

Former Belmont School,
Feldemore, Holmbury
St Mary, Dorking,
Surrey, **RH5 6LQ**

School for sale freehold with vacant possession.



The opportunity.

Former Belmont School, Feldemore, Holmbury St Mary, Dorking, Surrey, RH5 6LQ

- School for sale freehold with vacant possession
- Buildings in all: Approximately 70,000 sq ft GIA
- Site extends to approximately 44 acres
- Potential for continued use as a school or alternative uses such as residential or senior living, subject to all the necessary consents
- Sought after location in the Surrey Hills

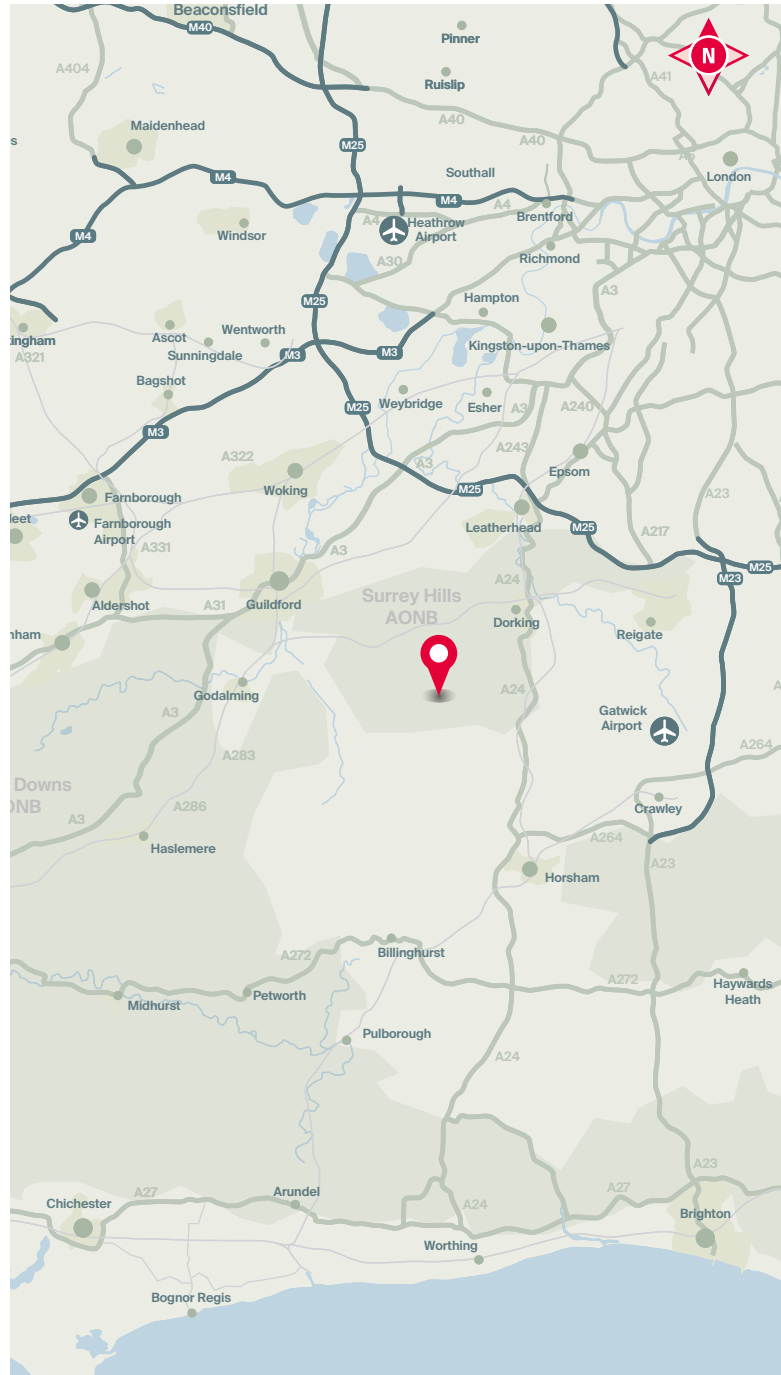
“Located in the small rural village of Holmbury St Mary in the Surrey Hills Area of Outstanding Natural Beauty.”

Location

The property is located on the edge of the small rural village of Holmbury St Mary in the Surrey Hills Area of Outstanding Natural Beauty which is just 5.5 miles west of Dorking. The property is predominantly surrounded by agricultural land and woodlands with some residential properties to the north west and eastern boundaries.

The area is attractive to commuters to London but there are also buoyant economies in many of the local population centres which are within a 40 minute drive, including Guildford, Leatherhead, Dorking, Cranleigh as well as International Airports Gatwick and Heathrow.

