

For Sale

Former Private School
Suitable for Conversion (STPP)

24,886 Sq Ft

Guide Price Reduced

St Gerard's School
Ffriddoedd Road
Bangor
LL57 2EL

Sanderson Weatherall

Description

Set within attractive and extensive grounds, the school combines historic character with modern educational facilities. At its heart is the original main building, dating from around 1880 and originally constructed as the residence of Lord Penrhyn. This impressive stone-built property retains many of its period features, including traditional timber sash windows and multi-pitched slate roofs, creating a distinctive and prestigious setting.

Complementing the historic building is a substantial three-storey extension which provides additional space. A modern two-storey junior school building is located to the rear of the site, offering contemporary teaching facilities within a bright and attractive environment.

The school is accessed via a private, security-gated driveway that winds through the grounds, passing playing fields before arriving at the main visitor and staff car park. A secondary access road serves a further parking area adjacent to the all-weather sports pitch and recreational facilities, ensuring convenient access throughout the campus.

The combination of heritage architecture, modern educational accommodation, extensive sports facilities, and a secure campus environment creates an exceptional setting for learning and development.



Accommodation

The school provides an extensive range of teaching, administrative and recreational accommodation arranged across the main school building and separate junior school facility as follows:-

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Lower Ground Floor

- Spacious common room
- Two classrooms
- Staff WC and changing facilities
- Boys' WC facilities
- Fully equipped chemistry laboratory

Ground Floor

- Welcoming entrance foyer with pupil cloakroom facilities
- Main staircase providing access to upper floors
- Boys' and girls' changing rooms
- Dedicated music room
- Impressive assembly hall incorporating a stage and balcony seating area
- Two classrooms
- Physics laboratory
- Administrative office accommodation
- Staff room with kitchen facilities
- Wellness room
- Print room
- Handyman's store
- Business Manager's office

- **First Floor**
- Science laboratory
- Art room with adjoining office
- Six classrooms
- Careers and sports office
- Archive room
- Head's office together with two further administrative offices

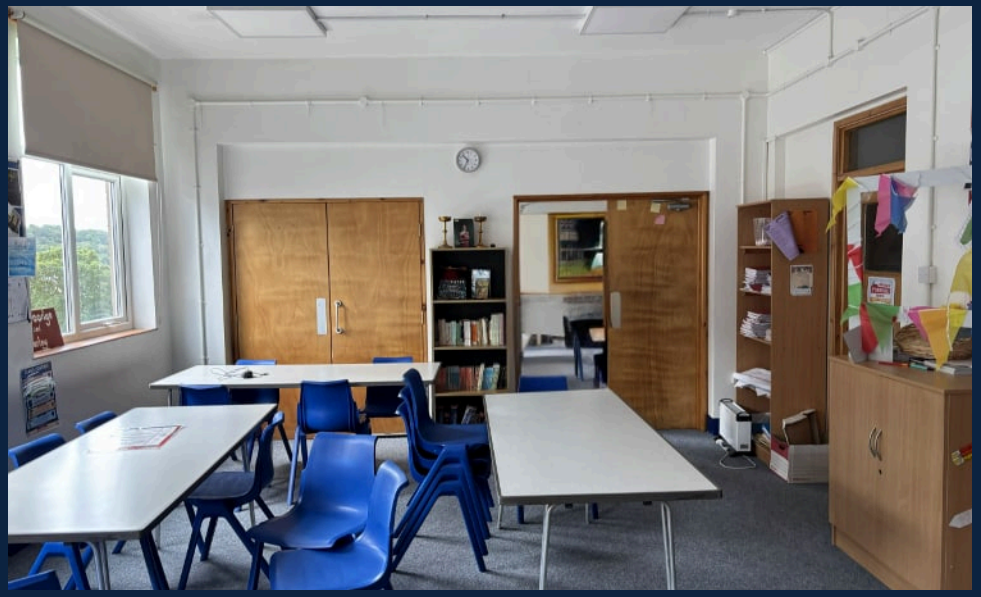
Second Floor

- Library and study area
- PE/PSHE teaching room
- Three classrooms
- IT suite
- Religious Philosophy classroom
- Office accommodation
- Male and female WC facilities

