

Former Independent School Campus with Extensive Grounds and Redevelopment Potential

Mount St Mary's College

College Road, Spinkhill, Sheffield S21 3YL



Executive Summary

Mount St Mary's College is a landmark educational campus extending to around 80.69 acres. It offers a wide range of substantial historic and modern buildings together with extensive sports facilities, presenting an exceptional opportunity for continued educational use or for adaptation to alternative uses, subject to planning.

Key Details

- **Approximate Site Area:** 80.69 acres (32.65 hectares)
- **Approximate Building GIA:** 19,080 sq m (205,372 sq ft)
- **Heritage Designations:** Grade II listed Memorial Chapel; Green Belt designation across the site
- **Tenure:** Freehold (Title DY427794), plus two additional detached residences, available subject to separate negotiation
- **Sale Basis:** Offered for sale by informal tender, subject to contract

Related Opportunity: Barlborough Hall School, Barlborough (a former preparatory school centred on a Grade I listed Elizabethan hall) is being marketed separately. Please contact the sole agents for further information.

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Location & Connectivity

Mount St Mary's College is situated in Spinkhill, 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.

Mount St Mary's College has excellent regional connectivity with M1 J30 within easy reach



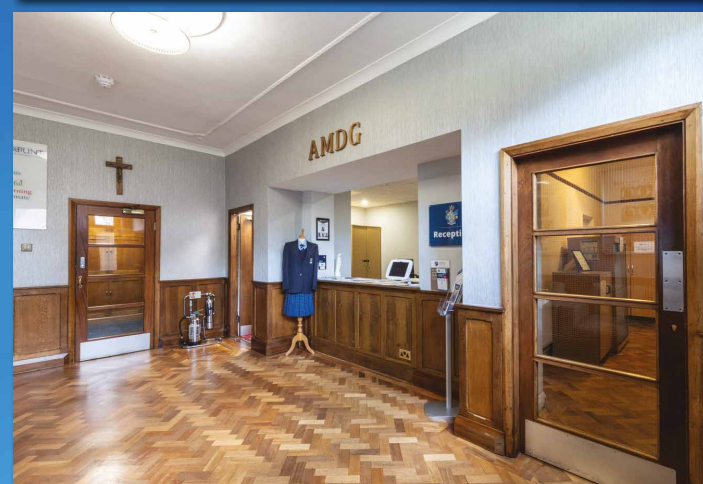
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History & Description

Founded in 1842 by the Society of Jesus, Mount St Mary's College has operated for nearly two centuries as a Jesuit independent school. A focal point of the campus is the Grade II listed Memorial Chapel, designed by renowned architect Adrian Gilbert Scott and built between 1922 and 1924. The wider estate has been developed over time with teaching blocks, boarding houses, staff residences and extensive sports facilities.

The site includes rugby and football pitches, cricket squares, athletics track, astro-turf and tennis courts, together with a sports pavilion and swimming pool. Ancillary buildings include the Headmaster's House, Community House, service buildings and multiple detached and semi-detached residences within the campus.



