

**fisher
german**

All Nations Christian College

Ware, Hertfordshire





Welcome to
All Nations Christian College

Easneye, Ware, Hertfordshire, SG12 8LX

An historic college campus with alternative use potential
(subject to contract and planning)



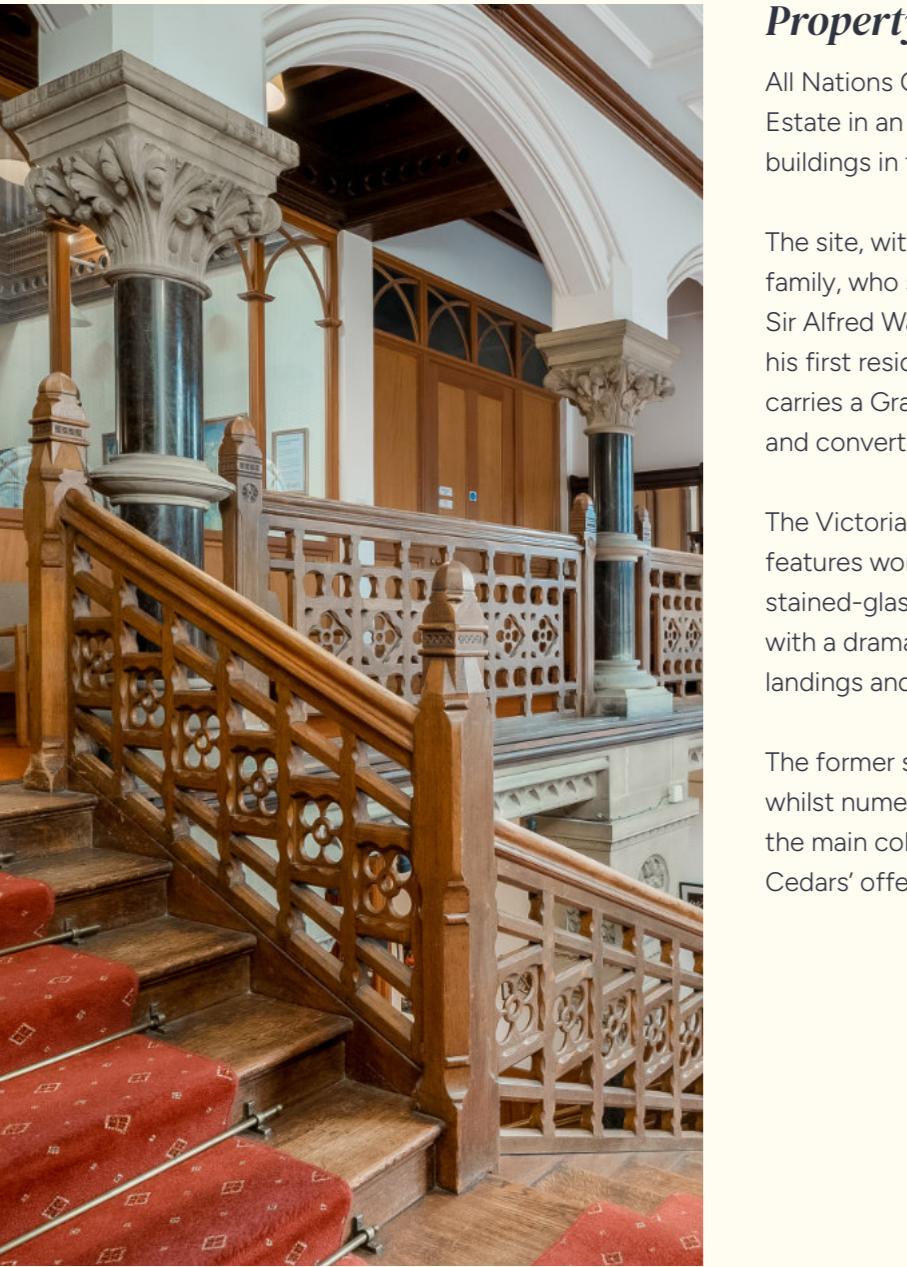


All Nations Christian College

- A wonderful collection of period buildings and later properties
- Total gross floor area of approximately 7,784 sq m (83,776 sq ft)
- Splendid Grade II and Grade II* Listed principal buildings with captivating architecture and interior features
- Extensive accommodation to include conference rooms, teaching spaces, library, theatre, kitchens, dining areas and offices plus extensive residential accommodation for pupils and staff
- Private, tranquil rural setting with mature wooded surroundings
- Extensive gardens, sports fields, woodland, car parks and long drive approach
- Investment, development and change of use opportunities (subject to contract and planning)
- About 6.29 hectares (15.54 acres)

