On Behalf of The Joint Administrators of Ruthin Education Limited



For Sale

Available as a Whole or Individual Titles

Ruthin School Estate

Mold Road, Ruthin, LL15 1EE

Sanderson Weatherall

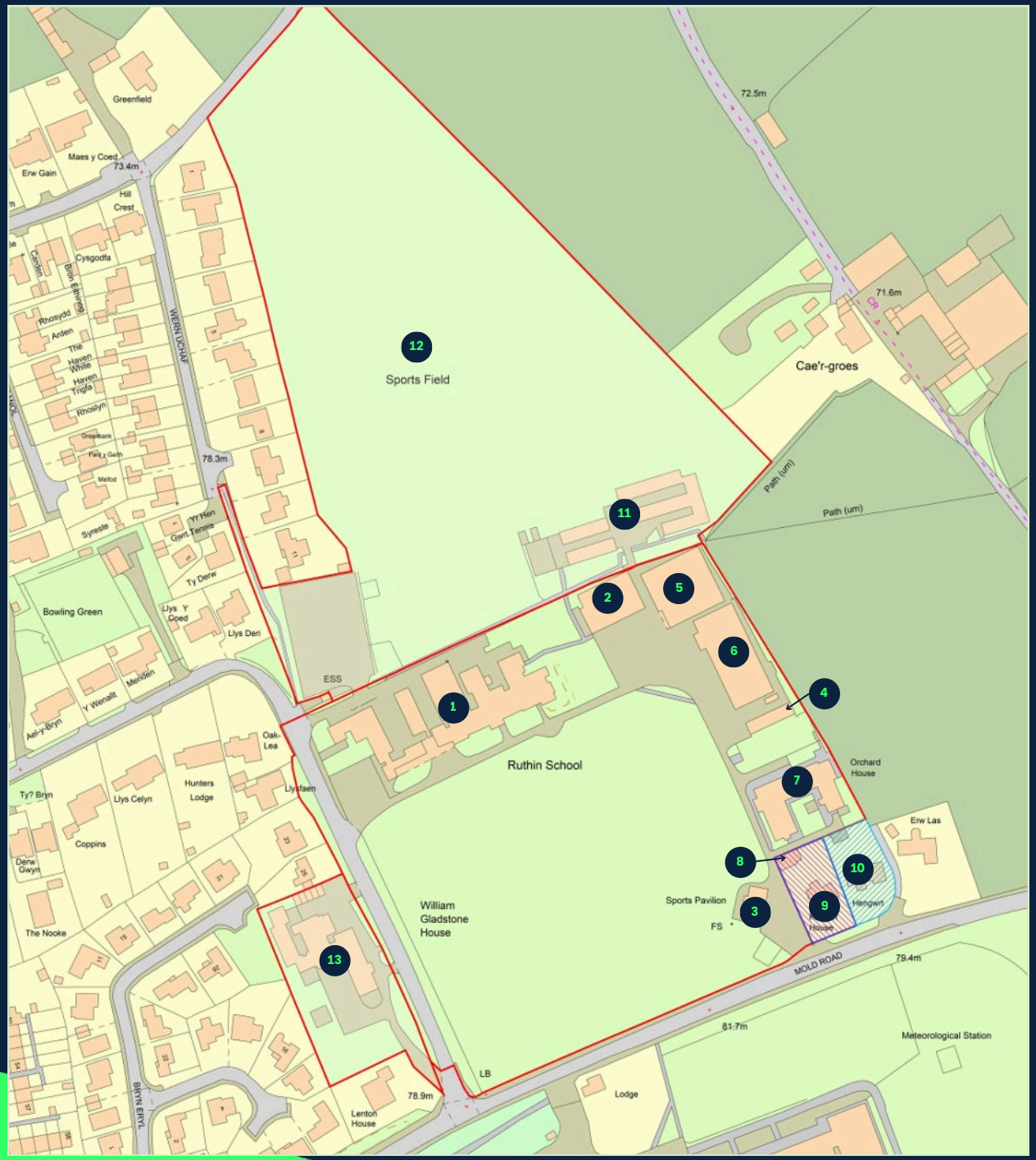
Summary

"Ruthin School is a historic co-educational day and boarding school in North Wales, founded in 1284 and renowned for its strong academic tradition and set within the picturesque town of Ruthin".

