



FOR SALE

Queen Margaret's School, Escrick, York YO19 6EU

SW

Sanderson
Weatherall

Property Summary

Comprising a Grade II* Listed former country house (with separate Grade II Listed features) which has been adapted and extended over the years for use as an independent day and boarding school for girls until its recent closure.

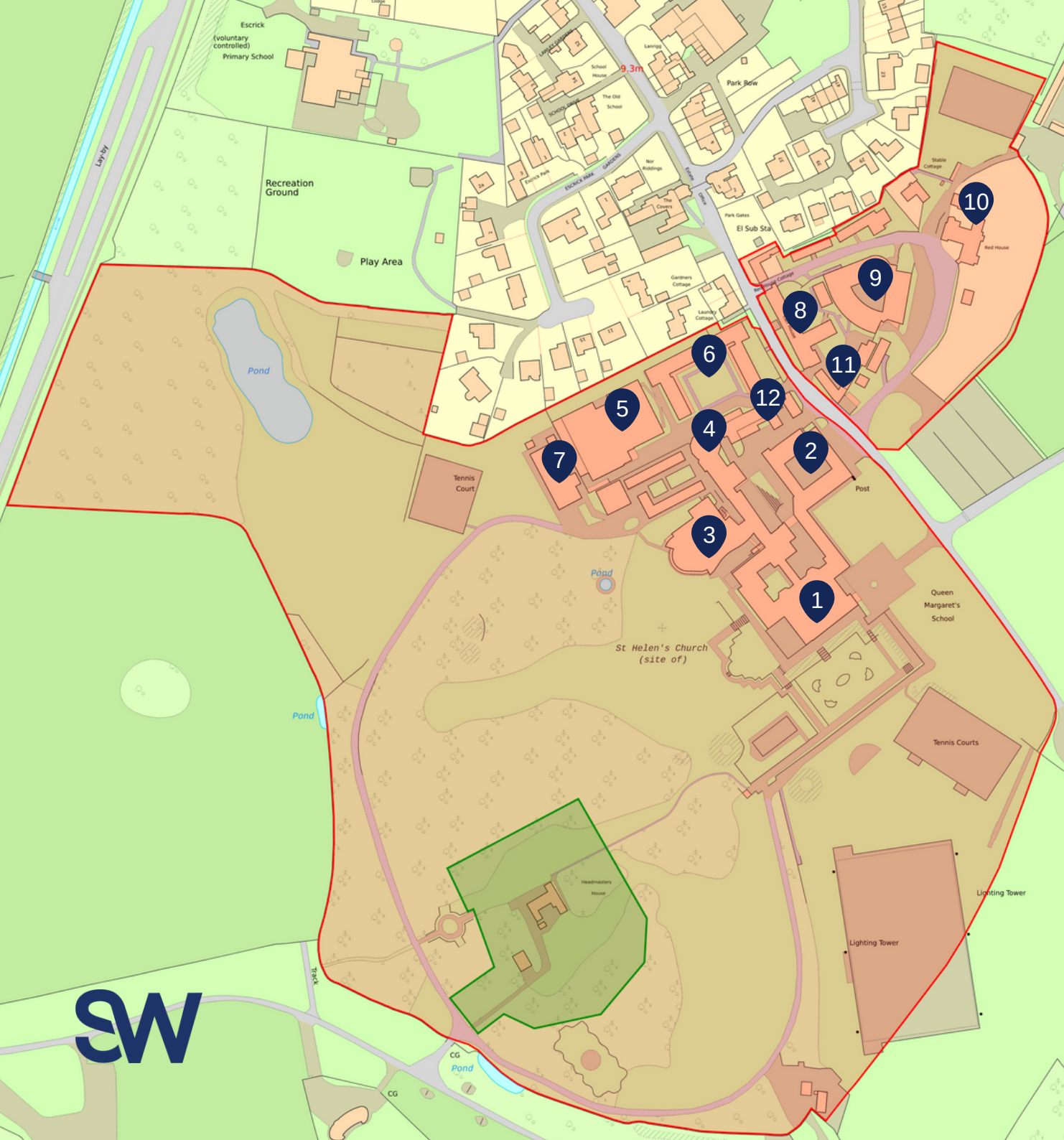
Providing approximately 175,000 sq ft of accommodation including the main house (around 68,500 sq ft in isolation), purpose built teaching blocks, modern art & design building, indoor swimming pool and gymnasium, two no. squash courts, purpose built and converted residential accommodation blocks.