Accommodation & Site Plan

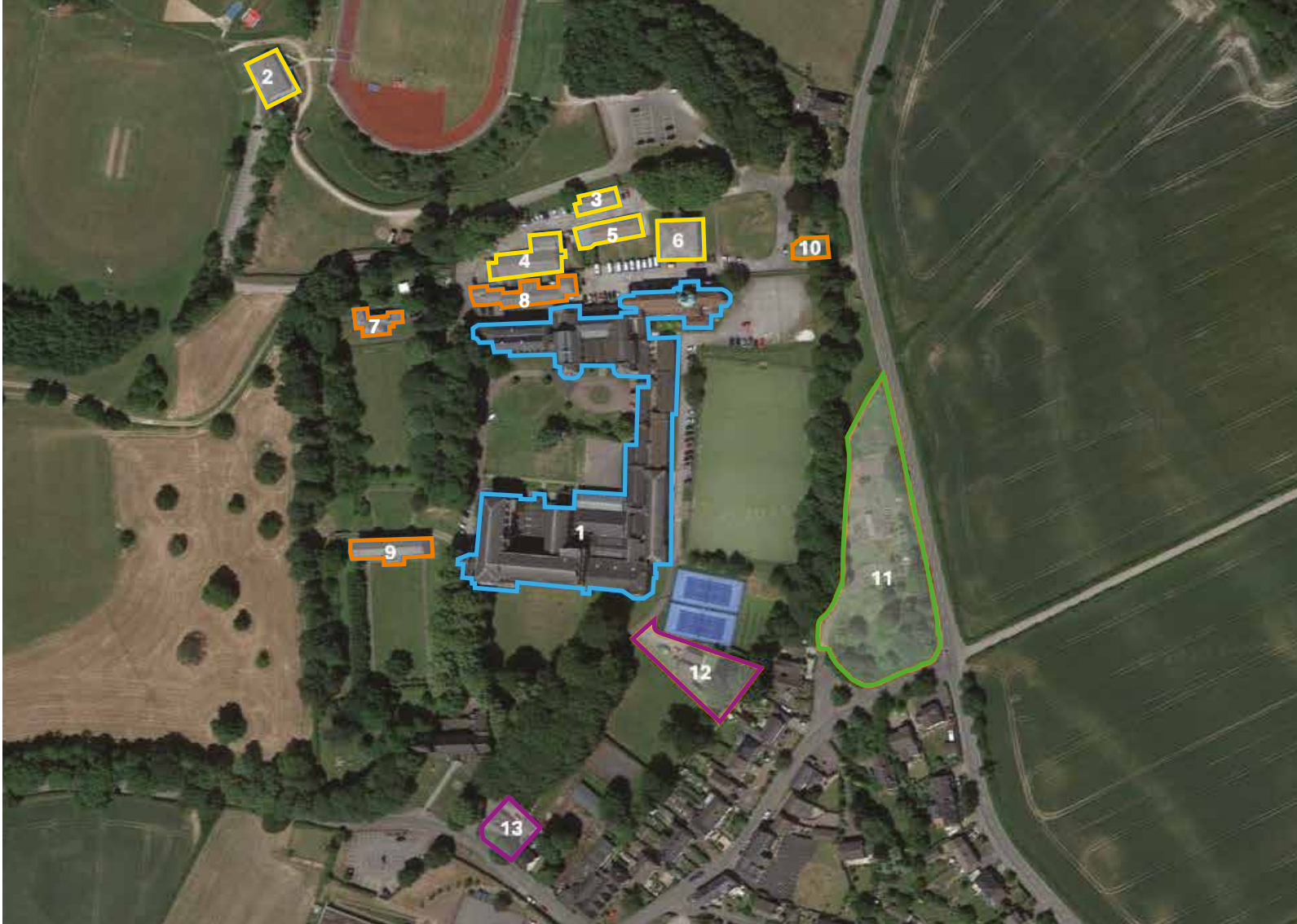
The estate comprises a substantial range of educational, residential and ancillary buildings, set within extensive landscaped parkland. A number of residences are included within the freehold title. Full measured floor plans and EPCs are provided in the data room.

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

Accommodation	Floor Area		Use Notes
	Sq M	Sq Ft	
Main School Building			
Ground Floor	7,522.6	80,972	Includes classrooms, libraries, offices and halls, a Grade II listed chapel, a fitness centre including swimming pool and gym, and also boarding facilities.
First Floor	4,460.6	49,951	
Second Floor	2,321.9	24,993	
Third Floor	1,118.7	12,041	
Total Main Building	15,603.8	167,957	
Other School Buildings			
Loyola (3 storey)	794.7	8,553	Boarding, 21 bedrooms plus two staff flats.
Arrowsmith (2 storey)	390.0	4,197	Boarding, 9 bedrooms plus a staff flat.
Pavilion Building (2 storey)	393.0	4,230	Changing Rooms and Bar facilities.
Laundry	156.3	1,682	
Science Block (2 storey)	634.8	6,832	Classrooms and laboratories.
Female Changing Block	194.2	2,090	
Male Changing Block	500.4	5,386	
Headmasters House	224.0	2,411	Detached residence.
41 College Road	89.0	958	Semi-detached residence.
43 College Road	100.0	1,076	Semi-detached residence.
Overall Total	19,080.2	205,372	

