

# Skilts School

Gorcott Hill, Statford-On-Avon, B98 9ET

Lambert  
Smith  
Hampton

FOR SALE



On Behalf of:

/// what3words [huddling.emails.corner](https://www.what3words.com/huddling.emails.corner)

 Birmingham  
City Council

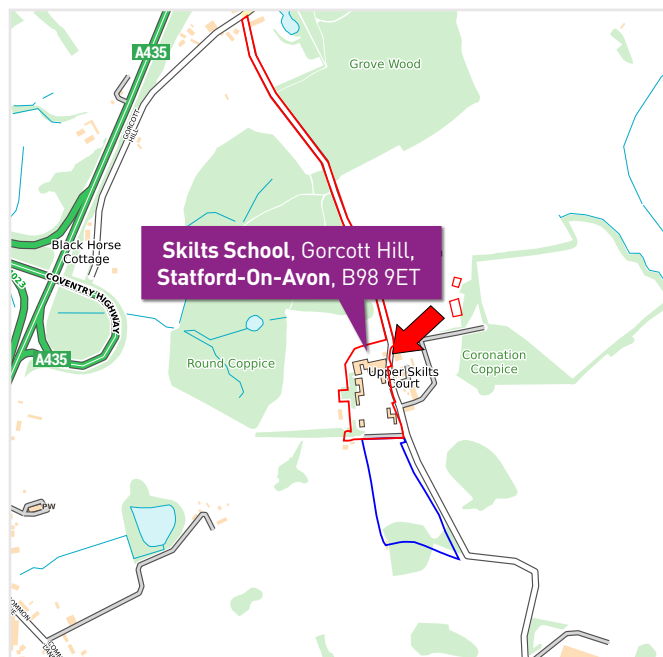
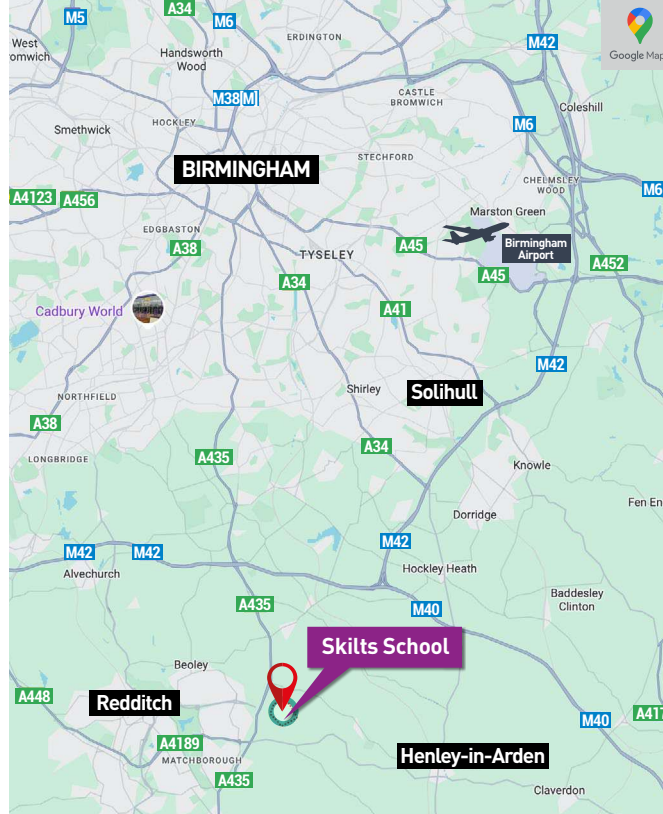
## Significant Redevelopment Opportunity

Total site area approx. 11.17 acres (4.52 ha).



# Summary

- ✓ Located in **Gorcott Hill**, Stratford-On-Avon.
- ✓ Formerly a residential school operated by Birmingham City Council.
- ✓ **6.1 acre field** located directly to the south of **Skilts School**.
- ✓ Main building is a late 17th century former country house.
- ✓ Ancillary residential buildings and gymnasium building.
- ✓ Redevelopment potential for alternative-uses (stp).
- ✓ **Total site** area approx. **11.17 acres (4.52 ha)**.
- ✓ **Freehold** with **Vacant Possession**.
- ✓ **Offers are invited** on either a conditional or unconditional basis for the freehold of both sites and for each element separately. The site will be sold with an Overage provision in the event that planning consent is secured for a change of use in the future.
- ✓ **Bids will be accepted** by way of an informal tender. The bid deadline is **2pm on Friday 16th November 2025**.



 Indicative Red Line Freehold Site

 Indicative Blue Line Freehold - 6.1 acre field

Skilts School, Gorcott Hill, Stratford-On-Avon, B98 9ET

# Location

The property is situated in Gorcott Hill, which is a small hamlet in the Stratford-on-Avon district, on the border of Warwickshire and Worcestershire. Gorcott Hill is located just outside of Redditch, close to Henley in Arden, Birmingham and Solihull. Opposite the site is Upper Skilts Court, which features a number of residential houses and stables. The property sits on a prominent position on a hill, providing great views over the countryside.