The school estate is situated in the idyllic village of Escrick, around 6 miles south of York and 3 miles from the A64 via the A19.

The freehold interest extends to around 39 acres of mature landscaped grounds and woodland areas together with excellent sporting facilities including floodlit astroturf pitch, all weather tennis courts and an outdoor swimming pool.

Presenting a rare opportunity for continued school use with the potential for alternative uses, subject to the necessary consents.





The Site

The freehold site boundaries, as we understand them, are shown edged red on the adjacent plan for information purposes, in all extending to circa 39 acres.

Map Key - Main Buildings

1. Main School Building
2. Scarborough House
3. Centenary Building
4. Dining Hall & Kitchen
5. Sports Hall & Swimming Pool
6. Cloisters
7. Winifred Holtby House
8. Carr House
9. Art & Technology Centre
10. Red House
11. Stables Cottage
12. Music Hall

The school previously leased additional accommodation from the Escrick Park Estate - further details are available upon request.

Please note the green shaded area to the south west corner is excluded.



The Cloisters



Red House



Winifred Holtby House



Art & Technology Centre

Accommodation

Building & Description	Sq. M.	Sq. Ft.
Main School Building / Scarborough House / Dining Hall & Kitchen	6,360	68,458
Centenary Building - Theatre & Assembly Hall	2,803	30,171
Sports Hall & Swimming Pool	483	5,199
Squash Courts	169	1,819
Music Hall	382	4,112
Art & Technology Centre	976	10,506
Additional classroom accommodation	656	7,061
Cloisters boarding accommodation	1,522	16,383
Winifred Holtby House boarding accommodation	1,173	12,626
Carr House boarding accommodation	763	8,213
Stables Cottage boarding accommodation	122	1,313
Red House Cottage boarding accommodation	134	1,442
Riding Stable Cottage residential accommodation	117	1,259
Red House boarding accommodation	582	6,265
TOTAL GIA	16,242	174,827

The above areas have been calculated on the basis of Gross Internal Area as defined by the RICS Code of Measuring Practice 6th edition, May 2015.





Planning

The Main School & Scarborough House is Grade II* Listed (Listed Entry Number 116878) originating from circa 1680-1690 with additions in 1758, 1765 and mid 19th Century. There are additional Grade II Listed elements relating to external landscape features (see www.historicengland.org.uk for details).

The property forms part of the Escrick Conservation Area.

Planning related queries should be directed to North Yorkshire Council - www.northyorks.gov.uk

Tenure

The property is held freehold under the following Land Registry title references:

- NYK427505
- NYK48717
- NYK127847
- NYK104225
- NYK50690

Please note the access road to the property which extends from the main entrance off Skipwith Road through to the gated entrance at Main Street and dissects the various buildings is owned by the Escrick Park Estate. There is a restriction on the use of the access road for school use.





Method of Sale / Price

Offers in the region of £5 million are invited for the freehold interest.

Whilst our client's preference is for unconditional offers, conditional proposals will be considered.

VAT & Costs

We understand the property is not elected for VAT but our client reserves the right to make an election.