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

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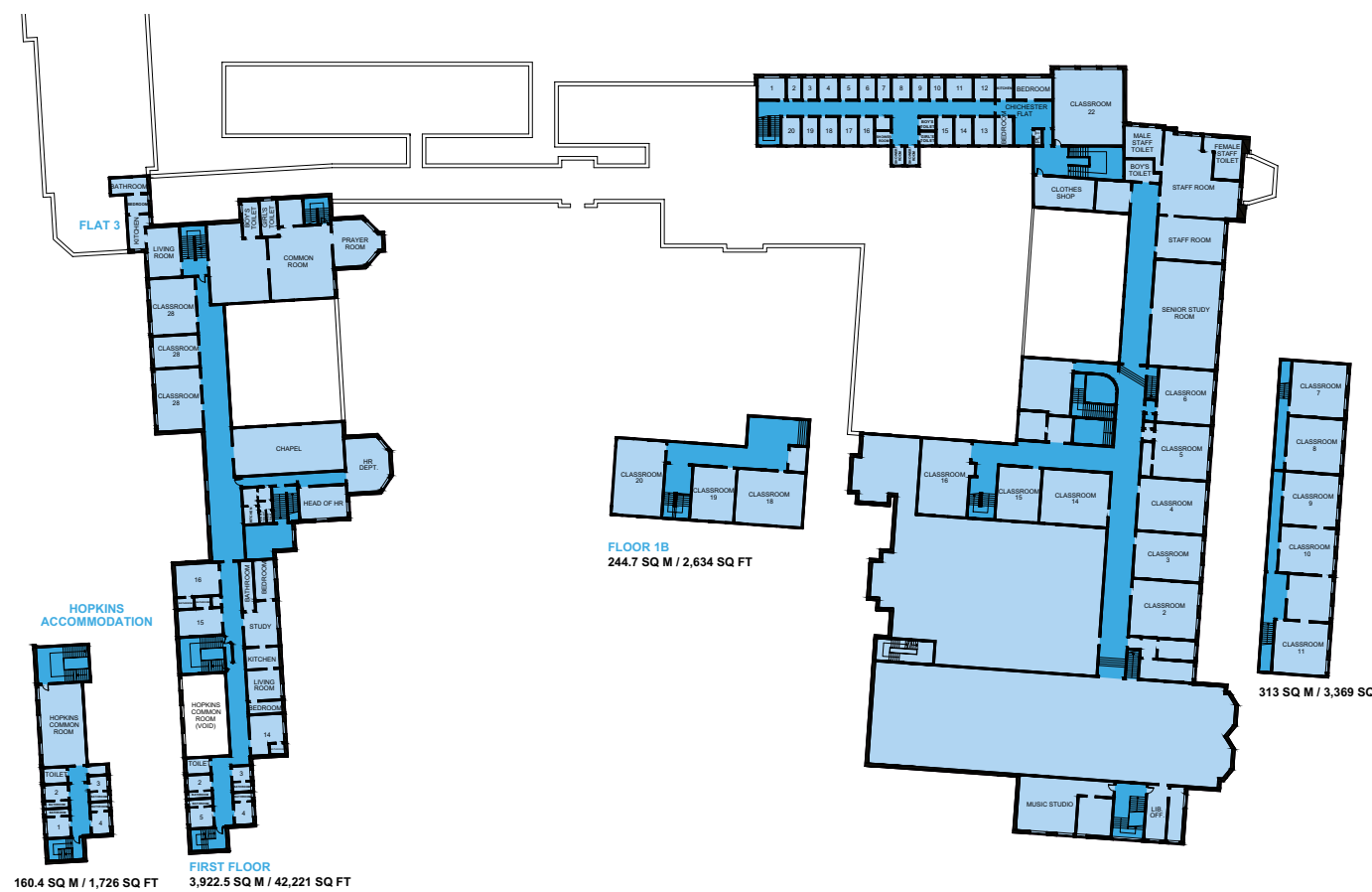
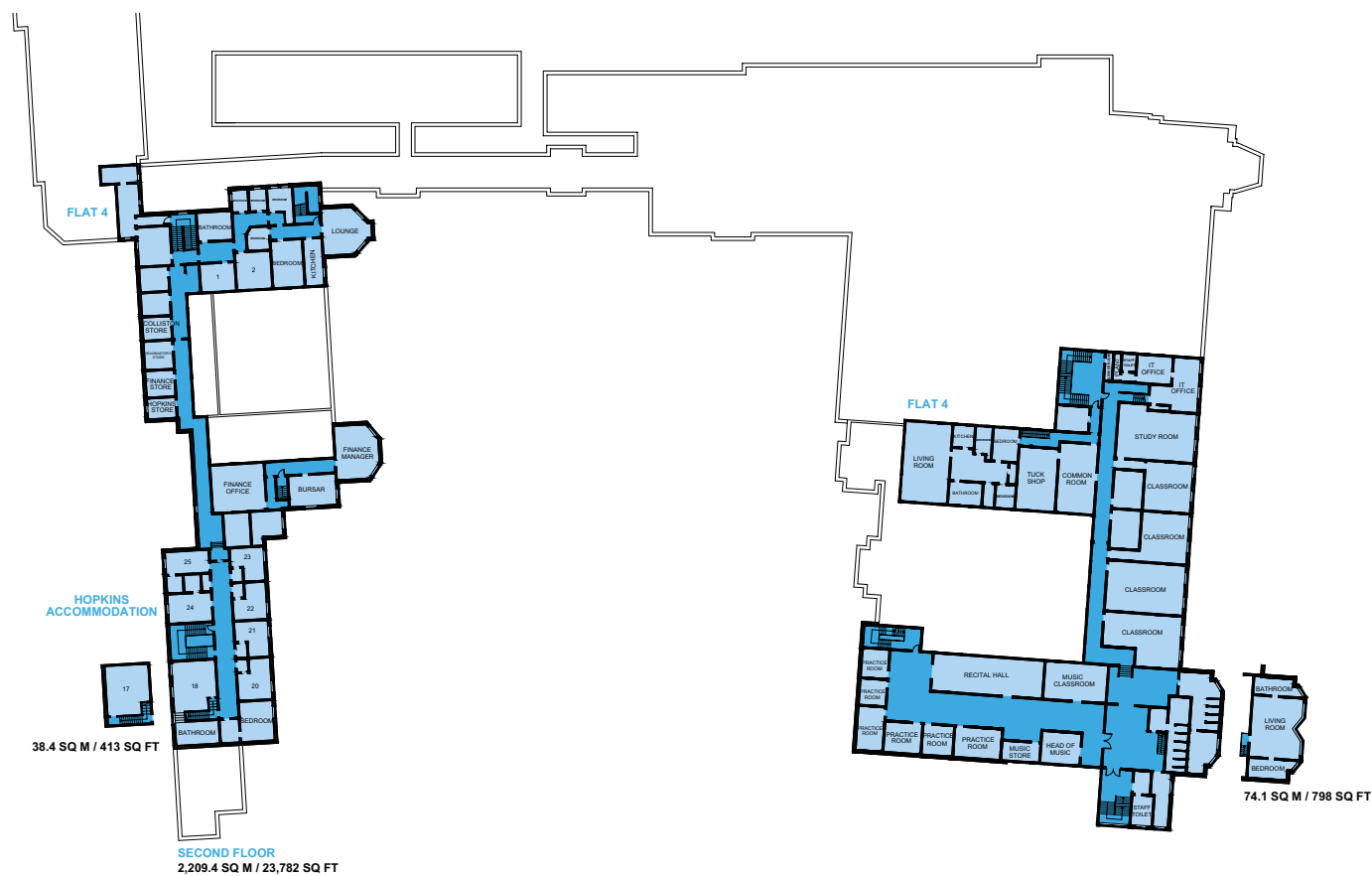