The property is accessed via a private lane from Gorcott Hill. The site is located in a semi-rural location, however, its well connected to major road-links via the A435, which is located 1mile from the property. The A435 connects into the M42 to the north, or leads directly into Birmingham, which is located 8 miles north of the property.

Gorcott Hill is located near affluent areas such as Henley-in-Arden and Studley. The nearest town is Redditch, which offers daily essentials including leisure, shopping and retail offerings. There are several schools near to the property, including Arrow Vale High School, St Augustine's Catholic High School and Studley High School, which are rated Ofsted Outstanding.

Redditch train station is located 5 miles away, which has regular train services to Birmingham New Street and Danzey station, which has services to Moor St, is located 4.7miles to the east. Birmingham International Airport is located 15miles north-east of the site.



# Description

Skilts School is a former Residential Special School for primary age with emotional, social and behavioural difficulties and associated learning difficulties, operated by Birmingham City Council. The school has been vacant since closing several years ago. The main school building is of late-17th-century 2 & 3 storey building, featuring original features throughout. This building is constructed from materials typical for the period, with a number of later modern extensions. The main building is not listed. The building is generally in poor condition both internally and externally.

The site is accessed via a private road, which is included within the sale transfer. The external areas are made up of a tarmac and loose gravel car parking to the front of the main building. There are a number of pathways that lead to the ancillary buildings on-site. There is also a reed bed and sewage works which will be transferred to the buyer. The boundaries themselves are mostly formed using metal or timber palisade fencing; and brick walls however there are also sections where there are either no boundaries and dense hedges or overgrown shrub areas. To the south of the site is a 6.1 acre field, which could lend itself to alternative uses (subject to planning).



In addition to the main building, there are a number of ancillary buildings: -

## 1. Bungalow

A detached 3-bedroom bungalow with separate garage, built in the mid-1970s. The accommodation is presently arranged to provide an entrance door leading into a hallway, one living room and one dining room, a kitchen. The bungalow is in a poor state of disrepair.

## 2. Owl/Woodpecker Block

A two-storey residential block built in mid-1970's in brick and block construction. The ground floor consisted of a school kitchen, dining area and offices/rooms. The first-floor features additional bedrooms and bathrooms. The building is in a poor state of disrepair.

## 3. Otter/Seal Block

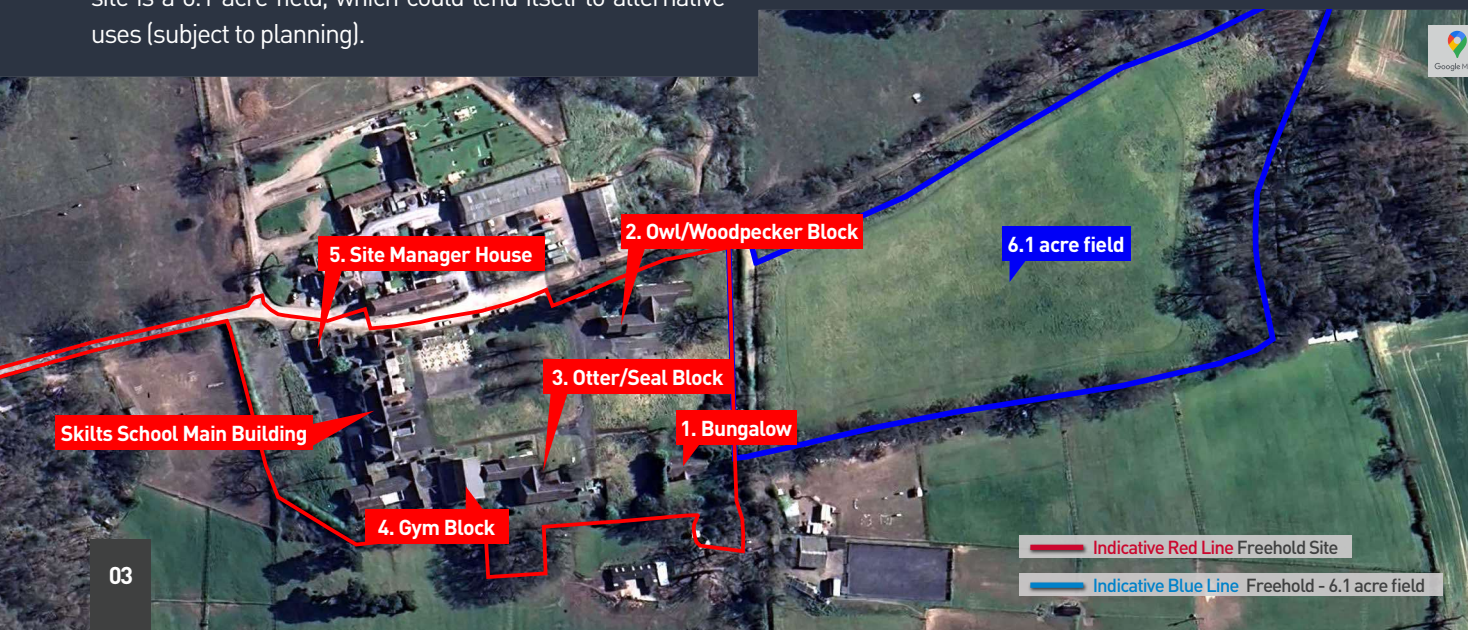
A two-storey residential block built in mid-1970's in brick and block construction. The ground floor consisted of offices and leisure areas. The first-floor features additional bedrooms and bathrooms. The building is in a poor state of disrepair.