Rare opportunity to acquire an extensive educational campus set within substantial grounds.

- Comprising the main school building, dining hall, science block, additional classroom accommodation, sports hall, storage facilities, boarding houses, sports pitches and adjoining agricultural land.
- Held across seven separate titles.
- Flexible acquisition opportunity, available as a whole or in individual lots.





1. Main Building (Comprising Ruthin School, Ellis House and Wynne House)
2. Science Block
3. The Pavillion
4. CCF Building
5. Dining Hall
6. Sports Centre
7. Trevor House
8. Laundry Building
9. Kenyon House
10. Hengwrt
11. PC Labs & Classrooms
12. Sports Field
13. Gladstone House
14. Goodman House*
15. Agricultural Land*

* See Separate Plan

Held **Freehold** under Land Registry Title Number **WA963420**
Extends to **3.747 Hectares (9.259 Acres)**

1 Main Building

The campus is centred around an impressive Grade II listed main building dating from the 1850s, comprising a series of interconnected structures of traditional construction. The property features a combination of stone, brick and rendered elevations beneath pitched slate roofs, reflecting its historic character and architectural significance.

Internally, the building provides a range of accommodation including a reception area, administrative offices, reception rooms and boarding facilities. The residential provision comprises two boarding houses: Wynne House, which remains in active use, and the former Ellis House, currently utilised for storage and offering potential for alternative uses, subject to the necessary consents.
Occupying an extensive campus setting, the estate has evolved over time through a number of sympathetic extensions, creating a diverse mix of educational, residential and ancillary accommodation. These additions provide further boarding facilities, teaching spaces and residential apartments, complementing the original historic structure.

The combination of an established campus environment, significant historic architecture and a broad range of educational and residential facilities presents a distinctive property of considerable scale, character and versatility.



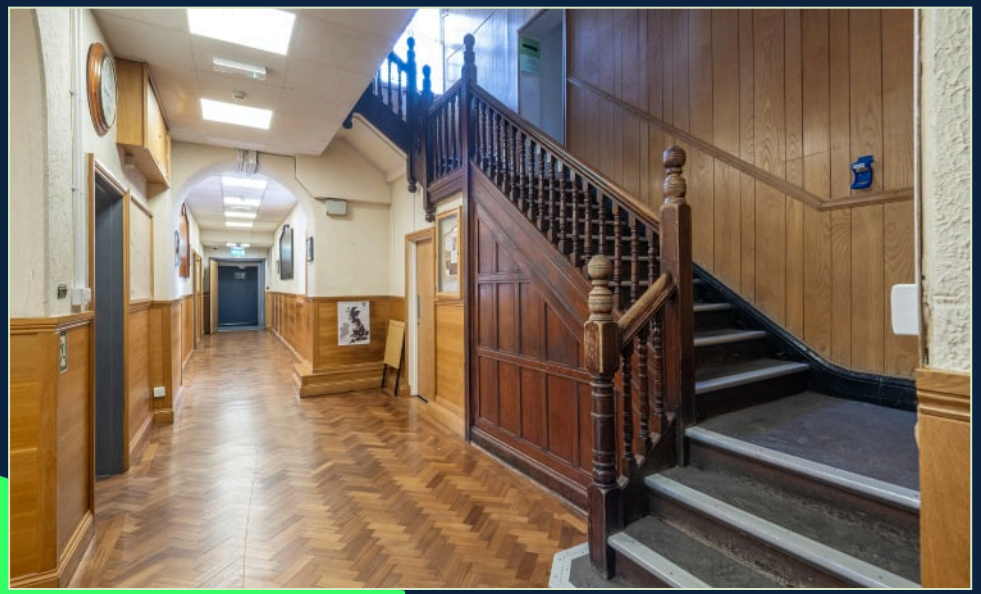
The combination of an established campus environment, significant historic architecture and a broad range of educational and residential facilities presents a distinctive property of considerable scale, character and versatility.

