

An aerial photograph showing the Sherborne International School grounds, which are outlined in red. The school includes a large green field, a tennis court, and several buildings. The surrounding area consists of residential houses and a road. In the background, there are rolling green hills under a clear blue sky.

FOR SALE

**DEVELOPMENT
OPPORTUNITY**

**SHERBORNE
INTERNATIONAL SCHOOL**

NEWELL GRANGE | SHERBORNE
DORSET | DT9 4EZ

**AVISON
YOUNG**

HIGHLIGHTS

NETHERCOMBE FARMHOUSE

GREENFIELD HALL

CLASSROOM BLOCK

ACCOMMODATION BLOCK

NEWELL GRANGE

THE FRANCIS BUILDING

- 4.59 ACRE (1.86 HECTARE) SCHOOL SITE
- REDEVELOPMENT OPPORTUNITY FOR A RANGE OF USES, SUBJECT TO PLANNING PERMISSION
- CENTRAL LOCATION WITHIN THE SOUGHT AFTER TOWN OF SHERBORNE

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LOCATION

The site occupies a central location within the sought after town of Sherborne in north west Dorset. The town lies approximately 6 miles (10 km) east of Yeovil, 41 miles (66 km) south of Bristol, and 41 miles (66 km) south-west of Bath. The site is well connected by road, situated just off the A30, which provides direct links east towards Shaftesbury and west towards Yeovil.

Sherborne is a historic town renowned for its heritage assets, including Sherborne Abbey and Sherborne Castle which contribute to the town's distinctive identity. The town centre offers a wide range of local amenities, including independent retailers, cafés, restaurants and both a Waitrose and

Sainsbury's supermarket. A Morrisons daily convenience store is located 0.5 miles from the property. Further, larger retail offerings can be found in nearby Yeovil, which hosts a wider selection of retailers and employment opportunities. Sherborne also benefits from a weekly market and a strong sense of community.

Sherborne Train Station is approximately 1.5 miles (0.9 miles) south of the property and offers regular rail services to London Waterloo, Exeter St Davids and Salisbury. Yeovil Pen Mill is located approximately 7.2 km (4.5 miles) from the property and offers direct services to additional stations such as Bristol Temple Meads and Bath Spa.



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DESCRIPTION

The property currently comprises the premises of Sherborne International School. The site extends approximately 4.6 acres (1.9 hectares) and accommodates several buildings used for educational and pastoral activities. These include the former Newell Grange buildings, Nethercombe Farmhouse (former Emerenciana buildings), a modern accommodation block, together with the Greenfield Hall Building, which is used as a multi-use performing arts centre. There is also a smaller ancillary building referred to as the Francis Building. In total, the built accommodation extends to approximately 45,489 sq ft (4,226 sq m) on a gross internal area (GIA) basis.



The property also benefits from associated car parking and grounds. In addition, there are areas of undeveloped land in the north and eastern regions of the site.

The site benefits from vehicular access from Marston Road to the west and Blackberry Lane to the north, with additional pedestrian access available from Newell, ensuring convenient and flexible connectivity to the surrounding area.



A belt of mature vegetation and trees forms a natural boundary along the western edge of the site, while maintained hedgerows borders areas of the site to the north and west.



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PLANNING AND TECHNICAL



PLANNING

The site lies within the Sherborne Conservation area and contains two listed buildings including the Grade II listed Newell Grange, located on the southern portion of the site, and the Grade II* listed Nethercombe Farmhouse (former Emerenciana building), located on the northern portion of the site.

A portion of the site sits within Flood Zone 2 and 3. However, the Government's assessment of long-term flood risk suggests that the site is at a Very Low chance of flooding from rivers or sea and a Very Low chance of flooding from surface water.



The Dorset Council Local Plan is currently in the Regulation 18, consultation stage of the Local Plan. Following a public consultation undertaken in late 2025, the Council is currently in the process of reviewing and analysing the representations received, which will inform the preparation of the next draft of the Plan.

At present, the site is not identified or allocated for development within either the adopted West Dorset District Local Plan or any emerging policy framework. It is considered that as a brownfield site, current planning policies would support a redevelopment.

TECHNICAL

We understand that there is gas, electricity, water, mains sewers and Broadband that connects the site however, prospective purchasers must satisfy themselves that there is sufficient capacity available. Further information regarding title, floorplans, topography, trees, asbestos, flood risk, etc can be found in the Data Room.

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FURTHER INFORMATION

TENURE

The freehold of this site is for sale with vacant possession.

VIEWINGS

Viewings are strictly by appointment through the sole agents, Avison Young. The property is still occupied for school purposes and on safeguarding grounds, viewings **must** be accompanied.

There will be no ad hoc or unscheduled access to the site and viewings will be conducted in the presence of and accompanied by Avison Young. Please contact us to book a viewing.

VAT

The site is not elected for VAT.

METHOD OF SALE

Unconditional Offers for the site are invited, however Subject to Planning bids will also be considered.

LEGAL AND PROFESSIONAL COSTS

Parties will be responsible for their own legal and professional costs.

ENQUIRIES

All enquiries should be directed to **Avison Young**, Sole Agents, using the details overleaf. The vendor reserves the right to not accept the highest nor any offer.



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To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Subject to Contract.
July 2026

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