## 4. Gym Block

Built in mid-1970 cavity brick block structure. Served as a gymnasium for the school. Building is in a poor state of disrepair.

## 5. Site Manager House

Located to the side of the main building at the front entrance. The early-1900 brick/render constructed property is a 2-storey former caretaker's house. The property is in a poor state of disrepair.





# Proposal

Offers are invited on either a conditional or unconditional basis for the freehold of both sites and for each element separately. The site will be sold with an Overage provision in the event that planning consent is secured for a change of use in the future.

Bids will be accepted by way of an informal tender. The bid deadline is 2pm on Friday 8th November 2025.

# Tenure

The property is Freehold. It is shown for indicative purposes as outlined in red on the attached plan, to include the private access road.

# VAT

The client advises that VAT will not be applicable on this sale.

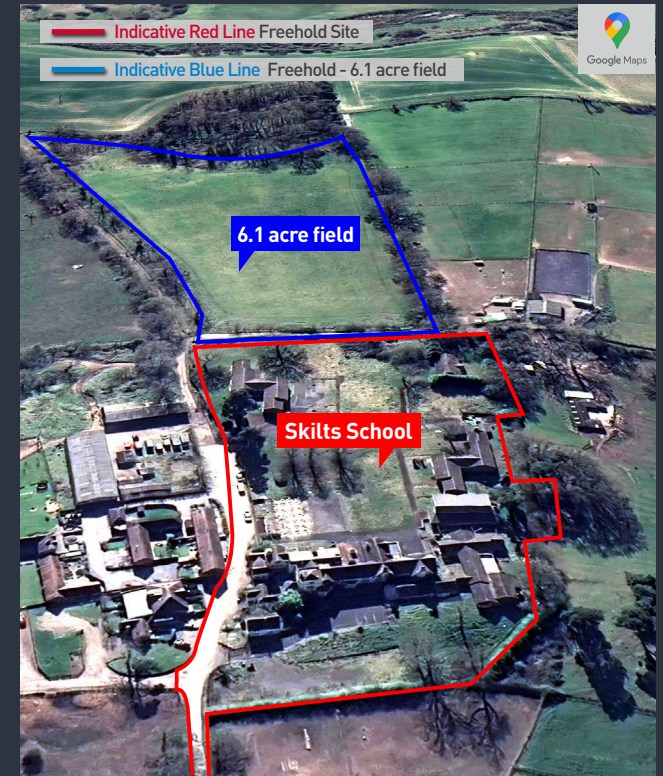
# Planning

The property was previously used as residential school as a day centre falling under Class C2 use-class, which covers the provision of residential accommodation and care to people in need of care.

The property may be suitable for a variety of alternative uses, subject to planning permission. The site exhibits potential for alternative uses through conversion of the existing building or a new-build scheme.

The site is not allocated within the local plan. We understand the property is not listed, but part of the site could be a non-designated heritage asset. We are not aware of the site being designated as high flood-risk zone. There is a public Right of Way running in between Skills School and the field.

We are not aware of any materially significant recent planning applications for the site. Interested parties must rely on their own due diligence in respect of the development potential of the property.



# Contact

Viewings are strictly via the seller agent only. For more information please contact:

On Behalf of:



**Birmingham**  
City Council

**Lambert  
Smith  
Hampton**

**Davinder Nagra**

**M: 07928 507434**

**E: DNagra@lsh.co.uk**

**Callum Twaites**

**M: 07707 169407**

**E: ctwaites@lsh.co.uk**

Interchange Place,  
Edmund Street,  
Birmingham B3 2TA

**Office: +44(0) 121 236 2066**

**lsh.co.uk**



# EPC

Skills School Main Building – E

Gym Building – E

Otter/Seal Block – E

Owl/Woodpecker – E

# Anti-money laundering

In accordance with HMRC requirements, all bidders will be required to provide the necessary information to satisfy Anti-Money Laundering checks.

# Seller's Costs

The purchaser is required to cover the Seller's professional fees and costs associated with the sale, which are to be capped at £20,000

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. **September 2025.**