The main school campus has a Rateable Value of £116,000.

Take me Back to Map









Take me Back to Map

2 Science Block

The Science Block comprises a modern two-storey building with rendered elevations, a flat roof and double-glazed windows. The accommodation provides a range of well-appointed teaching laboratories and classrooms, each fitted with laboratory benches and associated scientific equipment to support practical learning and experimentation. The building offers dedicated specialist teaching space and forms an integral part of the wider campus facilities.







Take me Back to Map

3 The Pavillion

A detached two-storey building historically used as a cricket pavilion and war memorial constructed in a traditional style beneath a pitched tiled roof, the building contributes to the overall character of the estate.

The building is primarily utilised for storage purposes



4 CCF Building

The property includes a single-storey ancillary building of blockwork construction situated beneath a pitched corrugated roof. The building primarily provides storage accommodation for school equipment and belongings, offering practical support space for the wider campus.

To the front of the building is a separate self-contained room with its own independent access and double-glazed windows. Currently utilised as a music room, this space provides flexible accommodation suitable for teaching, practice or a variety of alternative educational and administrative uses.



Take me Back to Map

5 Dining Hall

Constructed in 2018, the Dining Hall provides a contemporary catering and social facility comprising a fully fitted modern canteen and spacious dining hall, complemented by a first-floor café and dedicated student breakout area.

Of steel frame construction with traditional stone and glazed cladding, the property combines modern design with materials that complement the wider campus setting. Extensive floor-to-ceiling glazing to the rear elevation maximises natural light and provides an open, welcoming environment for students and staff. The building benefits from lift access, ensuring convenient access to all levels.







Take me Back to Map

6 Sports Centre

Constructed in 2006, the Sports Hall is a substantial purpose-built facility of modern steel frame construction, featuring brick and blockwork elevations beneath a distinctive curved steel sheet-clad roof. It provides a versatile indoor sports and recreational environment, supported by a range of ancillary accommodation including a dedicated teachers' office, male and female changing rooms, shower facilities and associated storage areas.







Take me Back to Map

7 Trevor House

The accommodation comprises 23 modern en-suite bedrooms, complemented by a ground-floor office, communal kitchen and breakout space, together with a spacious first-floor residents' lounge.

In addition, the property provides a substantial two-storey Housemasters accommodation, offering ancillary residential space. The residence provides four bedrooms, together with a well-appointed kitchen, dining room and lounge, creating a spacious and self-contained family home within the campus setting.







Take me Back to Map

Held **Freehold** under Land Registry Title Number **WA845189**
Extends to **0.091 Hectares (0.224 Acres)**

8 Laundry Building

A characterful two-storey brick-built property with an attractive pitched slate roof, currently providing dedicated laundry and drying facilities serving the school. The building offers traditional architectural appeal and forms an established part of the wider estate.



9 Kenyon House

This attractive modern two-storey detached residence offers spacious and well-appointed family accommodation, featuring five generous double bedrooms. Constructed in traditional brick beneath a pitched tiled roof, the property combines contemporary design with practical family living.

The home benefits from a private driveway providing ample off-road parking to the front, complemented by attractive landscaped gardens that enhance its kerb appeal. To the rear, beautifully maintained outdoor space provides the ideal setting for relaxation, entertaining, and family activities.

The property is assessed for Council Tax purposes as Band D with £1,872.37 pa payable in the 2026 / 2027 period.



Take me Back to Map

Held **Freehold** under Land Registry Title Number **WA847116**
Extends to **0.089 Hectares (0.221 Acres)**

10 Hengwrt

A modern, detached two-storey residence offering six spacious double bedrooms and an integral double garage. Constructed in attractive brick elevations beneath a pitched tiled roof, the property benefits from a private driveway providing off-road parking to the front, while the rear gardens enjoy a pleasant backdrop adjoining the school grounds.

The property is assessed for Council Tax purposes as Band G with £3,120.62 pa payable in the 2026 / 2027 period.







