



St Michael's College
Tenbury Wells, Worcestershire



ST MICHAEL'S COLLEGE



St Michael's College, Oldwood Road, Tenbury Wells, Worcestershire, WR15 8PH



Exciting re-use or re-development opportunity.

- Former boarding school
- Unique opportunity situated in the picturesque and beautiful countryside in northwest Worcestershire
- Grounds extend to approximately 22.76 acres (9.21 hectares)
- Grade II* Listed principal college building
- Offers invited for the freehold interest in the whole site
- Potential for a variety of uses including hospitality, education/training, healthcare, residential/mixed use development



Tom Pike 07837 292 776



tom.pike@fishergerman.co.uk



Ellie Salmon 07890 890 834



ellie.salmon@fishergerman.co.uk



fishergerman.co.uk



Lanman House, Ouseley House, Orchard House



Exciting re-development Opportunity

Introduction

Fisher German are delighted to offer St Michael's College for sale. Formerly a boarding school, built in the mid-19th Century and closed in June 2020 leaving the majority of the property vacant. Over that time a number of buildings and facilities have been added to support its educational use, resulting in an extensive range of period and modern buildings, standing in grounds of approximately 22.76 acres (9.21 hectares) and a total of circa 72,172 sq ft of accommodation.

Location

St Michael's College is situated amidst the beautiful Countryside in an impressive northwest Worcestershire setting.

The closest towns to the school are Tenbury Wells to the northeast (1.5 miles), Leominster to the southwest (7.9 miles) and Ludlow (9.7 miles) northwest. The closest cities are Worcester (23 miles), Hereford (20 miles) and Birmingham (40

miles). The nearest motorway is the M5, Junction 5 at Droitwich (26.5 miles). The Worcestershire Way trail, Malvern Hills, Teme Valley and Witley Court and Gardens are within the surrounding area.

Description

St Michael's College was founded in 1856 by the Reverend Sir Frederick Gore Ouseley as a choir school for boys. The school has a diverse range of properties including the principal college building which is a Grade II* Listed building. In addition, there are 13 other buildings on the campus of various sizes, ages, architectural styles and condition, including student boarding houses, a sports hall, and several educational blocks. Central to the site is a semi-detached residential property (Mioak) which is included however the other semi-detached property (Cloisters Cottage) is not part of the ownership.

Vehicular access is provided in two locations directly off Oldwood Road. The main entrance to the school leads to a fork junction with the left lane known as College Walk runs to Jubilee House and the right lane leads directly to the entrance of the main college building, passing the church to the right. A second entrance is located further along Oldwood Road which loops around the back of the main college building to meet the main entrance car park.

From the south, the college is approached up a natural incline and to the north the land naturally sloped away from the college towards the playing fields.

The grounds also include a woodland and traditional orchard.



Main Building



Campus View

ST MICHAEL'S COLLEGE

Principal Buildings

Main College Building

The main college building has a gothic style, constructed in coursed dressed rubble with ashlar dressings, narrow dormer windows, a slate pyramid roof and a hexagonal stair turret at the west end.

The college building has been slightly altered due to remaining as a school until 2020, including a Mezzanine in the former library, works to create a Common Room in the attic, insertion of bathrooms and general modernisation throughout. Despite alterations, the historical integrity of the original architectural features remains largely intact.



Main Building

School Buildings & Facilities

Sports Facilities

St Michael's college has an array of sports facilities including a sports hall, an outdoor swimming pool, a floodlit all-weather court for tennis/football/basketball, two former grass football pitches and a volleyball court all requiring some refurbishment.

Classroom Blocks

There are four detached teaching buildings which mostly date to the 20th century. They are known as the Hickman building, Alderson building and part of the Shaw and Swann building which were also used as student accommodation.

A Victorian red brick outbuilding is integrated with the Shaw building and is considered to be Curtilage Listed.

The Pioneer Hut

A red brick hut that was used for storage and maintenance. This structure is considered to be Curtilage Listed.



Swann Building



Shaw Building



Alderson Building



Hickman Building

An extensive range of period and modern buildings

Residential Properties

There are four purpose built red brick detached boarding houses known as Lanman House, Ouseley House, Orchard House and Jubilee House dating to the late 20th century. The most recent was Jubilee House on College Walk.