The property is located circa 5.5 miles (8.9 km) to the south west of Dorking in Surrey. Guildford is circa 11 miles (17.7 km) to the north west.



Travel



Road

The property is situated just off the B2126, providing access to the A24 via the A25. Nearby Dorking is situated at the junction of the A24 (London to Worthing) trunk road and provides access to the M25 (Junction 9). The A3 is also nearby which provides access to Guildford, and a link from London to Portsmouth.



Rail

The nearest train stations are Dorking (circa 6 miles), Ockley (circa 6 miles) and Holmwood (circa 8 miles). They all provide services to London Victoria within approximately 60 minutes.



Air

Gatwick Airport is the closest international airport to the site. It provides access to 230 destinations in 70 countries. It is approximately 17 miles to the east of the site.

Description

The property comprises a vacant co-educational independent school for pupils aged 2 years to 16. The site is made up of a main school building with early years centre, sports hall, theatre/dining hall building, sports courts, headmistress's house, ancillary accommodation and woodland. The school took the decision to close in December 2023. The school was fully functional until this date and much of the resources are still on site.

Feldemore

The main school building is Grade II Listed. It was built between 1879-1897, part destroyed in a fire in 1991 and rebuilt in accordance with the listing in 1992.

The ground floor comprises - lobby, headmistress's office, library, reception with office, staff room, kitchenette, bursar's office, staff work room (with servers), two classrooms, locker room, stores, laboratory with prep room, and WCs.

There is a single storey element attached to the eastern elevation. This, the former laundry wing, comprises a lobby, three locker rooms, three classrooms and three storerooms.

The first floor comprises - laundry room, former billiard room used as IT suite, store/study, six classrooms, boarders common room, boys shower room, WCs and stores.

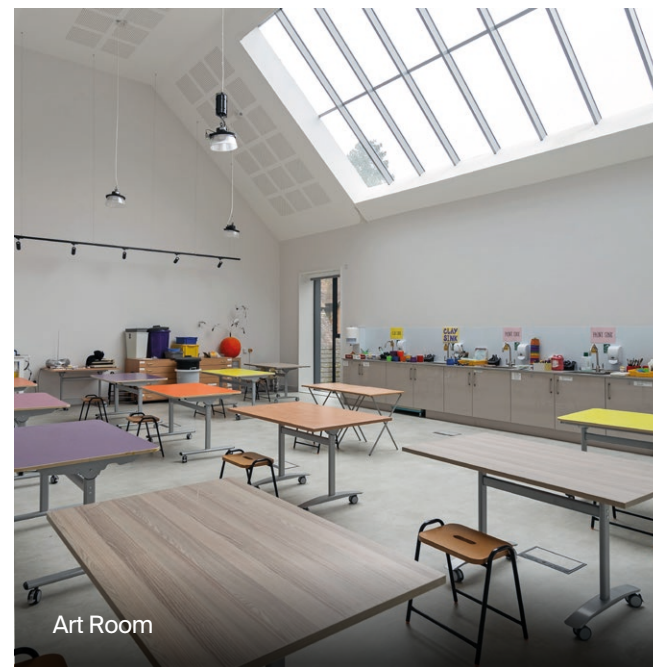
The second floor comprises further boarding accommodation.



Feldemore building



Aquileon



Art Room



Head's House



Nursery



Sports Hall



The Grove

Design and Technology

The DT building is a detached single storey building open plan building with brick elevations and a pitched tile roof.

Theatre/Dining Block

The theatre/dining block is situated to the north east of the main school building. It is a part two storey/part single storey building dating from the 1980s with timber and brick clad elevations and pitched tiled roofs.

The dining room and theatre were two separate building until they were connected by corridor block in circa 2014. The ground floor comprises – school uniform shop, lobby, cloakroom, office, theatre (with air con, fulling lighting rig, and acoustic clad ceiling) with capacity of circa 150 seated, stage, theatre stores, dining room with capacity of circa 130 seated, small commercial kitchen and store, wash up room, pre room, WCs and stores.

The first floor comprises - two science rooms, photography room with store, science store, two tutor rooms and two classrooms.

Aquileon

A newly built two storey building comprising multipurpose classrooms as well as dedicated art classrooms and Senior centre.

The Grove

A two storey building which previously accommodated the Prep School. It comprises multi purpose classrooms as well as staff offices, WCs, storage rooms and a cloakroom.

Sports Hall

The sports hall is situated to the north east of the theatre/dining room block. It is two storey with brick and timber clad elevations under curved and sloping coated metal roofs. On the ground floor is a lobby, sports hall open to the eaves, boys and girls changing rooms with showers and lockers, stores and a WC. The first floor comprises a gallery with lockers, office, stores and boiler room.