Take me Back to Map

Held **Freehold** under Land Registry Title Number **WA963422**
Extends to **3.885 Hectares (9.6 Acres)**

11 PC Labs & Classrooms

12 Sports Field

To the rear of the main school lies an extensive area of playing fields spanning circa 9 acres, offering excellent outdoor recreational and sporting opportunities. Adjacent to this is a substantial surfaced parking area, formerly used as tennis courts, providing versatile space for a range of potential uses. The site also benefits from a number of temporary buildings that have previously been utilised as classrooms, offering additional accommodation and flexibility. An electricity substation is located to the south of the car park and is accessed via an existing right of way.







Take me Back to Map

Held **Freehold** under Land Registry Title Number **WA836211**
Extends to **0.377 Hectares (0.933 Acres)**

13 Gladstone House

Originally serving as a police station, this characterful property has evolved through a number of uses, including a care home, before being acquired by the school as a dedicated boarding house. Constructed in traditional brick beneath a pitched roof, the building combines period character with practical, well-established accommodation.

The property benefits from its own private access road and dedicated on-site parking for approximately 10 vehicles. Internally, it offers around 37 bedrooms, complemented by a range of supporting facilities including offices, shower rooms, kitchens, and comfortable communal TV and recreation areas, providing a well-equipped residential environment.

The property is assessed for Council Tax purposes as Band I with £4,368.86 pa payable in the 2026 / 2027 period.





