

THE MAIDWELL HALL ESTATE



MAIDWELL, NORTHAMPTONSHIRE, NN6 9JG



Executive Summary

Independent preparatory co-educational day and boarding school

Impressive Grade II listed former country house with accompanying estate

Grounds extend to approximately 16.13 hectares (39.86 acres)

Offers are invited for the freehold interest in the whole

“The Maidwell Hall Estate provides an exceptional and rare opportunity for an investor or developer to shape its future”

Introduction

Savills is delighted to offer The Maidwell Hall Estate for sale.

The Estate is set around the impressive Grade II listed Maidwell Hall, formerly a country house built in the 17th Century, but remodelled extensively in 1885. The Estate was adapted to a school in the 1930s and has operated as such ever since.

Over time several education buildings and facilities have been added to the north of Maidwell Hall, to include boarding accommodation, classrooms, sports hall, and swimming pool.

Within the Estate's grounds are also a pre-preparatory school and three residential dwellings, previously occupied by school staff. The total accommodation extends to circa 4,970 sq m (53,497 sq ft). This sits within 39.86 acres of manicured grounds and sport pitches.

Situated at the edge of Maidwell village, the Estate benefits from a secluded setting with views overlooking the surrounding Northamptonshire countryside.

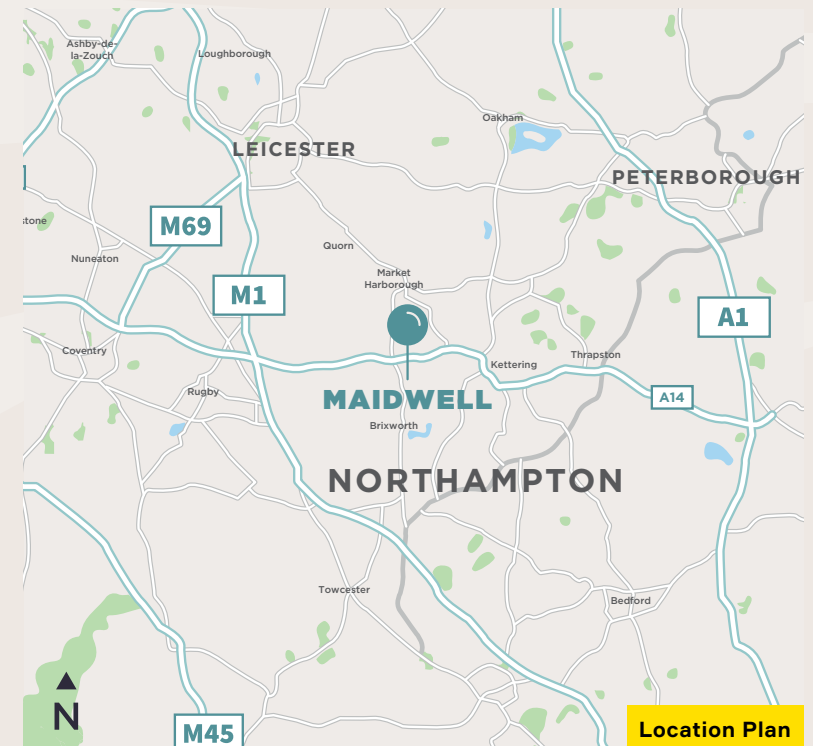
Location

The Maidwell Hall Estate is situated at the southern edge of the Northamptonshire village of Maidwell.

The Estate's principal entrance is off Harborough Road (A508), with a private driveway leading up Maidwell Hall. There is a second access, situated to the north of Maidwell Hall, leading onto Draughton Road.

The closest towns to Maidwell are Market Harborough, Northampton, and Kettering, situated 7 miles (11 km) north, 11 miles (18 km) south, and 10 miles (17 km) east, respectively. All three towns have a direct train line to London.

Maidwell lies around 12 miles (19 km) east of Junction 19 of the M1 Motorway.



History of The Maidwell Hall Estate

Maidwell Hall was originally a country manor house, built in the 17th Century. Its datestone is 1637. The house was remodelled by J.A. Gotch in 1885. A fire destroyed much of the interior in the late 18th Century, which was restored in 1902.

It was adapted to a school in 1933, when Maidwell Hall School, a boys' preparatory school, relocated there. During the 20th Century there have been several extensions to the north side of the Hall to provide additional education buildings and sporting facilities.

Maidwell Hall School closed at the end of 2024/25 academic year. Before its closure it was a co-educational day and boarding preparatory school for pupils aged between 4 and 13 years old.



Principal Buildings

Maidwell Hall

The Estate is set around the Grade II listed Maidwell Hall. Formed in an H plan, it is framed by four impressive square towers at each corner and a prominent stone entrance. Whilst the Hall has been remodelled and extended over time, many of its original features have been preserved.