Building	Sq ft	Sq m
Easneye House	33,661	3,127
The Stables	6,008	558
Coach House	3,942	366
Ash Centre	6,434	601
Maple Hall	5,148	478
Oak House	14,977	1,391
Allen Building	3,023	281
Games Room	1,953	181
Outbuildings	3,112	289
Beech Mews	1,550	144
Oak Tree Cottages	2,243	208
The Cedars	1,725	160
Total	83,776	7,784





Property Summary

All Nations Christian College is situated on a site of approximately 15 acres surrounded by the Easneye Estate in an attractive rural part of Hertfordshire. The site consists of a mixture of listed Victorian buildings in the Gothic Revival style and more recent buildings built primarily in the 1970s and 80s.

The site, with its original Victorian buildings, was purchased by the College in 1970 from the Buxton family, who still own and farm the surrounding Easneye Estate. The original buildings were designed by Sir Alfred Waterhouse, a prolific 19th Century architect of some note. Easneye House is reputed to be his first residential commission. Given its providence and architectural importance, Easneye House carries a Grade II* listing, whilst other important period buildings on site such as the former Stables and converted Coach House carry a Grade II Listing.

The Victorian mansion at the centre of the site provides an elegant focal point to the campus and features wonderful architecture with tall gables, impressive chimney stacks, ornate brickwork and stained-glass windows. Inside are grand former reception rooms and the magnificent reception hall with a dramatic oak staircase. Of particular note on the upper floors is the large atrium with galleried landings and crowned by a stained-glass lantern.

The former stables and coach house have been converted to offices and residential accommodation whilst numerous other buildings are in a variety of uses and offer flexibility of future use. In addition to the main college buildings there are a range of useful outbuildings plus 'Oak Tree Cottages' and 'The Cedars' offering outlying residential accommodation.