Lanman House

Mioak

Mioak is a 3 bed semi-detached house that is believed to date to the early 20th century and is characterised by a white render. The property is in need of modernisation and has a small garden to the rear.



Mioak Building



Jubilee Building



Lanman House, Ouseley House, Orchard House

ST MICHAEL'S COLLEGE

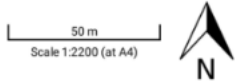
Accommodation Schedule

Building	Description	Total Area (GEA) (Sq M)	Total Area (GEA) (Sq Ft)	EPC Rating	Site plan number
Main Building	Education	1,395	15,016	TBC	1
Swann Building	Education / Residential	500	5,382	TBC	2
Shaw Building	Education / Residential	445	4,790	TBC	3
Alderson Building	Education	170	1,830	TBC	4
Hickman Building	Education	505	5,436	TBC	5
The Pioneer Hut	Storage	240	2,583	TBC	6
Additional Classrooms	Education	300	3,229	TBC	12
Sports Hall	Education	250	2,691	TBC	13
Tennis Court	Education	-	-	-	14
Swimming Pool (Outdoor)	Education	-	-	-	15
Lanman House	Residential	540	5,812	TBC	7
Ouseley House	Residential	700	7,535	TBC	8
Orchard House	Residential	650	6,996	TBC	9
Jubilee House	Residential	880	9,472	TBC	10
Mioak Semi- detached House	Residential	130	1,399	TBC	11
Approx. Total GEA Floor Area		6,705	72,172		

Grounds extend to approximately 22.76 acres (9.21 hectares)



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ST MICHAEL'S COLLEGE



Main College Building



Offers invited for the freehold interest in the whole site

Fixtures and Fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Services

We understand the property is connected to mains water and the main heating source for the majority of buildings on site is oil. The main college building is gas and oil and the Hickman and Jubilee buildings are heated by ground source heat pumps. There is a mains sewage system with 3 privately managed and maintained sewage pumps that run back to the mains pipe.

If the drainage system requires replacement or improvement, then this shall be the responsibility of the purchaser.

None of the services, appliances, heating installations, broadband, plumbing or electrical systems have been tested by the selling agents.

Tenure

The site is offered on a freehold basis.

Further title information is provided in the data room.

Tenancies

The site is to be sold with vacant possession.

Planning

The principal college building is a Grade II* Listed Building with some of the other buildings on site classed as "Non- Designated Heritage Assets".

The whole site falls within Planning Land Use Category C2 (Residential Institution). There is a substantial planning history relating to the use of the site as a former boarding school and educational institution, including a number of lapsed permissions for further expansion of the build form.

The site lies outside of any recognised settlement boundary as defined by the South Worcestershire Development Plan (SWDP),

however, Malvern Hills District Council have expressed a desire to work collaboratively to assist in finding a viable use for the site and its historic buildings. Further to this, Malvern Hills District Council currently has a shortfall in its housing land supply and this would potentially lend support to proposals involving residential uses on the site. Additionally, at local and national policy level, there is support of re-using redundant rural buildings and facilitating the optimal viable use of heritage assets.

The site comprises of individual trees subject to a Tree Preservation Order (TPO), along with an area of woodland subject to a TPO and a traditional orchard which is defined as a Priority Habitat.

Prospective purchasers should contact Malvern Hills District Council with specific planning enquiries.

Please see the Planning Advice Note prepared by Zesta Planning & Development Consultancy, together with other planning related documents which are available in the Data Room for further information.

Proposals

This property is offered on an 'All Enquiries' basis in relation to the freehold interest of the whole site. The site has potential for a variety of uses including hospitality, education/training, healthcare, residential/mixed use development subject to planning.

Local Authority

Malvern Hills District Council.

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

There is a single Public Right of Way along the main access drive through the centre of the campus.

VAT

We understand that the site has not been elected for VAT purposes. Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

EPC

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

Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

Strictly by appointment through Fisher German LLP.

Further Information

Further information is available via a data room. Access to the data room will be provided by the Agents.