The Hall and the surrounding buildings are set within manicured grounds with mature trees and fishpond, creating a private and tranquil setting.

The ground floor of the Hall comprises the school reception, library, Headmaster's study, staff common room, and classrooms. The Hall has been extended to the north in the late 1990s, now housing the kitchen, dining room, laundry, and separate boys and girls changing rooms.

The first floor is primarily classrooms and music rooms, together with a self-contained two-bedroom flat, and girls boarding accommodation. At the second floor are boys boarding accommodation, two sick rooms, and the matron's flat.

The prominent four corner towers are accessed from the second floor.

Further extensions were made to Maidwell Hall in the 20th Century to provide additional education facilities to support the school's activities.



Dining Hall

Sports Hall & Swimming Pool

Several of the 20th Century extensions to the north of Maidwell Hall were to provide sports facilities. These include the Oliver Wyatt sports hall, squash court, and gym store, constructed in the 1980s. Added to this was a 20-metre heated indoor swimming pool, constructed in 2001. There are separate boys and girls shower and changing facilities within the Hall, plus smaller boys and girls changing facilities serving the swimming pool only. All of this accommodation is accessed at ground floor level.



Sports Hall



Swimming Pool

Science Block

The swimming pool was built to the west of a two storey Science Block. The classroom block was built in the 1970s. Whilst now connected to the swimming pool, it has a separate external access and staircase. Internally, it comprises two science labs at the ground floor, and two classrooms at the first floor.



Science Block

Pre-Preparatory School

The pre-preparatory school is a detached single storey teaching block, lying to the northeast of Maidwell Hall. It contains four classrooms, toilets, and storerooms. It lies within a secluded setting, with a playground to the east of the building and enclosed lawned garden to the south.



Pre-Preparatory School

Residential Buildings

Headmaster's House

The former Headmaster's House was constructed in the mid-17th Century, forming the right wing of Maidwell Hall. Remodelled in 1933 into a residential home, it is an extensive dwelling, comprising six bedrooms.

Barn Hill

Barn Hill was the Deputy Headmaster's House, and is a two storey, three-bedroom detached dwelling. The house is situated at the northeastern edge of the Estate, with views east over the surrounding countryside. The vehicle access is via a private drive off Draughton Road. There is also pedestrian access from Maidwell Hall through a distinctive stone archway. The archway lies between Barn Hill and the Pre-Preparatory School.



Northbrook and Bolt Cottages

The cottages are a pair of two-bedroom, semi-detached residential dwellings. They lie to the northwest of the Estate and are accessed via Draughton Road. School staff formerly occupied the cottages.



Sports Pitches

To the south of Maidwell Hall are several sports pitches, to include three outdoor tennis courts, a cricket pitch and pavilion, and a full-size hockey astro pitch.



Accommodation Schedule

BUILDING	FLOOR AREA (SQ M) GIA	FLOOR AREA (SQ FT) GIA
Maidwell Hall (to include extensions)	4,422	47,598
Pre-Preparatory School	250	2,691
Barn Hill	124	1,335
Bold Cottage	96	1,033
Northbrook Cottage	78	840

The total accommodation extends to approximately 4,970 sqm (53,497 sq ft) GIA.

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

Title

The Maidwell Hall Estate is formed of four freehold titles:

- NN320687 (east of Harborough Road) Possessory Title (only)
- NN290817 (Maidwell Hall School)
- NN252795 (Bold Cottage and Barn Hill)
- Part of NN319591 (Land adjoining the Maidwell Hall Estate)

They are all in the ownership of Uppingham School. The Estate is available with vacant possession. Further information is provided in the data room.



Planning

The Estate is within the administrative boundary of West Northamptonshire Council. Planning decisions must be undertaken in accordance with the West Northamptonshire Joint Core Strategy Local Plan (Part 1), Daventry Local Plan (Part 2) and the Maidwell with Draughton Neighbourhood Plan unless other material consideration indicates otherwise.

The Council is currently preparing a new Local Plan, which will guide development up to 2043.

The next public consultation on the new Local Plan is to take place in October 2025.

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

Maidwell Hall is a Grade II listed building (List Entry No: 1067856).

There are several listed buildings in close proximity to the Estate. These include the Grade II* listed Church of St Mary the Virgin and Grade II listed Chest Tomb (Listed Entry Nos: 1067857 and 1055752), which lie adjacent to the Estate's northern boundary.

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

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

Prospective purchasers should contact West Northamptonshire Council with specific planning enquiries.

Services

The Estate is connected to mains water, gas, electric and drainage.

None of the services have been surveyed or tested prior to sale.

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 (1 September 2023 to present) as follows:

ADDRESS	DESCRIPTION	RATEABLE VALUE PER ANNUM
Maidwell Hall School, Draughton Road, Maidwell, Northampton, NN6 9JG	School and premises	£126,000

EPC

Copies of the Energy Performance Certificates are available in the data room.