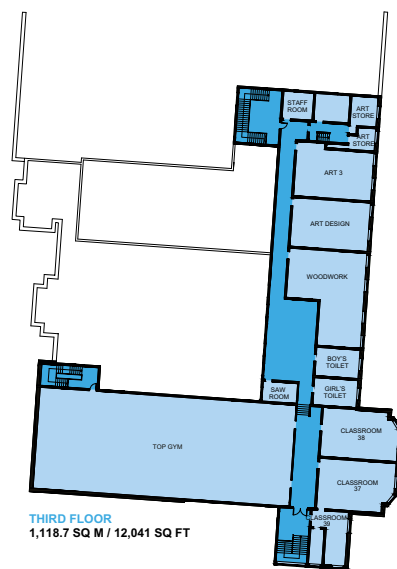
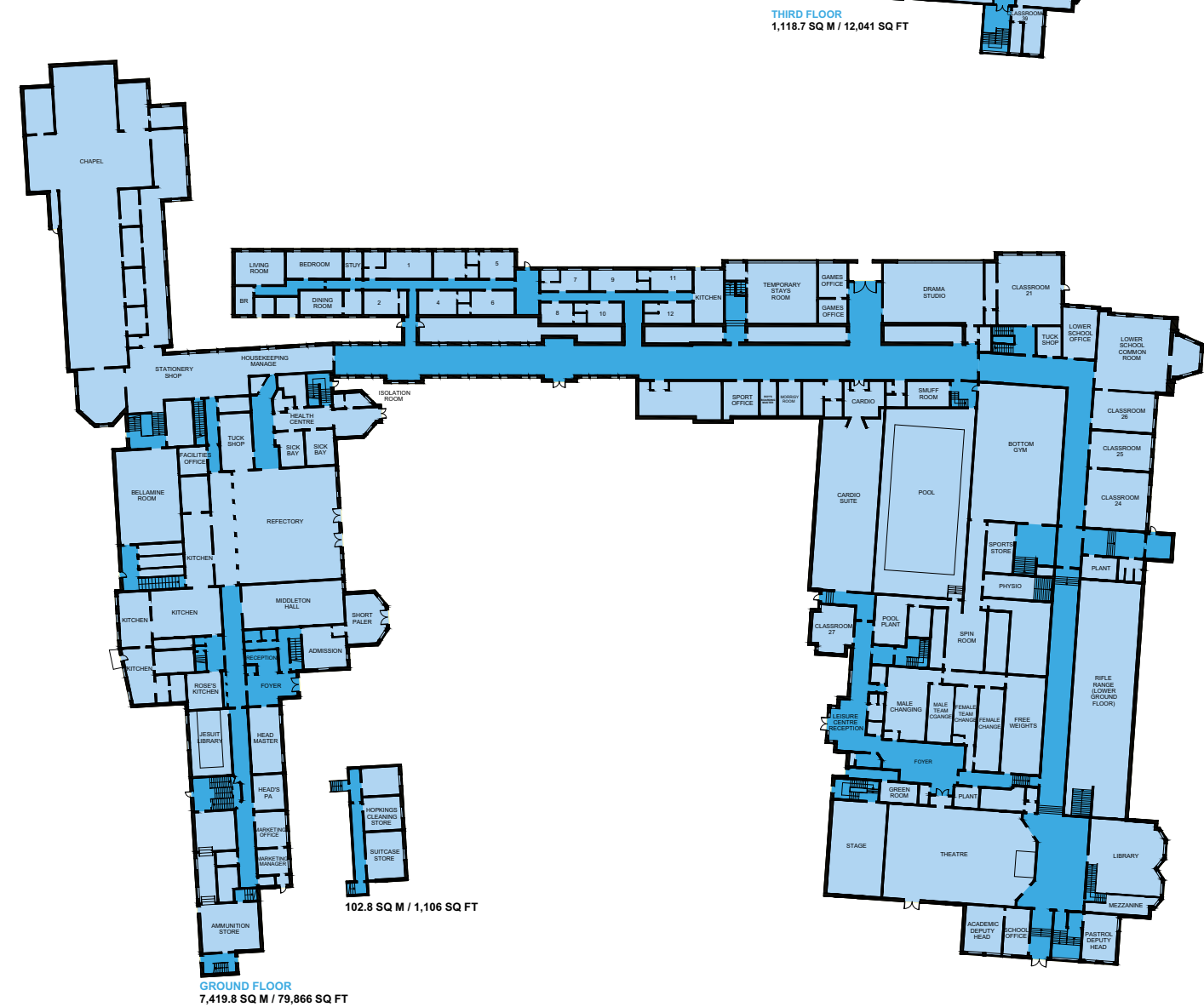