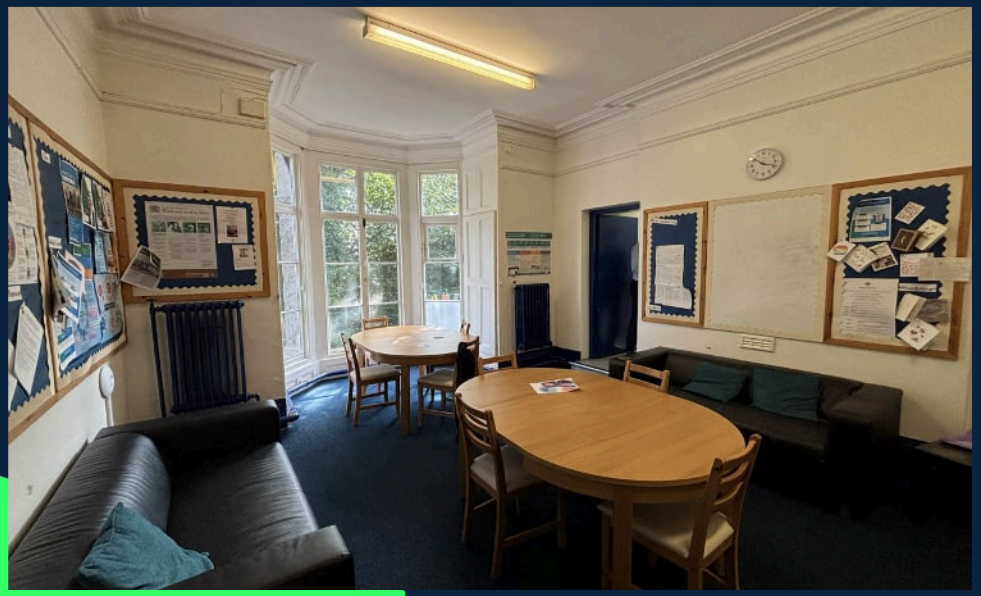
Junior School Building The separate junior school building provides modern accommodation arranged over two floors and comprises:

- Four classrooms (two on each floor)
- Communal WC facilities

Area	Sq M	Sq Ft
Junior School	210.52	2,266
Basement	30.01	323
Lower Ground Floor	151.59	1,632
Ground Floor	935.53	10,069
First Floor	720.50	7,755
Second Floor	263..84	2,840
Total	**2,311.99**	**24,886**