The Grove and Bungalow

Located to the east of the theatre/dining room block and west of the mews is The Grove. Immediately to the north of The Grove is a small car park with circa 15 spaces in unmarked bays and a single storey building with mixed clad elevations under a pitched tiled roof.

The Bungalow forms the western end of the building and comprises a one bed staff residence. The remainder of the building is used for storage by The Grove.

The Mews/Early Years Centre

The early years centre is situated within the former stable block in the eastern part of the property close to the main entrance. The original parts date from the early 1880s, which have been extended in the 1970s/1980s. The buildings form a courtyard, with a classroom forming the eastern and southeastern side and staff houses forming the southern side and western side. The courtyard area is accessed from the north under a first-floor element through a gate. The buildings are part two storey, part one storey and are brick and stone clad with pitched tiled roof with some flat felt roofs. A tarmac playground which is enclosed by mesh fencing adjoins to the north and west.

The ground floor teaching accommodation comprises four classrooms, ancillary classroom area, children's WCs, boiler room and staff WC. There is a staff room and store on the first floor.

The southern side of the mews comprises a four-bed staff house with two reception rooms, bathroom and kitchen over two storeys. On the eastern side there is a two-bed staff house with one reception room, study, utility room, kitchen and bathroom over two storeys.

Music Block

The music block is situated adjacent to the northern side of the early years playground and comprises a prefabricated 'L' shaped building with timber cladding under a pitched shingle tiled roof. We did not have internal access, but we understand that it comprises a large classroom, WCs and music practice rooms.

Head's House

This building was constructed in November 2022 following the demolition of the original Head's House to make way for the Aquileon building. It comprises a family home with 4 bedrooms over two storeys.

Outdoor facilities

There is an outdoor swimming pool located to the south of the main building and situated down a steep slope. There is a tarmac surfaced sports pitch to the west of the main school building. It has flood lights and is enclosed by mesh metal fencing.

Adjacent to the northern end of the sports pitch is a timber framed children's playground. To the west of the sports pitch is a former tennis court now used as a junior school playground. It has a tarmac surface with children's' play equipment and is enclosed by mesh metal fencing.

The main car park is split in two and provides circa 90 spaces on a tarmac surface in unmarked bays. In addition to this there is ancillary parking in unmarked bays parallel to the main driveway between the sports hall and the music block.

The buildings are surrounded by dense mixed woodland. We understand that much of the woodland is impenetrable and was not used by the school. There are tracks through parts of the woodland which provide access to the areas that were used by the school.

Siteplan and floor areas

Building	Area (GIA)	
	sq m	sq ft
1. Feldmore (Main Building)	1,881.50	20,252
2. Design and Technology	134.70	1,450
3. Dining Hall 4. Senior Classrooms 5. Theatre 6. Aquileon Building	1,989.62	21,416
7. The Grove	506.53	5,452
8. The Mews	580.39	6,247
9. Music School	99.42	1,070
10. The Bungalow	112.71	1,213
11. Sports Hall and Games Facilities	925.14	9,958
12. Swimming Complex	30.95	333
13. Headmaster's House	215.88	2,324
14. Outbuildings	114.02	1,227
Total	6,590.86	70,943



Appointment

Glen Carter and Phillip Sykes of RSM UK Restructuring Advisory LLP were appointed Joint Administrators of Belmont School (Feldmore) Educational Trust Limited on 02 January 2024. Sam Van de Velde of Knight Frank, an independent RICS qualified agent, has been instructed to act on behalf of Joint Administrators to market for sale the freehold premises known as 'Belmont School'.

Planning

The property was most recently used as a mixed day and boarding school.

Title and tenure

The site is to be sold subject to, and/or with the benefit of, any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

The property is held freehold under titles SY421710 and SY634716.

There is an electricity sub station on site held freehold by South Eastern Power Networks PLC under title number SY751726.

The full site extends to approximately 17.8 ha (44 acres). The area of land for sale is outlined in red on the site plan.



Services

Mains water, electricity and drainage.

Statutory authority

Mole Valley District Council

Viewings

Strictly through prior appointment and subject to local restrictions in place at the time. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

We understand that the property has not been elected for VAT.

Method of sale

The property is for sale by private treaty via informal tender.

Contents

Some of the contents such as teaching equipment and resources is available via separate negotiation.

Debt advisory

The Knight Frank Debt Advisory team provides a value-add service to those considering obtaining real estate finance for developments or acquisitions. The team partners with borrowers throughout the financing process to make it simpler and faster, and to ensure that they finish with optimal terms.

For further information, please contact Lisa Attenborough of the Knight Frank Debt advisory team on lisa.attenborough@knightfrank.com 020 3909 6846

Further information

Further information including legal documents, EPC and floorplans are available on our dedicated website.

Please email sam.vandavelde@knightfrank.com for access.



Aquileon



Sports Hall

Contact us.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024.

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