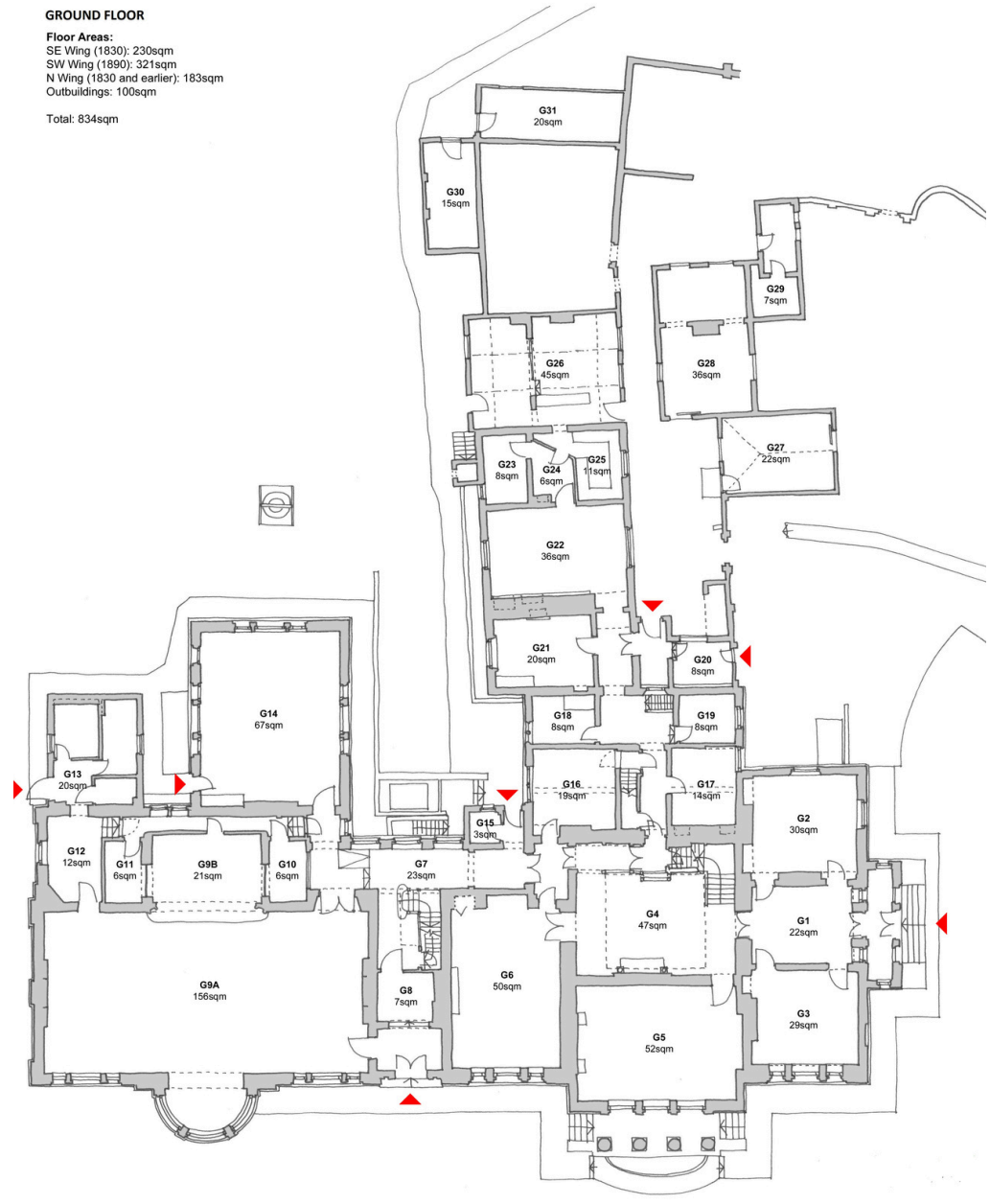
BASEMENT

Total Floor Area:
265sqm



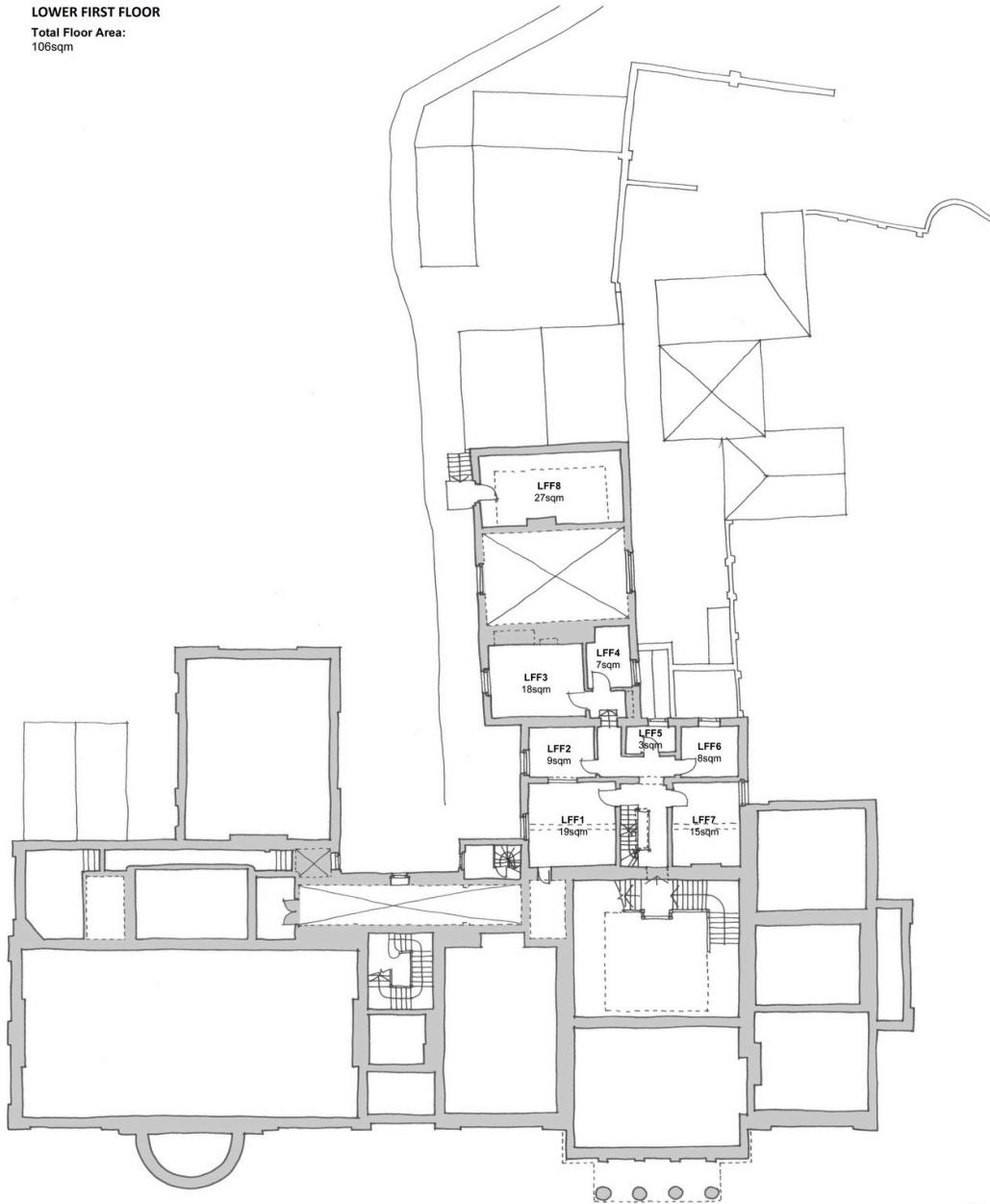
GROUND FLOOR

Floor Areas:
SE Wing (1830): 230sqm
SW Wing (1890): 321sqm
N Wing (1830 and earlier): 183sqm
Outbuildings: 100sqm
Total: 834sqm