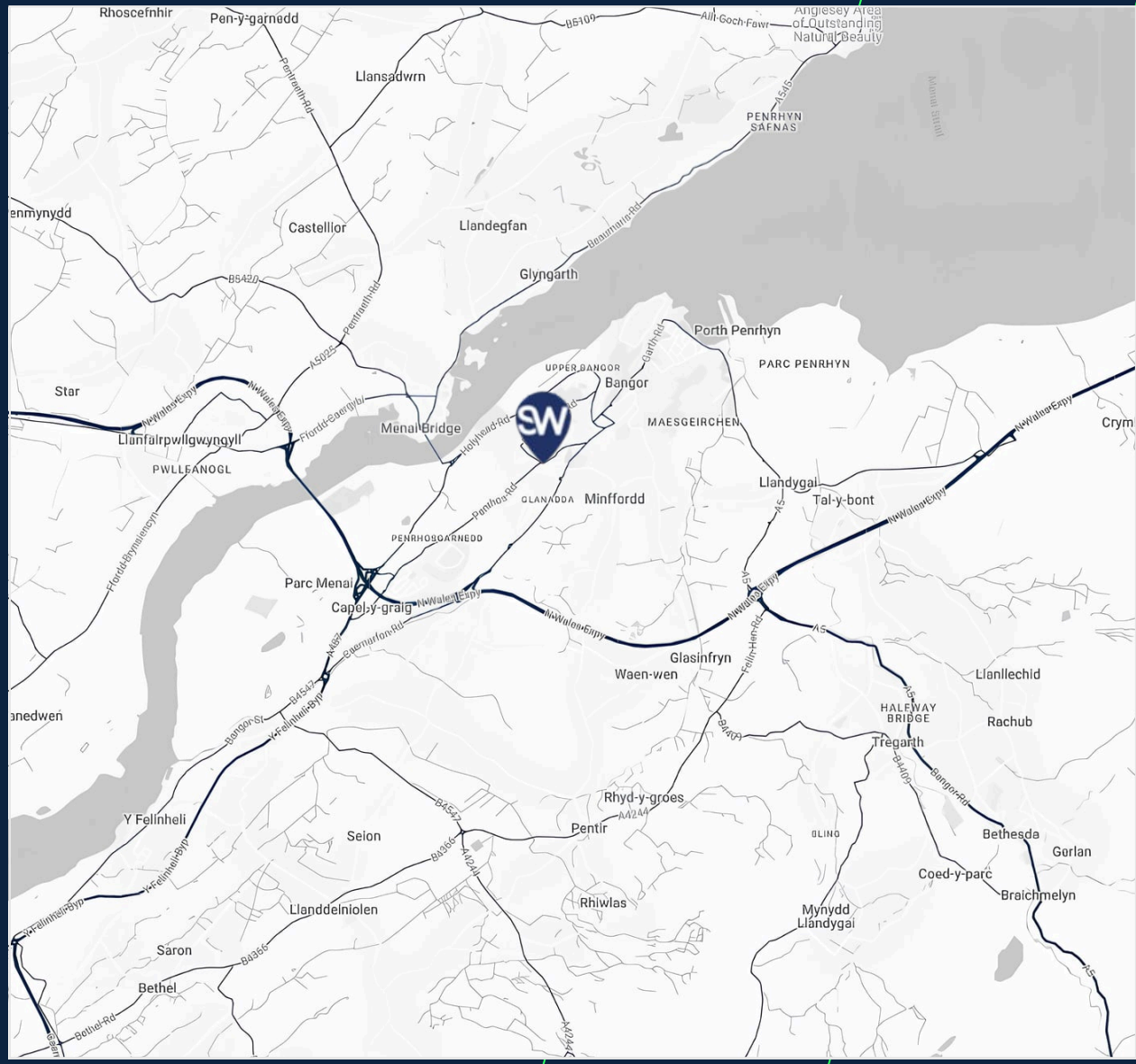

ALICE
WONDERLAND

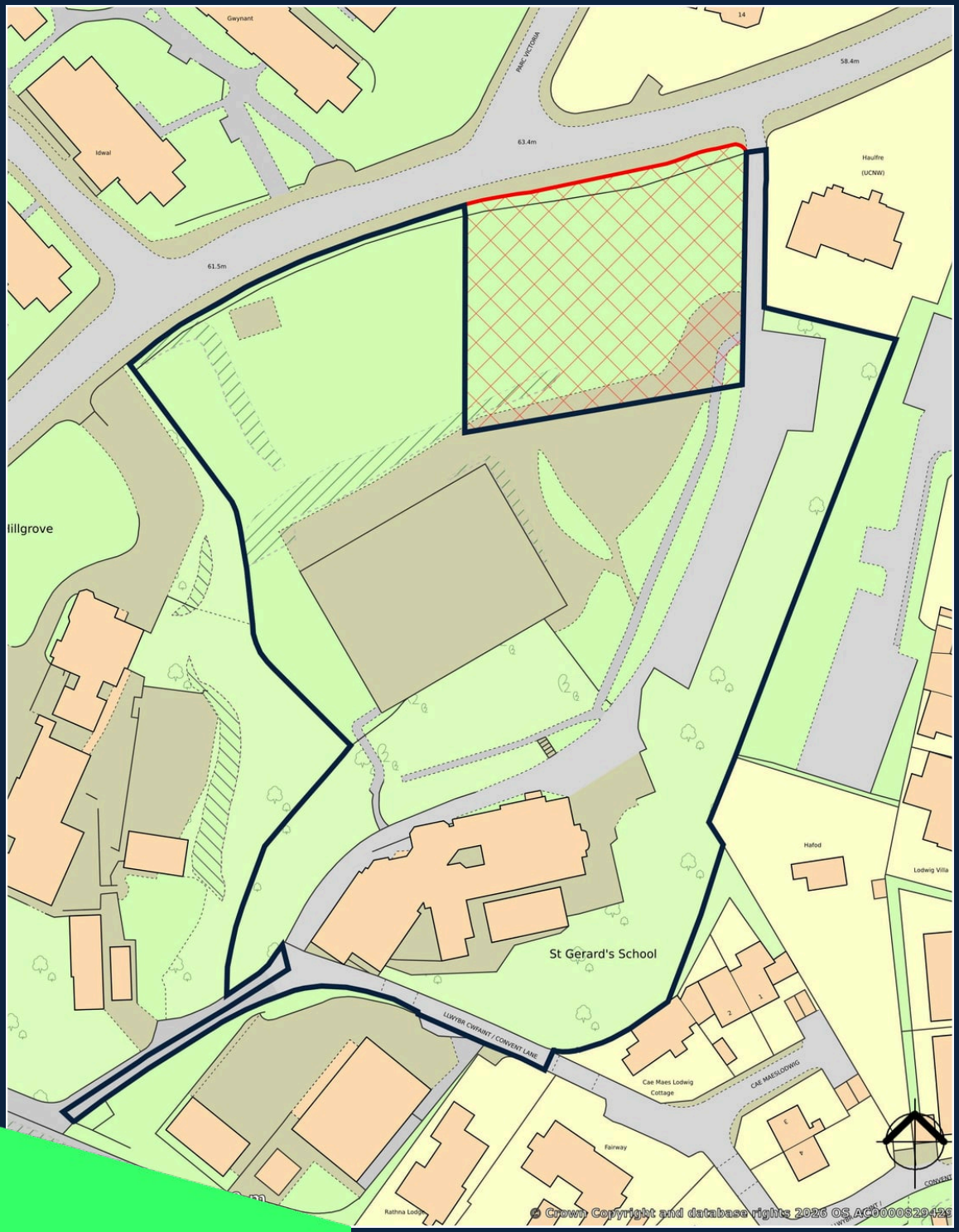
Location

The property enjoys excellent transport links, making it readily accessible for pupils, staff and visitors from across the region. Convenient access to the A55 North Wales Expressway provides direct connections east towards Chester, the North West of England and the national motorway network via the M53 and M56 motorways. This location allows straightforward travel to major commercial centres including Chester, Liverpool and Manchester, as well as regional and international transport hubs.

For those travelling by rail, nearby stations provide regular services along the North Wales Coast Line, connecting with destinations throughout North Wales, Cheshire and beyond. The area is also served by a comprehensive local road network, ensuring convenient access from surrounding residential communities.

The school is ideally positioned to benefit from a wide range of local amenities. Nearby towns offer an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, together with healthcare services and everyday conveniences. Families are well served by a variety of sports, recreational and cultural attractions, while the stunning North Wales coastline and surrounding countryside provide exceptional opportunities for outdoor activities.





