

The Downs Malvern

Land and buildings of The Downs Malvern, Independent Preparatory School

COLWALL | HEREFORDSHIRE | WR13 6EY



Executive Summary

- Land and buildings of an independent preparatory school due to relocate in Summer 2027
- Diverse range of education buildings and facilities
- Situated on the western slopes of the Malvern Hills
- Grounds extend to approximately 5.97 hectares (14.75 acres)
- Offers invited for the freehold interest in the whole, subject to contract

Location

The property is located in Colwall Stone, known commonly as Colwall, which is a secluded yet accessible village located at the foot of the western slopes of the Malvern Hills. Colwall is situated in Herefordshire, but lies close to the Worcestershire border.

The village has several local amenities which include a convenience store, café and hotel. Colwall has a unique railway provision for a village of its size, being served by Colwall Railway Station. Regular services are provided between Hereford and London Paddington, and Hereford and Birmingham New Street.

Colwall is located approximately 3 miles (4.8km) from Great Malvern and 5 miles (8km) from Ledbury.

Colwall is located approximately 12 miles (19.3km) south-west of Worcester and 19 miles (30.5km) east of Hereford. Approximately, Birmingham is 42 miles (67.5km) north-east and Cheltenham 25 miles (40.2km) south-east.

Junction 7 of the M5 Motorway is 13.2 miles (21.2km) to the north east of Colwall, which in turn provides access to the M42 and M6 Motorways.

Junction 2 of the M50 Motorway is 8.9 miles (14.3km) to the south, which provides access to the M5 Southbound, and the A40 which leads into Wales.



Introduction

Savills is delighted to offer the land and buildings of The Downs Malvern for sale.

At the end of Summer 2027, the Downs Malvern Independent Preparatory School is relocating to a new site at Malvern College meaning this property will be surplus to requirements.

The property has operated as an educational facility since 1900, when it was founded by Herbert Jones. Over its period of operation the property has been subject to several changes to support its education use. The most recent additions including a sports hall, purpose built classrooms, and an artificial turf.

The property has a total floor area (GIA) of circa 80,535 sq ft (7,482 sqm) set within 5.97 hectares (14.7 acres) of grounds.

Within the grounds are seven standalone education buildings and four residential properties.

The property presents an exciting opportunity for an occupier, development or investor to shape its ongoing legacy via continued education use or exploring alternative use/s (subject to planning).

Description

The property is currently a co-educational nursery and day and boarding school for ages six months to 13 years. The opportunity comprises a diverse mix of buildings currently set up for educational provision including classrooms, sports hall, and boarding facilities. There are four standalone residential properties currently occupied by school staff.

The property is situated on the western slopes of the Malvern Hills and benefits from a picturesque setting, with views of the Worcestershire Beacon and the surrounding countryside.

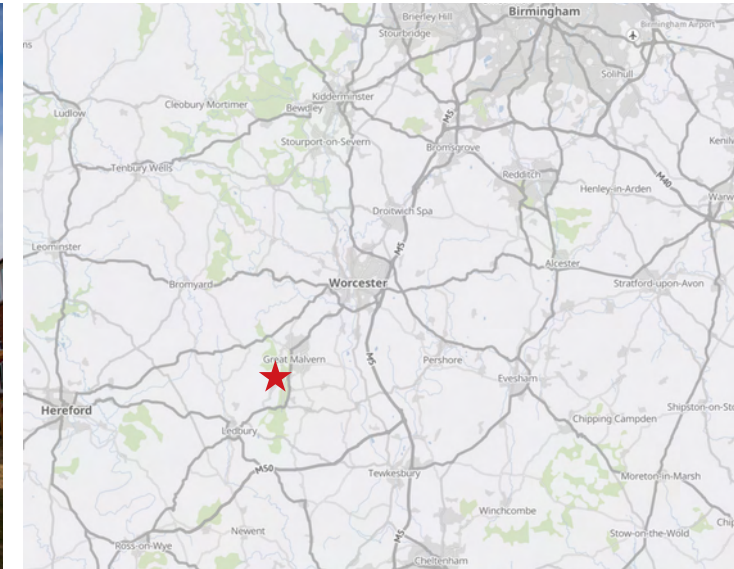
The property is bound by arable, grazing and shrub land at its northern and eastern boundaries. On the western and southern boundaries are residential properties.

The property is split into two separate parcels by Brockhill Road, which is an adopted highway. However as it reaches the northern end of the property it becomes unmade, unadopted road, serving only a small number of residential properties.

The principal school building is located on the eastern side of Brockhill Road. There are also two standalone residential properties known as Hazel Lodge and Jasmine Cottage, as well as a stand alone timber frame uniform shop.