Directions

Postcode – WR15 8PH

what3words ///talent.glorified.parade

Rating

The school is described in the current Rating List (1st April to present as follows):

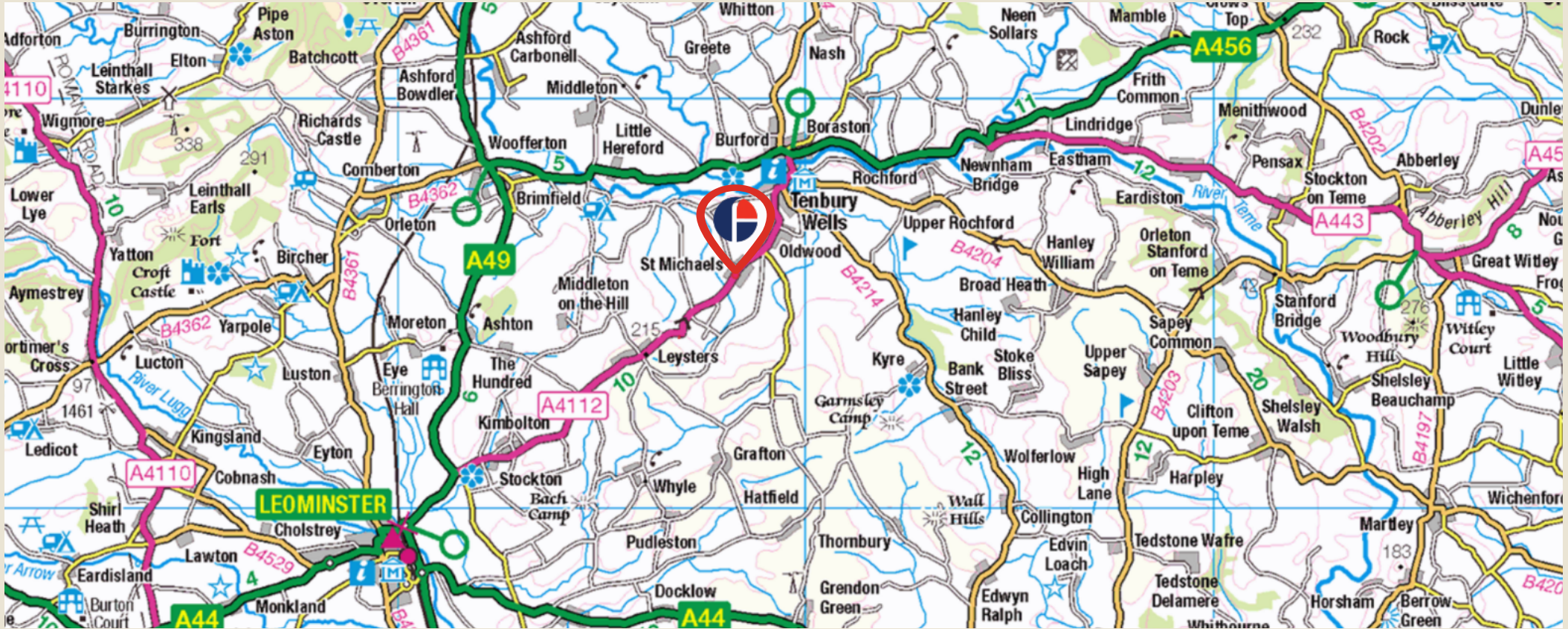
Address	Description	Rateable Value Per Annum
St Michael's College, Oldwood Road, Tenbury Wells, Worcestershire, WR15 8PH	School and Premises	£85,500

ST MICHAEL'S COLLEGE



Main College Building

Situated in the picturesque and beautiful countryside



Approximate Travel Distances



Locations

- Tenbury Wells - 1.5 miles
- Leominster - 7.9 miles
- Ludlow - 9.7 miles
- Worcester - 23 miles
- Hereford - 20 miles
- Birmingham - 40 miles



Nearest Stations

- Leominster - 8.4 miles
- Ludlow - 10 miles



Nearest Airport

- Birmingham - 52 miles

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2023. Photographs dated October 2023.

