

**Wakefield Grammar School Foundation properties
Margaret Street, Wakefield, WF1 2DG and
Wentworth Street, Wakefield WF1 2QJ**



**FORMER EDUCATIONAL CAMPUS WITH RESIDENTIAL
ACCOMMODATION SET WITHIN EXTENSIVE GROUNDS –
SIGNIFICANT REDEVELOPMENT OPPORTUNITY**

Wakefield Grammar School Foundation to remain unaffected





Boundary for identification purposes only.

- **Rare freehold opportunity**
- **Suitable for a variety of uses (STP)**

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Location

The properties are situated within the established campus of Wakefield Grammar School, occupying a prominent position with excellent dual frontage onto Margaret Street, Wentworth Street and St John's Square.

The site enjoys a highly accessible and convenient location, with Wakefield city centre located less than 0.4 miles to the south, and Junction 41 of the M1 motorway approximately 0.5 miles away. The surrounding area is characterised by a diverse mix of residential and commercial uses, supporting a wide range of potential redevelopment options (subject to the necessary consents).



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Description

Mulberry House & Nursery Margaret Street, Wakefield, WF1 2DG

A substantial three-storey brick-built property currently operating as a day nursery and interconnected with the former pre-preparatory school buildings. The property benefits from secure playground areas to both the front and rear elevations, offering excellent amenity space.

Sotterley House & The Ross Rooms Sixth Form Centre Margaret Street, Wakefield, WF1 2DG

An attractive educational building constructed beneath a pitched roof and providing a mix of classrooms, communal areas, kitchen facilities and breakout spaces. The accommodation is currently utilised as a sixth form centre and offers flexible educational or alternative use potential, subject to the necessary consents.

Willows (Music & Food Technology Building) Margaret Street, Wakefield, WF1 2DG

A detached three-storey stone-built property providing a variety of classroom accommodation together with staff and WC facilities. The building offers characterful accommodation suitable for continued educational use or alternative conversion opportunities, subject to planning.

Hepworth / English Building Wentworth Street, Wakefield

The Hepworth Building comprises an attractive three-storey Grade II Listed property currently providing classroom and office accommodation. To the rear is the English Block, a two-storey extension providing additional classroom space and linked to the main building via a glazed corridor.

Cliff Building Wentworth Street, Wakefield

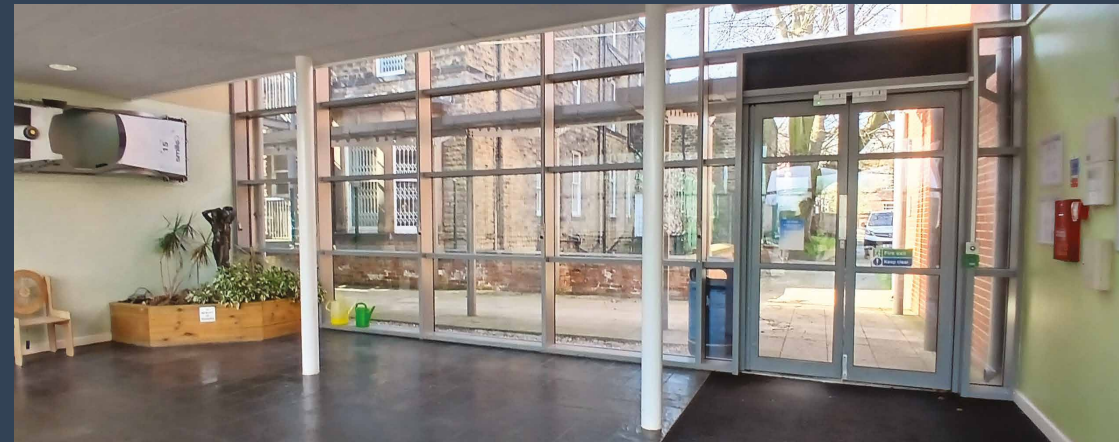
A Grade II Listed former educational building of traditional brick construction beneath a pitched roof. Internally, the property provides a mix of classrooms, staff accommodation and WC facilities arranged over multiple floors.

Forrest Building Wentworth Street, Wakefield

An attractive part brick-clad educational building arranged over three storeys and providing a range of classroom, staff and WC accommodation. The property benefits from passenger lift access to all floors and interconnects directly with the Hepworth and Cliff buildings, creating an integrated educational complex.

12 Wentworth Street / 1 St John's Square, Wakefield

The property comprises of a 3 storey plus basement detached attractive block of 5 flats, being Grade II Listed on the corner of St John's Square and Wentworth Street. There are four 1 bed flats and one 2 bed flat.



Site Plan - 1st & 2nd Floors

1.84 acres

12 Wentworth Street -
6 flats Grade II Listed

Mulberry House & Nursery,
Margaret St - 12,817 sq ft

Sotterley House & The Ross
Rooms 6th Form - 4,736 sq ft

Willows (Music & Food Tech) - 6,609 sq ft

Hepworth/English Building and
interlinking corridor - 8,813 sq ft

Cliff Building - 3,665 sq ft

The Forrest Building - 12,137 sq ft



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Planning

The sites fall within the Wakefield Council Conservation Area.

5-13 Wentworth Street are Grade II Listed.

The buildings are currently used for educational purposes, being Use Class F.1, apart from 12 Wentworth Street which is residential/flats Use Class C3.



Tenure

The property is available freehold and with full vacant possession.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.



VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.





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Pricing

We are strictly seeking offers for the site.

Contacts

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**BTG
Eddisons**

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