



Historic Grade I Listed Former School Estate with Registered Park & Garden

# Barlborough Hall School

Park Street, Barlborough, Chesterfield S43 4ES

# Executive Summary

Barlborough Hall School is a historic Grade I listed Elizabethan hall set within mature parkland and landscaped grounds on the edge of Barlborough village, Derbyshire. The estate presents an exceptional opportunity for purchasers to re-imagine this nationally significant property - whether for continued educational use or a variety of alternative uses, subject to planning and heritage consents.

## Key Details

- **Approximate Site Area:** 21.14 acres (8.55 ha).
- **Approximate Building GIA:** 3,997.40 sq m (43,028.00 sq ft).
- **Heritage Designations:** Grade I listed Elizabethan Hall; Grade II\* and Grade II ancillary buildings; Registered Park & Garden; Conservation Area; Green Belt.
- **Tenure:** Freehold (Title DY427795).
- **Adjoining Land:** The adjoining agricultural land, woodland and Butcherlawn Pond are being sold separately (STC). This area includes agricultural land held on an Agricultural Holdings Act tenancy, the pond subject to a fishing agreement with Barlborough Angling Club and playing fields let to the Parish Council.
- **Sale Basis:** Offered for sale by informal tender, subject to contract.

**Related Opportunity:** Mount St Mary's College, Spinkhill (c. 80.69 acres; former senior school with boarding and sports facilities) is being marketed separately. Please contact the sole agents for further information.



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# Location & Connectivity

Barlborough Hall School is situated in Barlborough, Chesterfield, Derbyshire, with excellent regional connectivity. The M1 (Junction 30) is within easy reach, providing access north to Sheffield and Leeds and south towards Nottingham and London. Nearby towns include Chesterfield, Worksop and Rotherham, while Sheffield city centre is approximately 10 miles away. Rail services from Chesterfield and Sheffield provide direct connections to London St Pancras and other regional hubs. East Midlands Airport and Doncaster Sheffield Airport are both accessible by road within c.1 hour.

**Barlborough Hall School has excellent regional connectivity with M1 J30 within easy reach**



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## History & Description

Constructed in 1583 by Sir Francis Rodes, Barlborough Hall is a fine example of Elizabethan architecture. It was later adapted for school use and is accompanied by Grade II\* and Grade II listed ancillary buildings. The estate is included on Historic England's Register of Parks and Gardens and lies within the Barlborough Conservation Area.

The estate includes classrooms, dining facilities, laboratories, indoor swimming pool, playing fields and tennis courts. The grounds feature sports pitches, woodland and a pond, all forming part of the Registered Park and Garden.

The estate presents a rare opportunity to breathe new life into a landmark property of exceptional heritage value. While the site is protected in planning terms, Historic England and the local authority are generally supportive of proposals that secure a sustainable long-term use, and the existing buildings are well suited to conversion for a variety of alternative uses – such as hotel and leisure, wellness or retreat use, residential, special educational needs, care and later living, or other institutional or charitable purposes, subject to planning and listed building consent.