On the western side of Brockhill Road there are further educational buildings including; classroom blocks, sports hall, memorial hall, music school, and art studio. There are also two residential properties, the Headmaster's House and Downsland Cottage. To the north of these buildings are two hard standing tennis courts, an artificial turf pitch, and playing field.

The property also has The Downs Light Railway, the world's oldest private miniature railway. We understand the railway track and engines are excluded from the sale albeit the engine sheds and the general layout of the track will remain.





School Buildings & Facilities

Main School Building

The main school building is of the Edwardian era built in red brick with a part rendered construction type. It extends over two storeys plus attic with a rear extension connecting to other buildings housing education facilities and boarding.

At the ground floor of the main school building are school offices, children's day nursery, dining rooms, and commercial kitchen. Boys boarding is located on the first floor and staff accommodation on the second floor. At the southern elevation is a four-bedroom property that has access internally to the main school building. To the rear of the main school building, but connected, are classrooms on the ground floor and girls boarding on the first floor.

The total floor area (GIA) of this building is c. 36,481 sq ft (3,389 sq m).

The White House and Quadrangle

The White House and Quadrangle are two connected buildings that comprise c. 11,408 sq ft (1,060 sq m) of floorspace currently set up as classrooms.

The White House is a rendered two storey, flat-roofed building and the Quadrangle is a single storey building of teaching classrooms.

Memorial Hall

A single storey detached building currently set up as a main auditorium with two separate stages. The building has an in-built organ room.

Music School

A recently renovated single storey detached building under a flat roof with 12 individual music classrooms and built-in WC facilities.

Art Studio

A single storey detached building under a flat roof with built in WC facility that comprises an art studio overlooking the school's cricket pitch to the north.

Sports Hall

A modern sports hall constructed in c. 2010 of steel frame construction type with brick infill panels and timber cladding. On the ground floor are a four badminton court sports hall with a storage room, two large changing rooms, and WC facilities.

On the first floor, which is lift accessible, there are three classrooms, a meeting room, and two separate WC facilities. There is the ability to view the sports hall from this floor.



Residential Properties

Brockwood House

An Edwardian, residential dwelling currently the Headmaster's House. It is clad in white render and faux timber under a pitched tiled roof. Access is directly from Brockhill Road.

At the ground floor is a large entrance hall, two reception rooms, two offices, a kitchen and separate dining room. At the northern elevation is a single storey extension that provides for away guest changing rooms. This is accessed externally, not via the property.

On the first floor are four bedrooms, a bathroom, and a WC. On the second floor (attic) are two bedrooms and a bathroom.

Hazel Lodge

A single storey detached dwelling situated in its own plot to the south of the main school building, with access via an internal estate road.

It comprises living room, kitchen/diner, three bedrooms and two bathrooms.

Downsland Cottage

A standalone one and a half storey detached dwelling in a self contained plot with direct access onto Brockhill Road.

The ground floor comprises three reception rooms, dining room, bathroom, kitchen and pantry. On the first floor are two bedrooms.

Jasmine Cottage

A single storey detached property that lies just to the north of the main school building.

Understood to be constructed of timber frame with timber cladding, the property comprises kitchen, bathroom, living/dining and three bedrooms.

Accommodation Schedule

We have not undertaken a full detailed measurement of each building. Floor areas are provided for indicative purposes and should not be relied upon. Floor plans, site plan, a detailed schedule of accommodation, and Energy Performance Certificates are provided in the data room.

Building	Property Use	Floor Area GIA (sq m)	Floor Area GIA (sq ft)	EPC Rating
Main School Building	Education	3389.2	36,481	D
Memorial Hall	Education	332.2	3,576	E
Music Building	Education	226.0	2,863	C
Art Building	Education	169.0	1,819	C
Sports Hall	Education	1365	14,693	B
White House	Education	656.9	7,071	D
Quadrangle	Education	402.9	4,337	C
Downsland Cottage	Residential	124.9	1,344	D
Hazel Lodge	Residential	89.4	962	D
Headmasters House	Residential	332.5	3,579	E
Jasmine Lodge	Residential	74.8	805	D
Portable Cabin	Outbuilding	76.5	823	N/A
Cricket Pavilion	Outbuilding	49.6	534	N/A
Pottery Shed	Outbuilding	47.7	502	N/A
Ground Shed	Outbuilding	44.5	479	N/A
DLR Station	Outbuilding	29.7	320	N/A
Uniform Shed	Outbuilding	32.2	347	N/A
Total		7,482	80,535	

Planning

The property is situated within the administrative boundary of Herefordshire District Council. Planning decisions must be undertaken in accordance with Herefordshire Core Strategy (adopted October 2015) and Colwall Neighbourhood Development Plan (made June 2021). The Council is progressing a new Local Plan under the Levelling up and Regeneration Act 2023.