Method of Sale

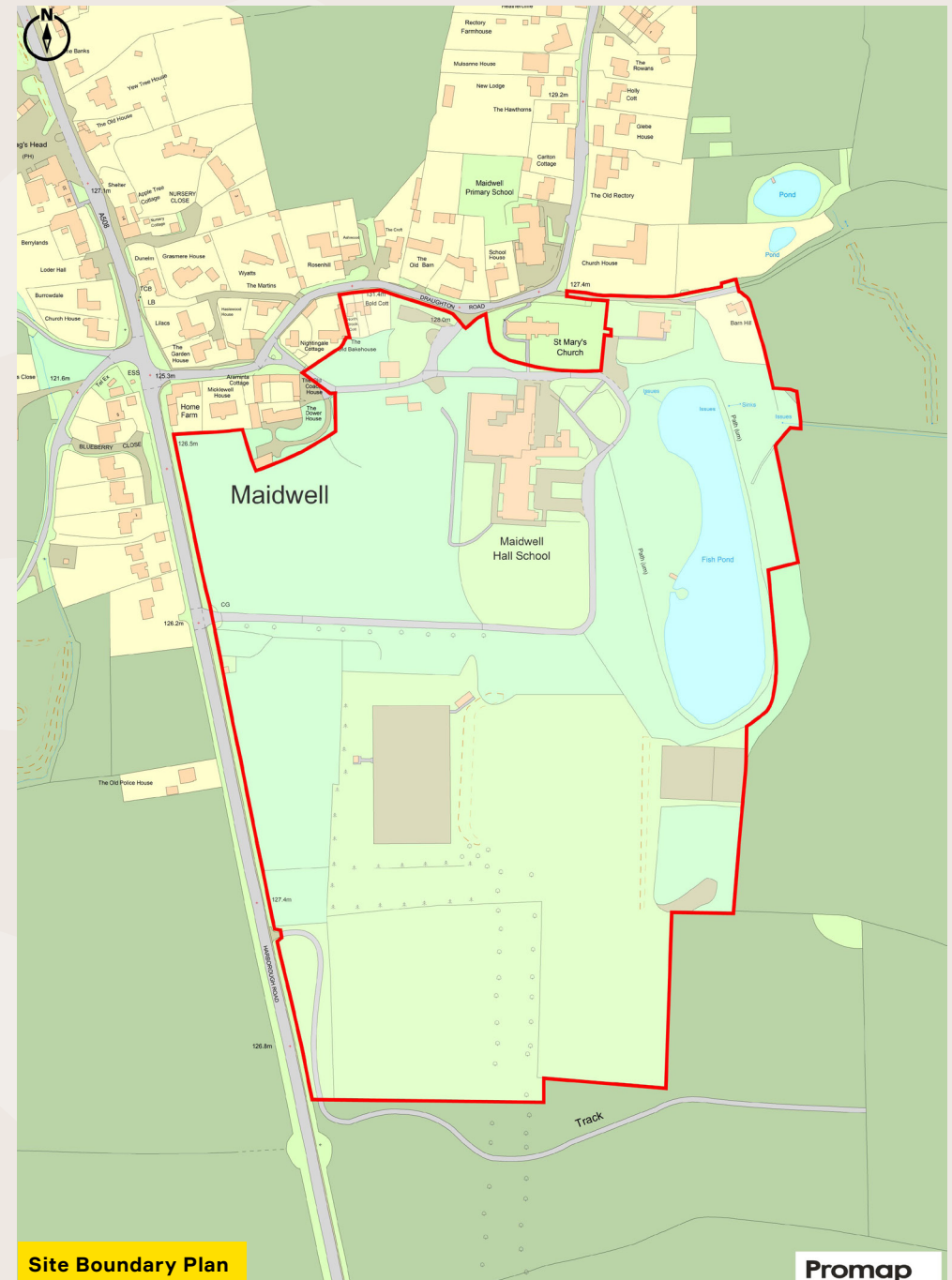
Offers are invited for the freehold interest in the entire site edged in red on the adjacent site boundary plan.

There is a preference for offers for continued education, community or health use.

No offers for individual buildings or land will be considered.

An Offer Requirements Checklist is available in the data room.

The Vendor reserves the right to not accept the highest, or indeed any offer received, to withdraw the Estate from the market, or to alter the method of sale at any time.



Further Information

Further information is available via a secure data room. Access to the data room can be arranged through Savills. The selected Purchaser will be expected to undertake all the necessary due diligence required to support their offer proposal.

Anti-Money Laundering

Prospective purchasers will need to provide proof of identity and residence.

For a company, any person owning more than 25% must provide the same.

Legal Costs

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

Viewing

Viewings are strictly by appointment only. Please contact Savills to arrange a viewing.

Contact

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