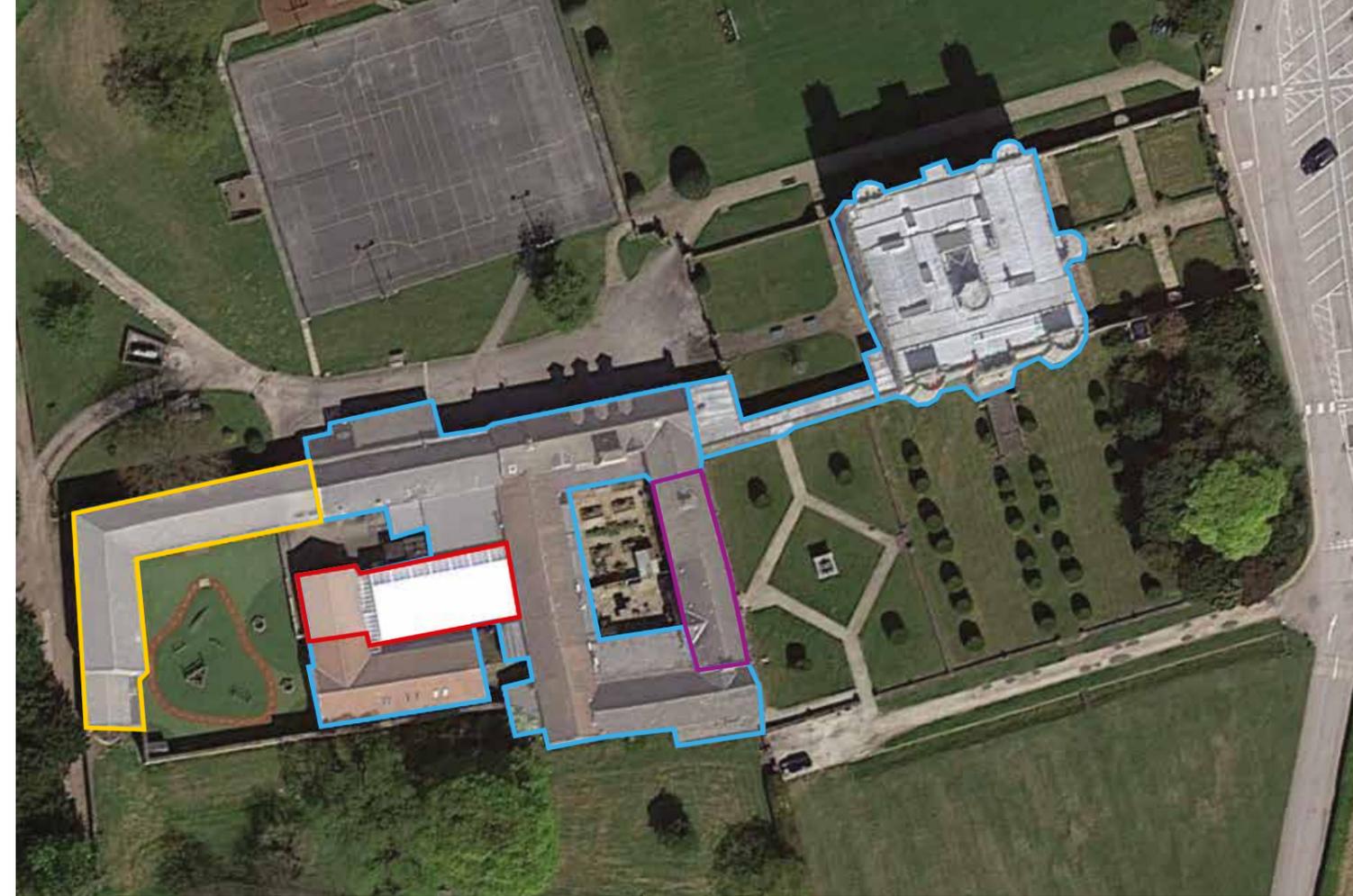
# Accommodation

The estate comprises a substantial range of educational, residential and ancillary buildings, set within extensive landscaped parkland. Full measured floor plans and EPCs are provided in the data room.

The table below provides a breakdown of gross internal floor areas by building.

Accommodation	Floor Area	
	Sq M	Sq Ft
<b>Main School Building</b>		
Ground Floor	1,273.1	13,704
Swimming Pool	196.9	2,119
Headmasters House	204.2	2,198
<b>Nursery Building</b>	<b>590.0</b>	<b>6,351</b>
First Floor	1,171.8	12,613
Second Floor	533.8	5,746
Basement	27.6	297
<b>Total</b>	<b>3,997.40</b>	<b>43,028</b>

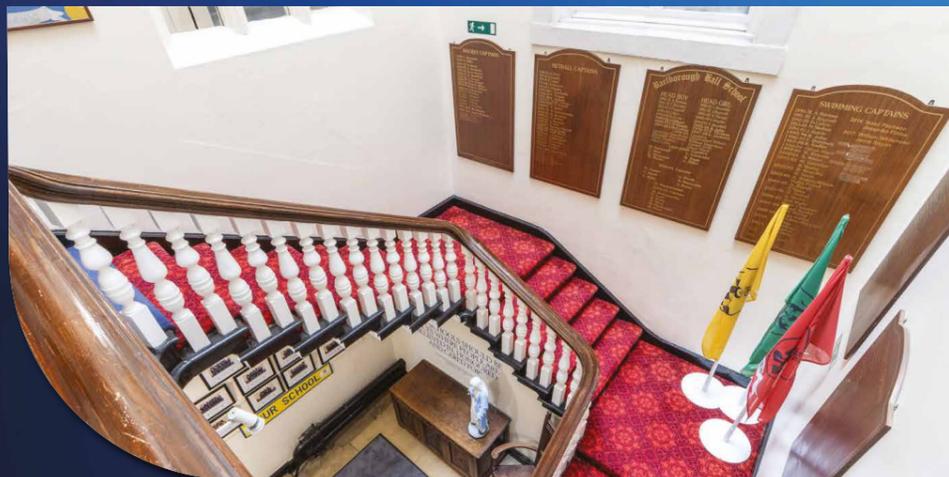
Areas are provided for indicative purposes only and interested parties should satisfy themselves as to their accuracy.