Buildings Key

- 1 Main School Building
- 2 Pavilion
- 3 Laundry Room
- 4 Male Changing Room
- 5 Female Changing Room
- 6 Science Block
- 7 Headmasters House
- 8 Arrowsmith House
- 9 Loyola House
- 10 41 & 43 College Road
- 11 Allotments
- 12 The Society of Jesus Community House
- 13 The Lodge, College Road



Floor Plans



Planning

The property lies within the North East Derbyshire Green Belt and includes the Grade II listed Memorial Chapel. These designations require thoughtful planning but also provide the opportunity for purchasers to create a distinctive legacy through sensitive adaptation, rationalisation or alternative use, subject to the necessary consents. A planning statement is provided in the data room.

Tenure & Tenancies

The freehold is held under Title DY427794.

Part of the estate is subject to three long leases:

- Mount St Mary's Church (leased to the Diocese of Hallam until 2081, with access rights).
- An electricity substation (leased from 1991; now holding over year-to-year).
- The Society of Jesus Community House (999-year lease from 2008, with associated access rights).

Rights of way exist across the estate in favour of adjoining residential properties (25 and 27 Station Road), who must contribute to upkeep.



Certain parcels of land benefit from or are subject to historic restrictive covenants limiting building or business use.

Overage: The freehold owner also benefits from an overage provision on adjoining land (sold in 2022), entitling them to 25% of any development uplift achieved before March 2047.

Allotments: An area of land in the south-eastern corner of the site is currently used as allotment gardens subject to a variety of local agreements or informal arrangements.

Additional Residential Properties:

Two residential properties on the perimeter of the campus are being offered separately, each subject to independent negotiation:

The Lodge – a four-bedroom detached property with double garage, located adjacent to the southern entrance. The property currently forms part of the Mount St Mary's estate but is excluded from the main sale and is being offered separately on a freehold basis.

Society of Jesus Community House – located in the south-eastern corner of the site near the tennis courts, this three-bedroom detached residence is held by Jesuits in Britain under a 999-year lease from 2008 (Title DY427796). While not forming part of the main freehold sale, the owners are understood to be open to a disposal of this interest by way of separate negotiation alongside the wider sale.

Further details on both properties are available upon request.



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Barlborough
Hall School



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, occupational agreements and other relevant property information.

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.

Barlborough Hall School

Barlborough Hall School, