

# FOR SALE FORMER SCHOOL PREMESIS REDEVELOPMENT POTENTIAL



On the instructions of the Joint Administrators of Ferndale Preparatory School Limited



## FERNDALE PREPARATORY SCHOOL, 5-7 BROMSGROVE, FARINGDON, OXFORDSHIRE, SN7 7JF

**GUIDE PRICE** £850,000

**AVAILABLE SPACE**

Total site area 0.283 ha (0.70 acres)

- \ Could be reinstated for educational purposes (D1)
- \ Development opportunity STP
- \ Extensive site area located close to the town centre
- \ Vacant possession





## LOCATION

The property is located in Faringdon, a small market town in the Vale of White Horse in the county of Oxfordshire. The area is known as the Thames Valley, between the River Thames and The Ridgeway. Oxford is some 18 miles to the north east whilst Swindon is situated 12 miles to the south west.

The property fronts onto Bromsgrove, close to the Town Centre which forms a one-way route to Marlborough Street; the main street running through the town. There is a vehicular and pedestrian access at the rear from Southampton Street via Portway.

## DESCRIPTION

The property primarily comprises a substantial 18<sup>th</sup> Century Grade II listed period building, most recently utilised as a Preparatory School, plus separate ancillary school buildings over a site extending in total to 0.70 acres.

The main school building, principally constructed over three floors and benefitting from some latter additions, extends to circa 7,900 sq ft on a GIA basis and is currently laid out to provide classrooms and administrative offices.

Additional buildings include an Assembly Hall with classroom accommodation (2,450 sq ft GIA), Music Room (500 sq ft GIA) and ancillary storage accommodation.

A residential dwelling adjacent to the school which is accessed over the property is not included within this sale.

The property is held Freehold under Land Registry title ON59902 and ON47494. Copies of these titles are available from the agents.



## RATEABLE VALUE

The premises are assessed for Uniform and Business Rates. The Rateable Value is assessed as £24,750.

## EPC

TBC

## PLANNING

Refurbishment, development and change of use may be possible subject to obtaining the appropriate consents. Purchasers are asked to make their own enquiries with the Local Planning Authority; Vale of White Horse District Council.

## TERMS

Guide price: £850,000 for the freehold interest.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
File Ref / 7241084A  
Tel / 0207 516 1614  
Email / [tom.colyer@eddisons.com](mailto:tom.colyer@eddisons.com)

AUGUST 2016 SUBJECT TO CONTRACT

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0207 516 1600

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