## Site Plan

### Buildings Key

- Main School Building
- Nursery Building
- Swimming Pool and Changing Rooms
- Headmasters House



## Barlborough Hall School

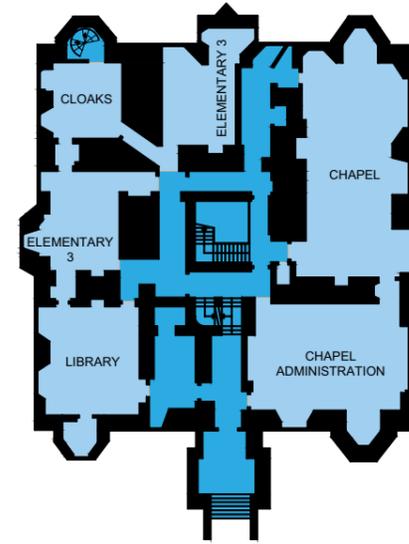
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# Floor Plans

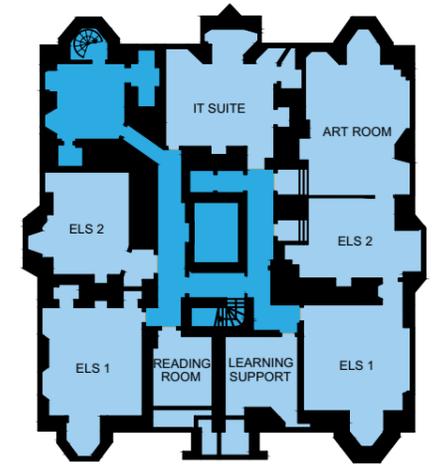


**PRE-PREP FIRST FLOOR**  
335.1 SQ M / 3,607 SQ FT

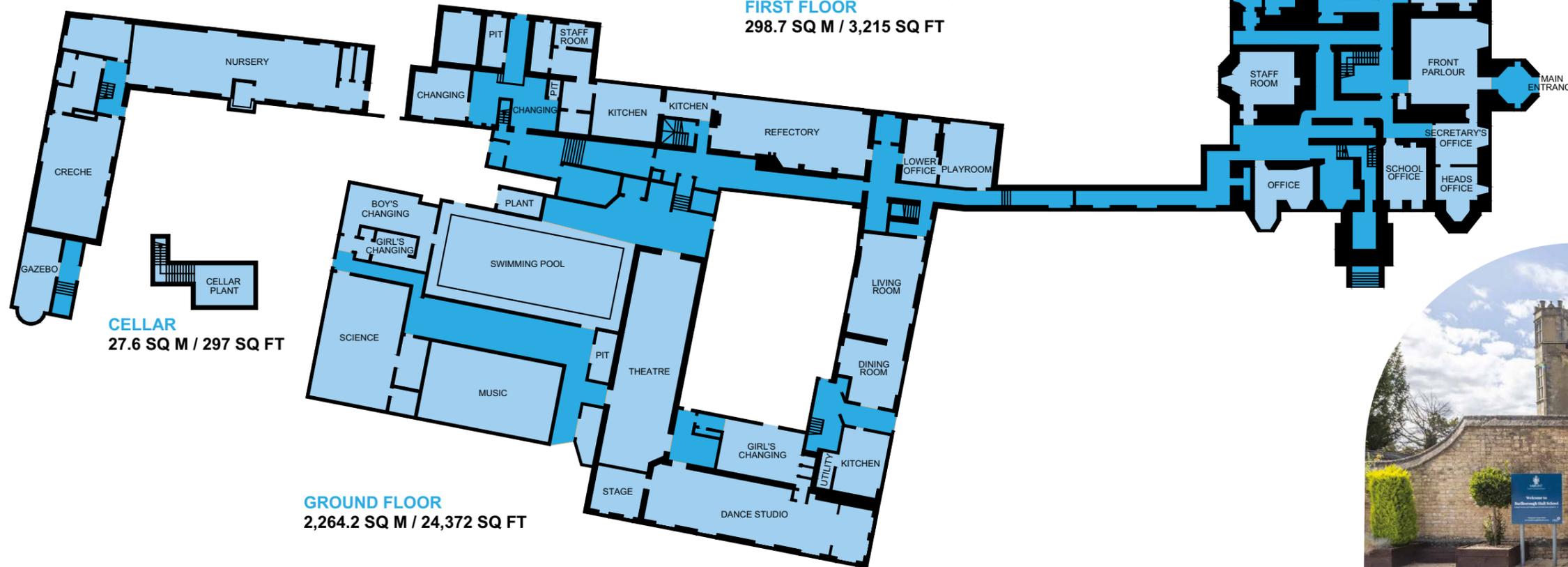
**FIRST FLOOR**  
298.7 SQ M / 3,215 SQ FT