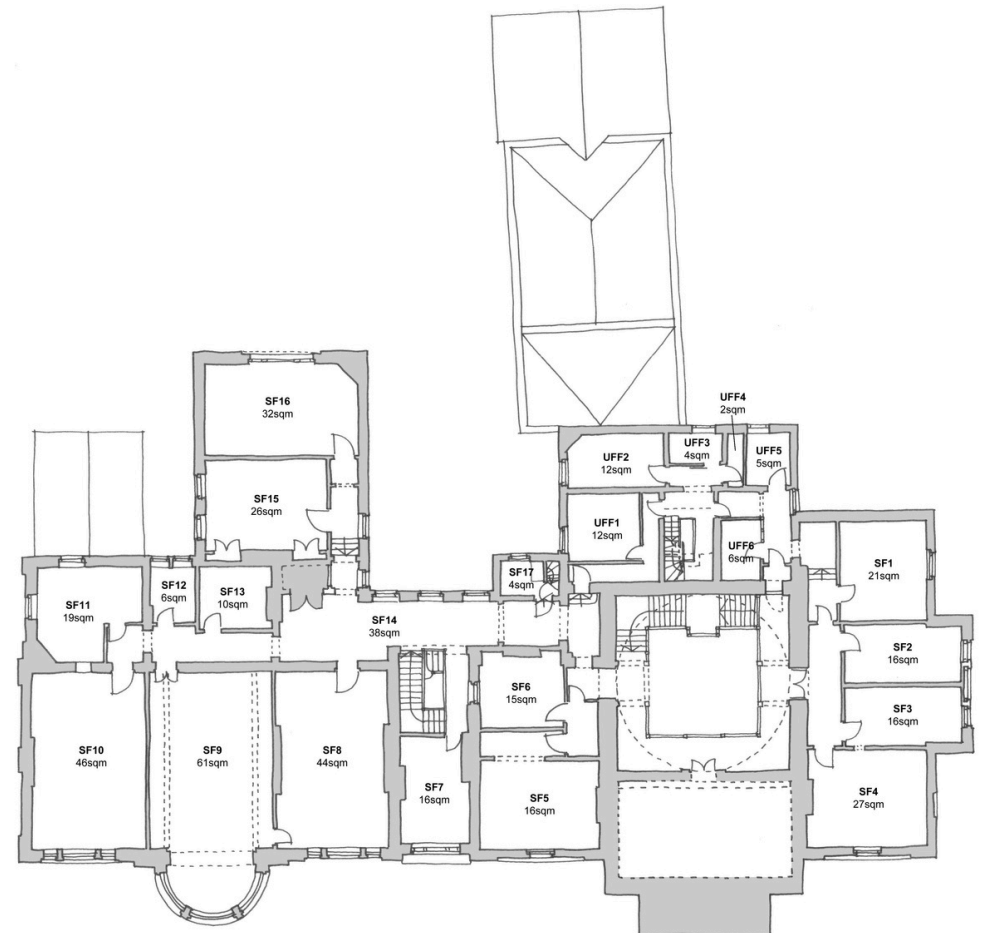
LOWER FIRST FLOOR

Total Floor Area:
106sqm



UPPER FIRST & SECOND FLOORS

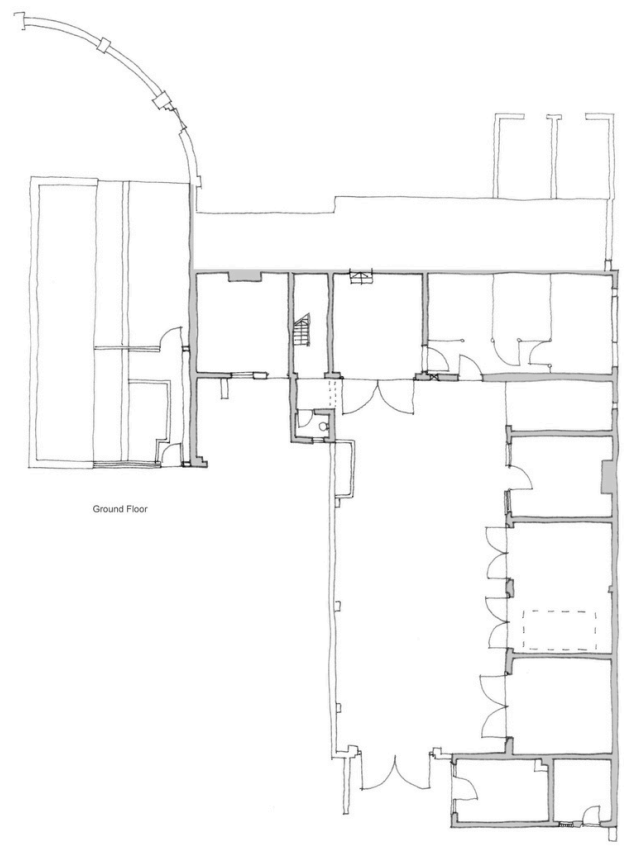
Floor Area:
Second Floor SE Wing (1830): 125sqm
SW Wing (1890): 302sqm
Upper First Floor N Wing: 41sqm
Total: 468sqm