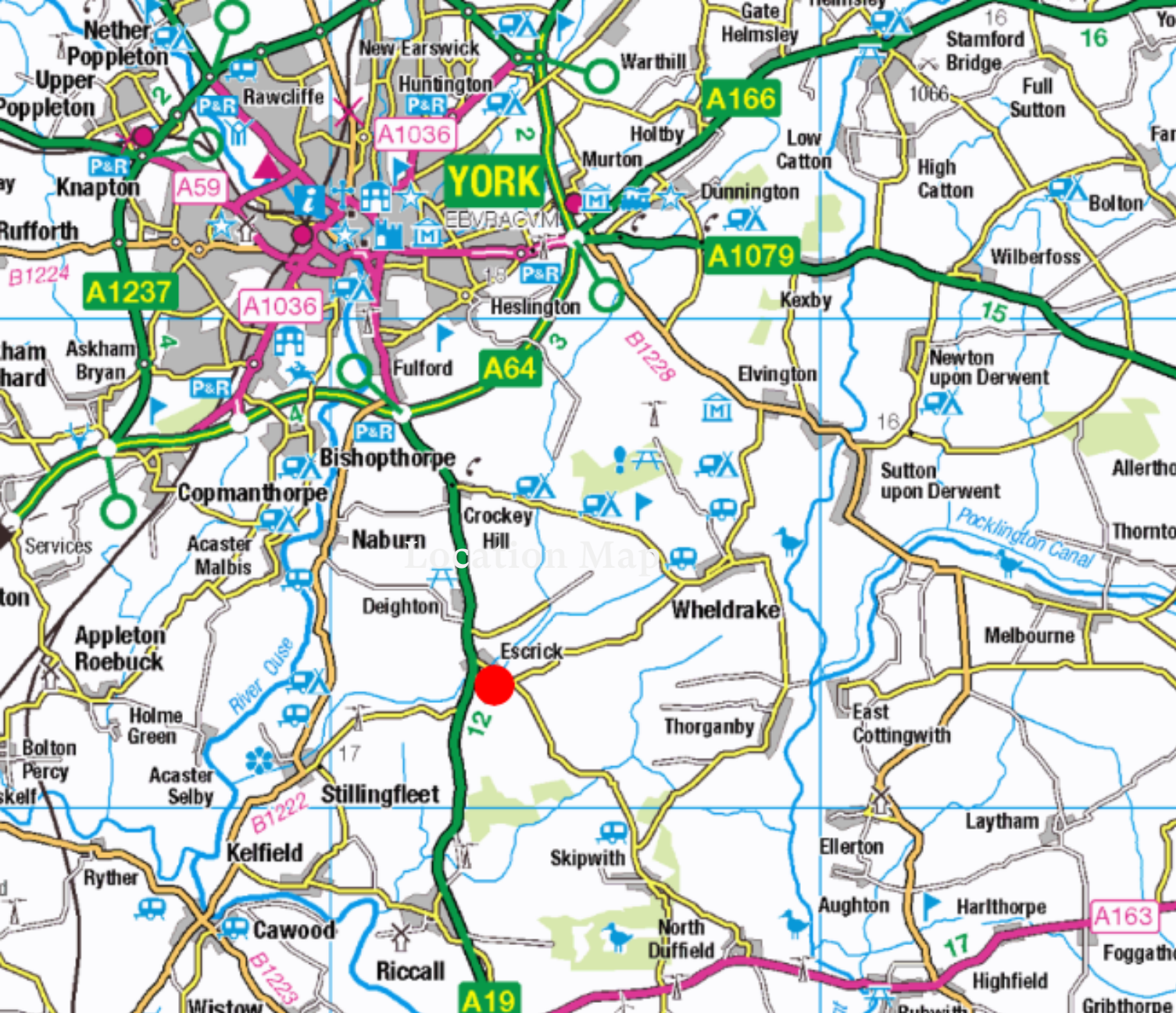
Each party will be responsible for their own costs.

AML

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

Access to a data room which includes full measured survey drawings of the majority of buildings (pdf/.dwg format), EPC's, title documents, and additional photographs is available upon request.



Viewings

Strictly by appointment with the sole agents, Sanderson Weatherall:

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