**HALL FIRST FLOOR**  
538.0 SQ M / 5,791 SQ FT



**HALL SECOND FLOOR**  
533.8 SQ M / 5,746 SQ FT



**CELLAR**  
27.6 SQ M / 297 SQ FT

**GROUND FLOOR**  
2,264.2 SQ M / 24,372 SQ FT



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## Planning

The property is within the Green Belt, a Conservation Area and a Grade II Registered Park and Garden, with the Hall itself being Grade I listed. Whilst these designations require sensitive handling, they also enhance the uniqueness of the opportunity, offering scope for purchasers to create a truly distinctive project. A planning statement is provided in the data room.

## Heritage & Conservation

Barlborough Hall is a Grade I listed building, included on Historic England's Heritage at Risk Register. The property has previously benefitted from Historic England grant assistance, and there has been ongoing engagement with both Historic England and Bolsover District Council regarding its maintenance and conservation requirements.

Prospective purchasers should note that the property is subject to the usual statutory controls applicable to listed buildings and conservation areas, and are advised to make their own enquiries of Historic England and/or the local planning authority in respect of any planning matters, future works or heritage considerations.

Historic England have expressed support for the building being brought back into active use and encourage early pre-application discussions. They can be contacted via their Midlands office on 0121 625 6888 for general enquiries or pre-application advice.



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## Tenure & Tenancies

The freehold is held under Title DY427795.

Rights of way exist across parts of the estate, including historic rights noted in title deeds from 1959 and 1982. Purchasers are advised to refer to the data room and the 'summary of title' report for full details.

The property forms part of the Grade II Registered Park and Garden, with the principal hall itself Grade I listed and ancillary buildings Grade II & II\* listed, which has implications for future works and estate management.

Part of the property is temporarily occupied by the former headteacher, subject to a licence agreement.

The adjoining agricultural land, woodland and Butcherlawn Pond (c. 131 acres in total) are being sold separately (STC). This area includes agricultural land let on an Agricultural Holdings Act tenancy, a pond subject to a fishing agreement with Barlborough Angling Club and playing fields let to the Parish Council.

South Lodge - a recently refurbished Grade II Listed period dwelling, historically forming the estate's gatehouse and situated directly adjacent to the main entrance on Park Street - is owned by a third party and may be available by separate negotiation. Further details are available upon request.

Further details on rights of way and occupational agreements are available in the data room.



## Method of Sale

The property is offered for sale by informal tender, subject to contract. A deadline for offers will be confirmed in due course. Unconditional offers are preferred, although conditional proposals may also be considered. Offers should clearly outline the basis of the bid, proof of funding, and proposed timescales.

## Further Information & Data Room

Further information is available within the secure data room, including a planning statement, EPCs, floor plans, title documentation and a Summary of Title.

## VAT, Costs & AML

**VAT:** VAT, if applicable, will be payable at the prevailing rate.

**Costs:** Each party will bear their own legal costs.

**AML:** In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide satisfactory identification and confirmation of funding.

## Mount St Mary's College

Mount St Mary's College, Spinkhill, is also being marketed for sale, with the two estates available either together or as separate lots.

Further details are available from the sole agents.

## Viewings

All inspections are strictly by appointment through the sole agents, Hilco Global Real Estate Advisory.



## Contacts

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