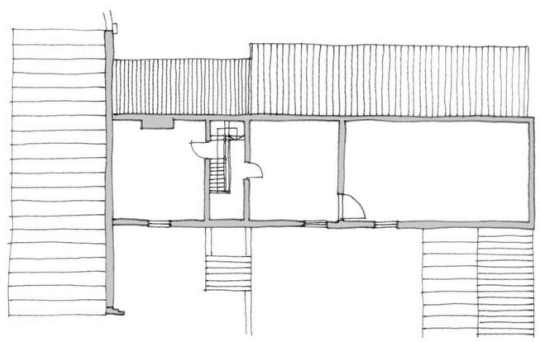
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STABLE BLOCK
Floor Area:
Ground Floor 290sqm
First Floor 90sqm
Glasshouse 98sqm
Total 478sqm



Ground Floor

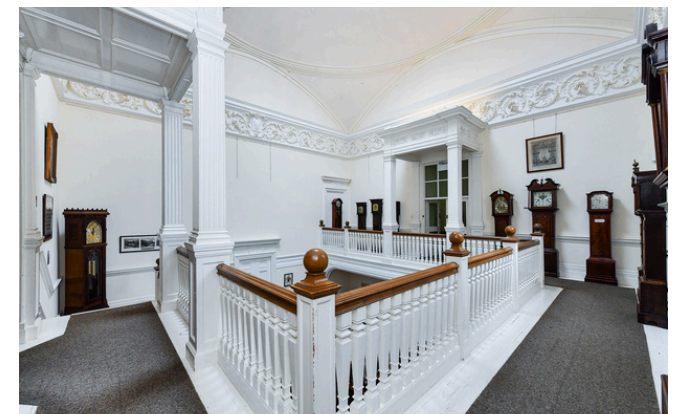


First Floor



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ACCOMODATION

The property has been measured on a gross internal basis. All figures quoted are for guidance purposes only.

Floor	Sq M	Sq Ft
Main House - Ground Floor	834	8,977
Main House - Lower First Floor	106	1,141
Main House - Upper First & Second Floors	468	5,037
Main House - Basement	265	2,852
Stable Block & Glass House	478	5,145
Approx Total Gross Internal Area	2,151	23,152

BUSINESS RATES

Upton Hall

Rateable Value 2023 £111,000

The Clock House Café

Rateable Value 2023 £5,400

TENURE

Freehold with vacant possession upon completion.

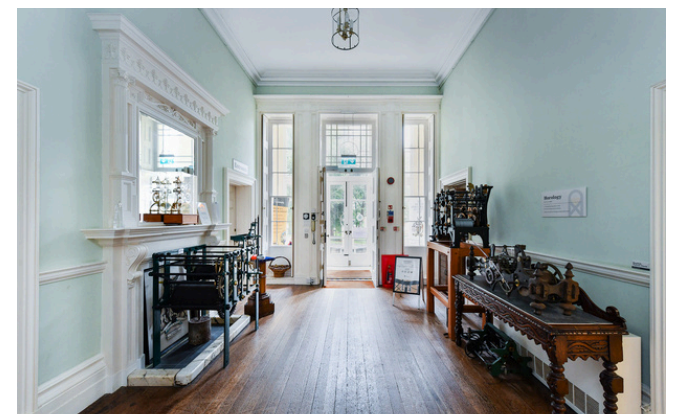
ANTI MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors instructed



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GUIDE PRICE

Offers are sought in the region of £2,300,000.

LEGAL COSTS

Each party to bear their own legal costs incurred.

VAT

To be confirmed

VIEWINGS

Strictly by appointment only with the Sole Agent, Savills

CONTACT

For further information please contact:

Victor Ktori

Director
vktori@savills.com
+44 (0)7870 999 467

Christine Thorn

PA
cthorn@savills.com
+44 (0)115 934 8050