Take me Back to Map

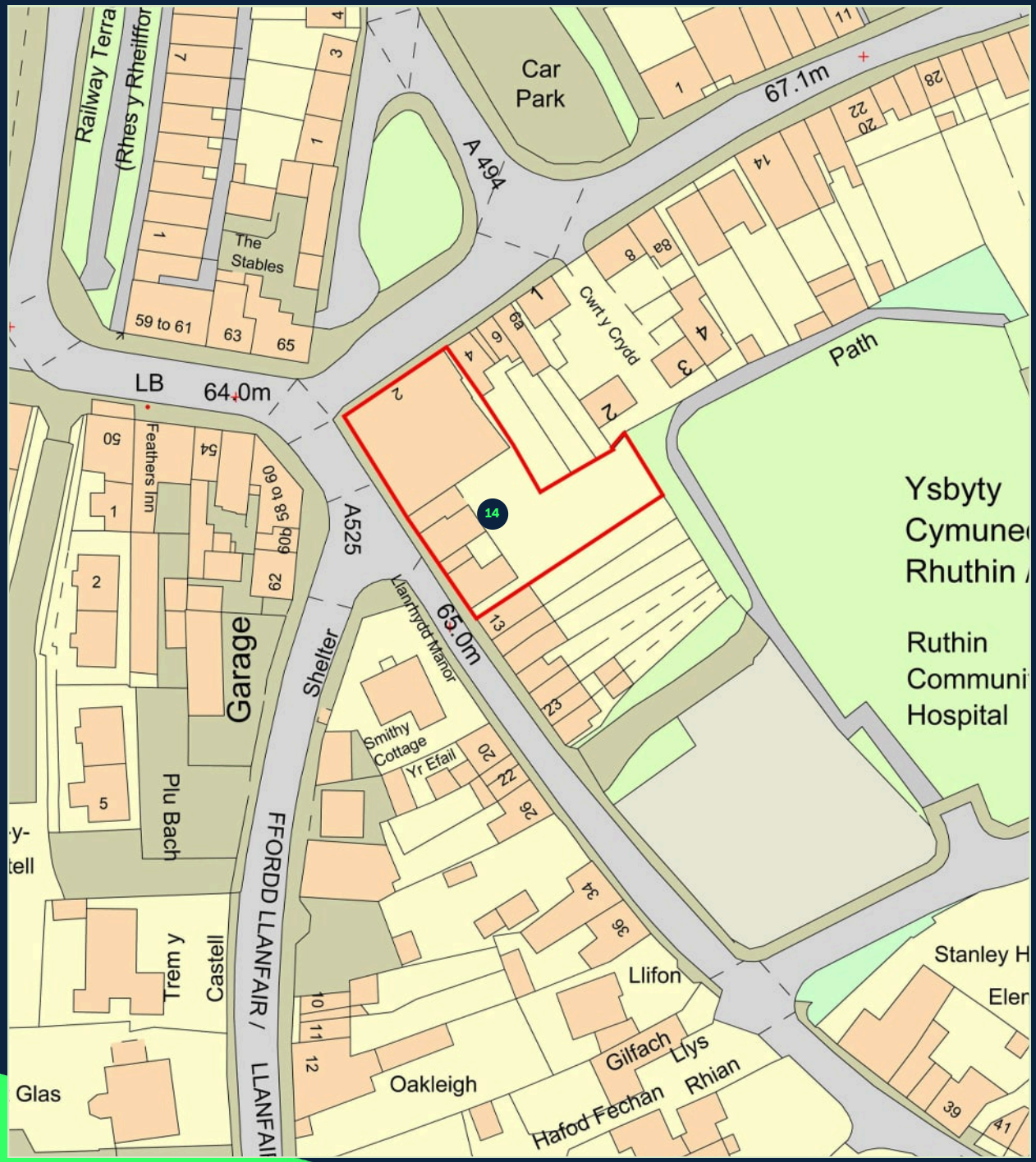








Take me Back to Map



Held **Freehold** under Land Registry Title Number **WA585898** and **WA917489**
Extends to **0.102 Hectares (0.251 Acres)**