Easneye Hall



Sycamore Hall

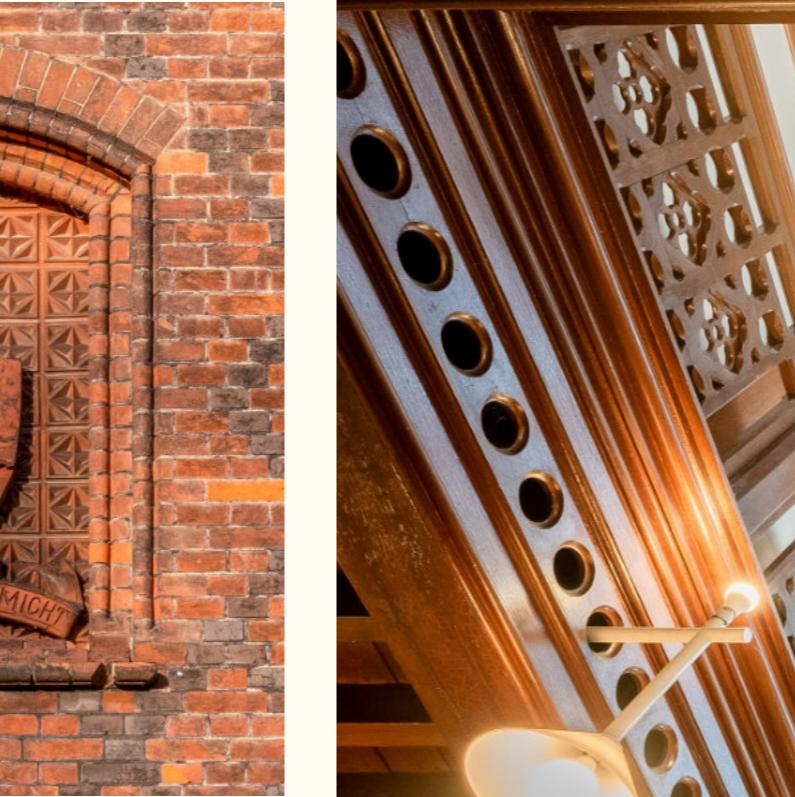


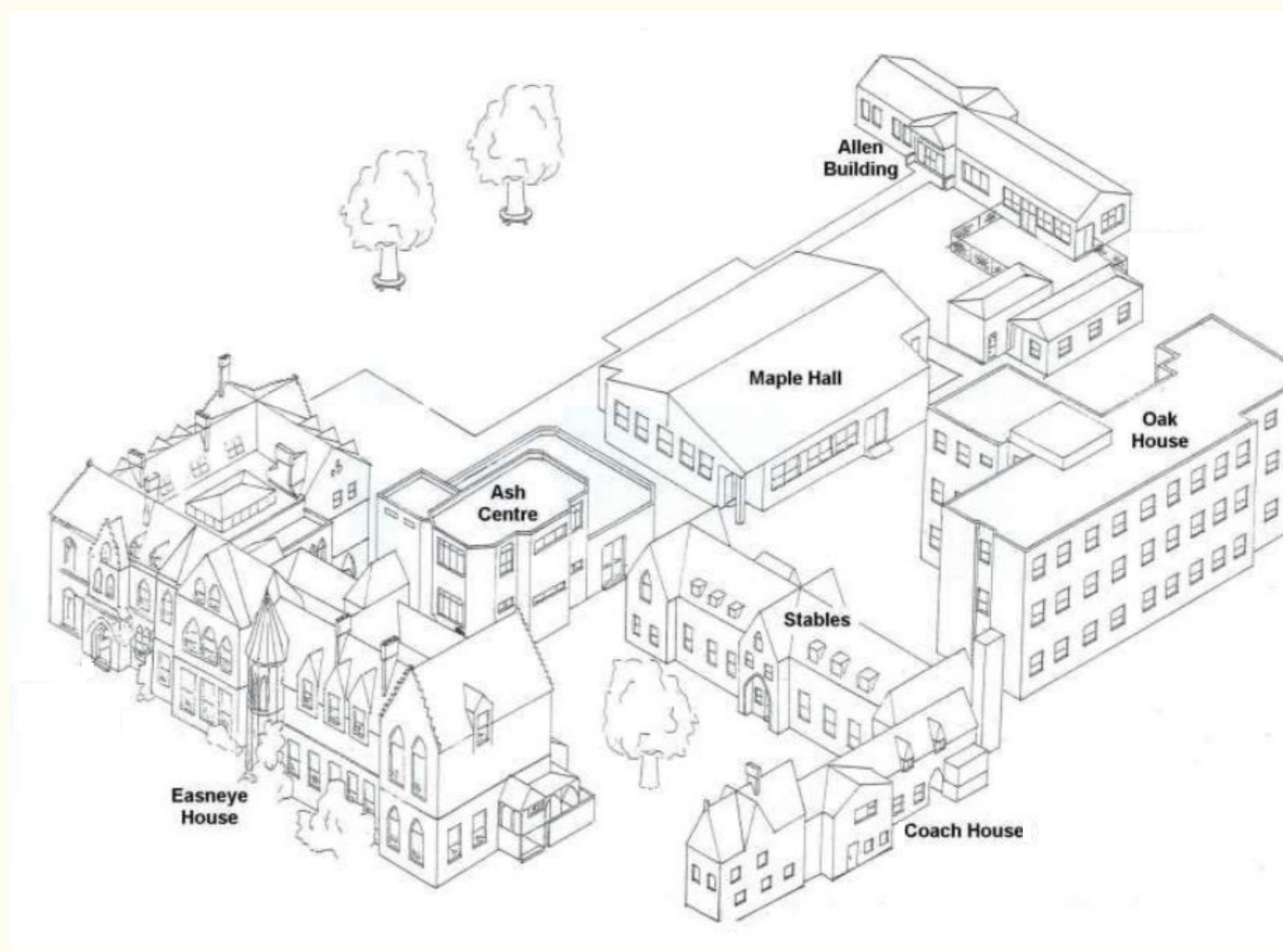
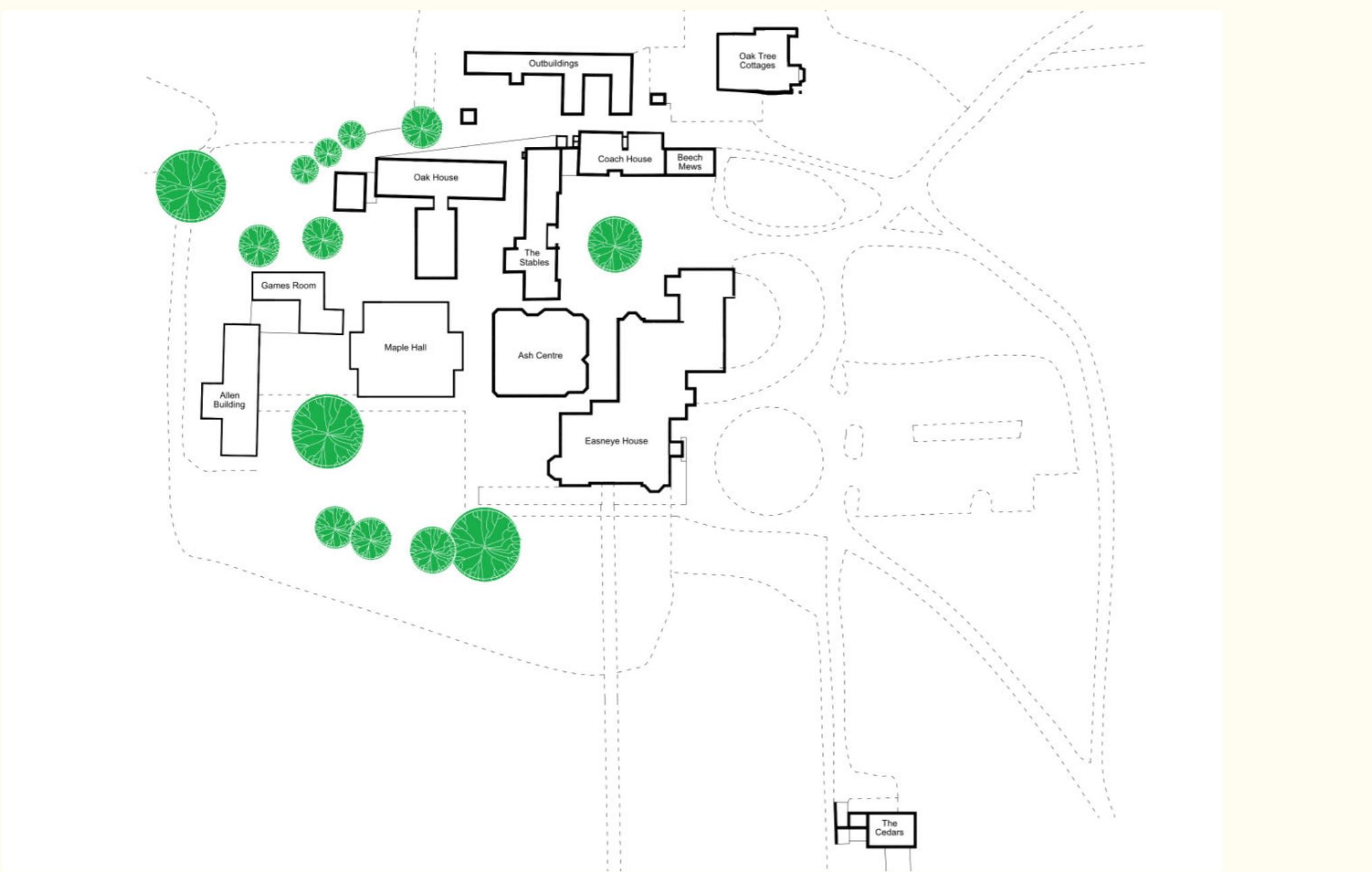
Chris Wright Hall

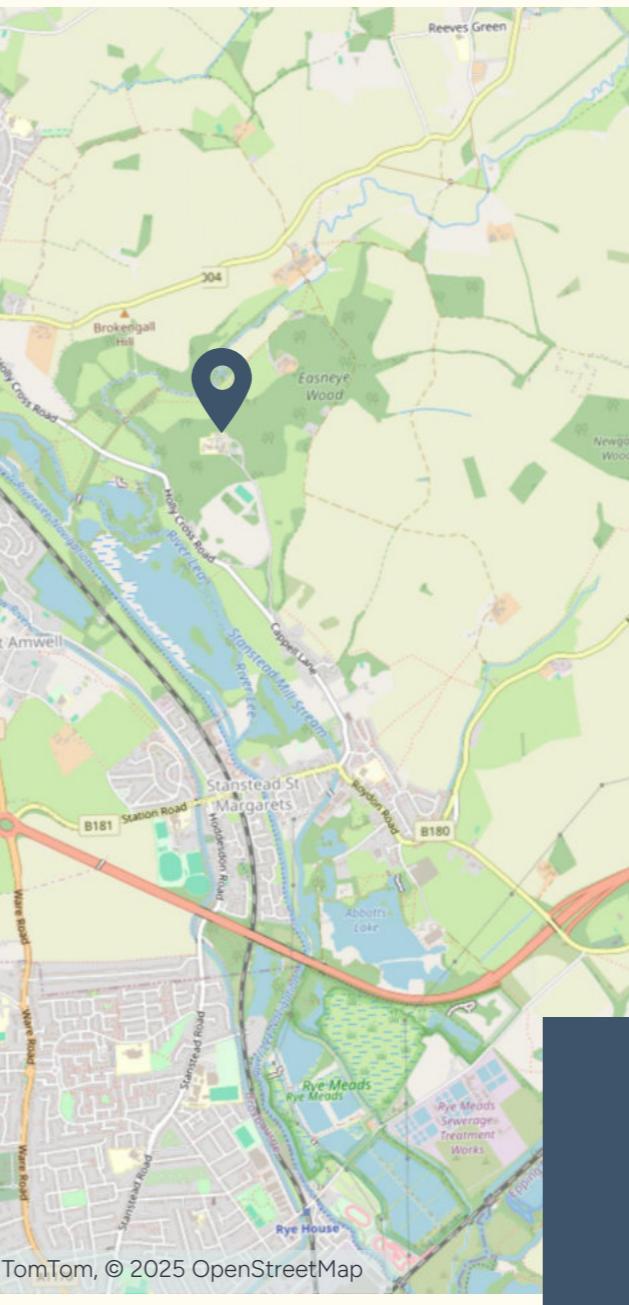


Maple Hall

Easneye House







Situation

Nestled in the heart of the Hertfordshire countryside, All Nations Christian College has for decades been a peaceful and inspiring setting for learning, reflection, and community. Located on the beautiful Easneye Estate, just outside the historic market town of Ware, the college is surrounded by rolling parkland and mature woodlands.

Despite its tranquil rural setting, the property enjoys excellent transport connections. It is 2.6 miles to the A10, which leads north to Cambridge (33 miles distant) and south into Central London (about 35 miles away) and it is just under 10 miles to Junction 25 of the M25 Motorway. Stansted Airport is about 19 miles away. It is less than 2 miles to St Margaret's railway station where direct trains to London Waterloo take from 31 minutes.

Travel distances

Ware - 2.3 miles

Stevenage - 13 miles

Chelmsford - 25 miles

Cambridge - 33 miles

Central London - 35 miles

Nearest stations

St Margaret's - 1.5 miles

Ware - 2.5 miles

Stevenage - 13 miles

Chelmsford - 25 miles

Cambridge - 33 miles

Central London - 35 miles

Stansted Airport - 9 miles

Fixtures and fittings

All fixtures and fittings, garden statuary, machinery etc. whether mentioned or not in these particulars are excluded from the sale but some may be available by separate negotiation.

Data room

Interested parties may gain detailed information in relation to the property on request. Please contact the selling agent for access details.

Services

We understand that mains water, gas and electricity are connected.

None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

Tenure and possession

All Nations Christian College is for sale Freehold with vacant possession on completion.

Method of sale

The property is offered for sale by Private Treaty.

Local Authority

East Herts District Council.

Public rights of way, wayleaves and easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not. We understand there are no public rights of way that cross the property.

Planning

Information regarding planning and current use/designations is available in the data room.

Solicitors

Anthony Collins, 134 Edmund Street, Birmingham B3 2ES. Tel 0121 200 3242.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated, all prices and quoted are exclusively of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Anti Money Laundering Regulations (AML)

In accordance with Anti Money Laundering Regulations (AML), we are required to request forms of identification and carry out due diligence on any parties connected to a successful offer. Should an offer be made on behalf of a business/company, AML due diligence will also be necessary. Proof/source of funding must be supplied, prior to offer acceptance.

Plans and boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

Strictly by appointment through Fisher German LLP as sole selling agents:

Bedford Office

Tel: 01234 639444

Email:

BedfordCommercial@fishergerman.co.uk

London Office

Tel: 020 7870 7799

Email:

ncat@fishergerman.co.uk

Directions

Postcode – SG12 8LX

what3words – ///port.books.rise



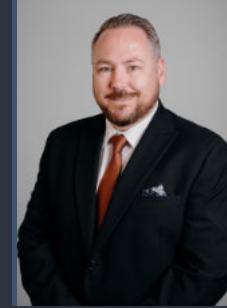
Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of the joint agents or otherwise. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on them in the particulars. 2. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 3. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 4. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated January 2026. Photographs dated November 2025.



London Office
Tel: 020 7870 7799
Email: ncat@fishergerman.co.uk

Stuart Flint



Bedford Office
Tel: 01234 639444
Email: bedfordcommercial@fishergerman.co.uk

Mathew Brandon

All Nations Christian College

Easneye, Ware, Hertfordshire, SG12 8LX