We understand the property has planning permission for F1, C2, and C3 uses under the Town and Country Planning (Use Classes) Order 1987 (as amended).

The property lies within Colwall Stone/ Upper Colwall Conservation Area and Malvern Hills Area of Outstanding Natural Beauty.

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

All available key planning documents are available in the data room.

Prospective purchasers should contact Herefordshire District Council with specific planning enquiries.

Public Rights of Way

There are four public rights of way across the property, which are detailed in data room.

Services

We have been informed that mains water, electricity, drainage and gas are connected. We advise that prospective purchasers should investigate these matters to their own satisfaction.

Tenure

Malvern College own the freehold interest in the property held under titles numbers HE1588, HE36562, and HE17100. The property is to be sold with vacant possession following the school's relocation at the end of Summer 2027.

Rateable Value

The property is described in the current Rating list as having a rateable value of £211,000 (1 April 2023 to present).





The Downs Malvern

Brockhill Road, Colwall, WR13 6EY

VAT

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

Proposals

Offers are invited for the freehold interest in the property, edged in yellow on the adjacent aerial plan, subject to contract.

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

Viewings

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

Legal Costs

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

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

Contact



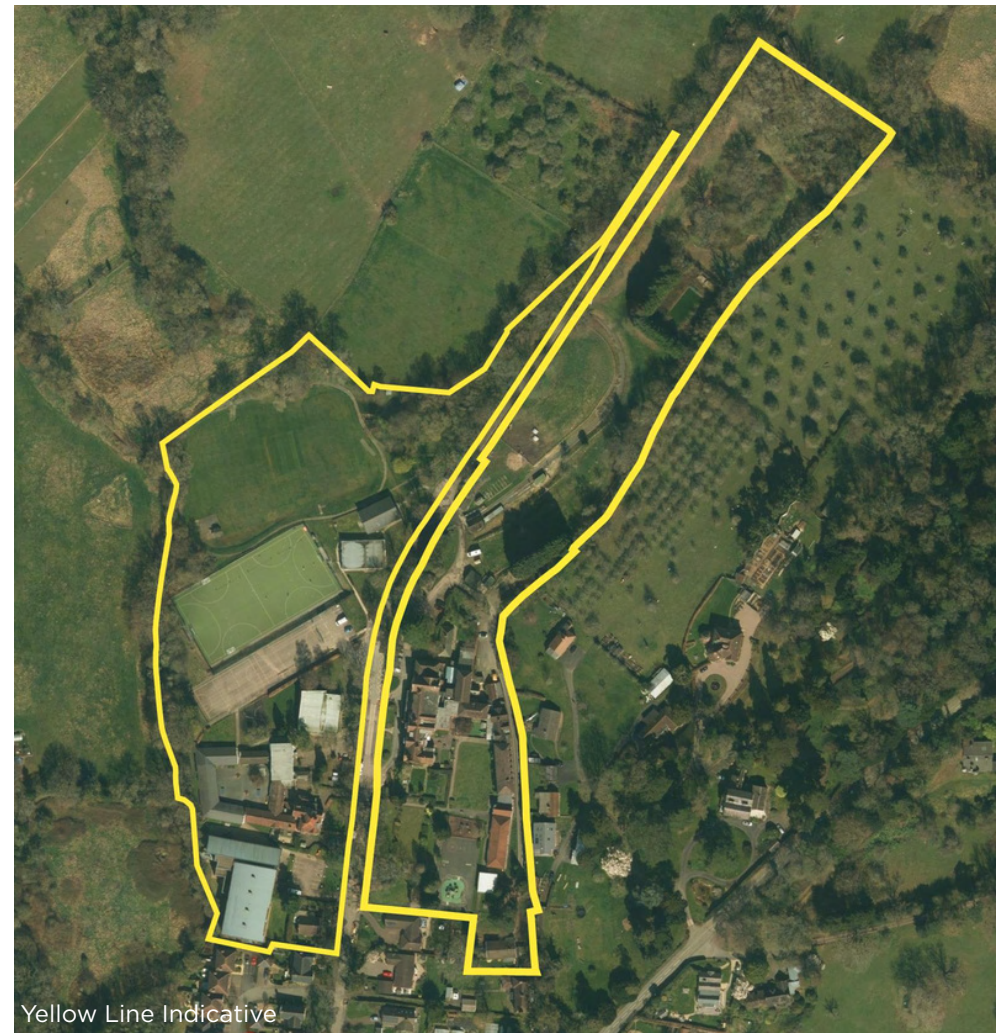
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Yellow Line Indicative

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