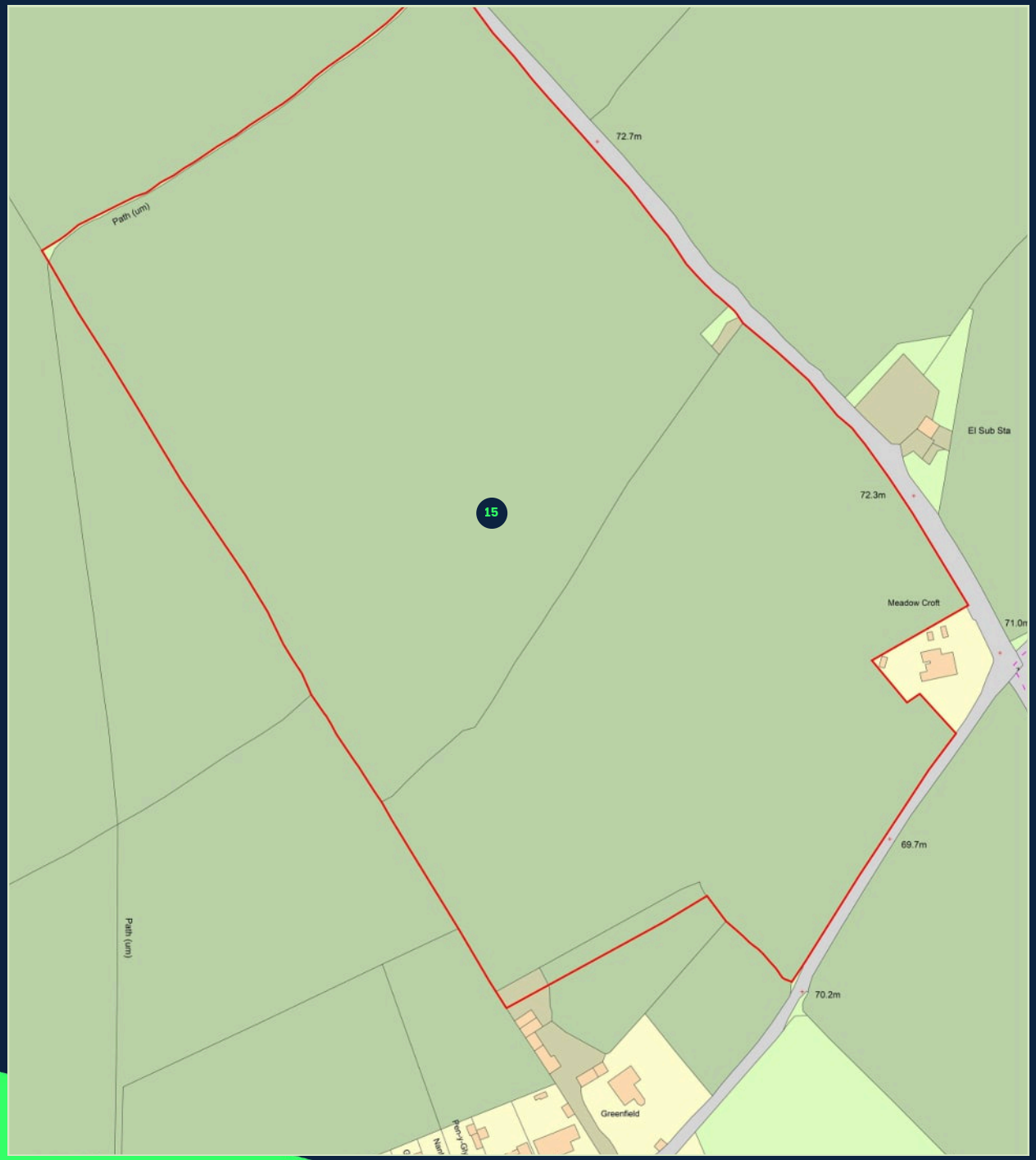
14 Goodman House

Located circa 0.3 miles from the main school campus, this characterful property was originally Ye Old Anchor Pub and Guesthouse before being converted into off-site boarding accommodation for the School. Following its acquisition in 2010, the building underwent an extensive refurbishment, creating modern boarding facilities alongside a spacious three-bedroom Housemaster's residence. The accommodation offers 30 en-suite student bedrooms complemented by kitchen /dining facilities and a communal lounge. Externally, the property benefits from a private enclosed garden serving the Housemaster's dwelling, together with a yard and dedicated parking area.



Goodman House, Rhos Street, Ruthin, LL15 1DY

Take me Back to Map



Held **Freehold** under Land Registry
Title Number **CYM145018**
Extends to **9.891 Hectares (24.44 Acres)**

15 Agricultural Land

To the rear of the playing fields lies a substantial additional parcel of agricultural land owned by the school, extending to approximately 24.44 acres. The land is currently farmed under an occupational agreement, which is understood to be terminable upon 12 months' notice, presenting significant future potential and flexibility for a range of uses, subject to the necessary consents.



Take me Back to Map

Accommodation

Please be advised that we are currently undertaking a full measured survey of the property, however, due to the nature of the properties the following floor areas may be subject to change.

Description	Sq M	Sq Ft
Sports Hall	768	8,268
Dining Hall	673	7,245
Laundry Building	106	1,139
The Pavillion	118	1,271
Science Block	945	10,169
Portacabins	1,008	10,850
CCF Building	131	1,415
Main Building Ground Floor	1,641	17,667
Main Building First Floor	1,355	14,585
Main Building Second Floor	258	2,780
Trevor Building Ground Floor	566	6,092
Trevor Building First Floor	571	6,151

Description	Sq M	Sq Ft
Goodman Building Ground Floor	539	5,799
Goodman Building First Floor	401	4,314
Goodman Building Second Floor	101	1,089
Gladstone House Ground Floor	664	7,142
Gladstone House First Floor	508	5,473
Gladstone House Parent House	678	7,298
Hengwrt	272	2,928
Kenyon House	222	2,390



Take me Back to Map

Planning

Interested parties should make their own enquiries of Denbighshire County Council in relation to the planning history for the subject property and any potential change of use / redevelopment opportunities.

Website: www.denbighsire.gov.uk
Email: planning@denbighshire.gov.uk
Tel: 01824 706 727 / 01824 706 000

Method of Sale

The estate is available as a whole lot and offers may be considered for the seperate titles .

Price on Application

Offers will be considered on both conditional and unconditional basis subject to contract

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 incurred in the transaction.

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/s.

Further Information

Access to a dataroom is available upon request to maria.ashton@sw.co.uk.



Take me Back to Map

Sanderson Weatherall

Viewings

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

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

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



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

Certified B Corporation

sw.co.uk

August 2026