Planning

Any specific planning related enquiries, including the potential for alternative uses and / or redevelopment, should be directed to the local authority's planning department

Site Area

We have measured the site using mapping software Edozo and understand the site to extend to circa 1.843 hectares (4.56 acres).

The freehold extends to 1.58 ha (3.89 acres)
The Long Leasehold (hatched Red) 0.267 ha (0.67 acres)

Tenure

The property is held Freehold under Land Registry Title Number CYM8435 and Long Leasehold under Land Registry Title Number CYM225445.

Copy entries are contained within the dataroom.

Business Rates / Tax

St Gerards Convent is assessed within the 2026 Rating List as 'School and Premises' with a Rateable Value of £46,000.

EPC

A full copy of the EPC is available upon request.

Guide Price

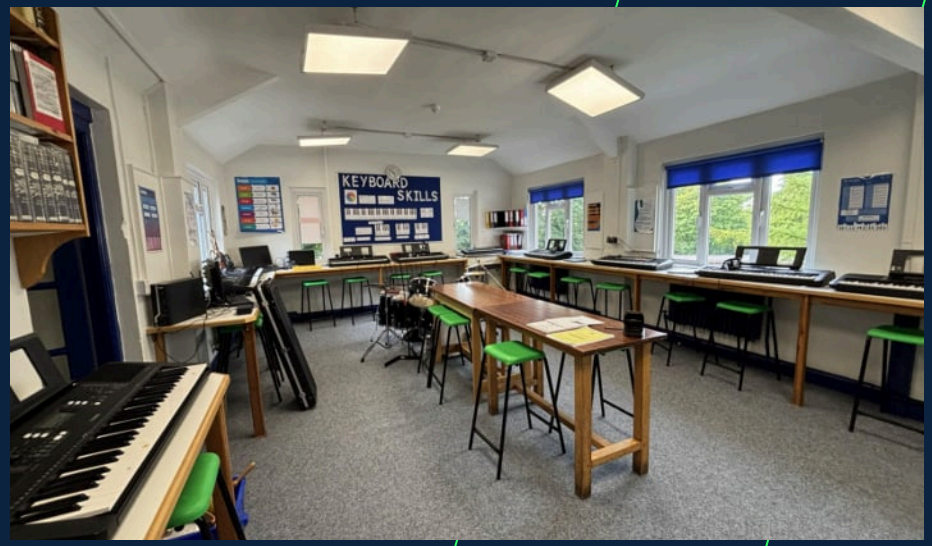
£975,000 Subject to Contract
VAT may be applicable at the prevailing rate.

Anti Money-Laundering

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.

Data Room

Available upon request.





Sanderson Weatherall

Viewings

For further information or to arrange a viewing please contact the sole letting agents:

David Murray
07831 673 756
david.murray@sw.co.uk

Adam Marshall
07734 871 126
adam.marshall@sw.co.uk



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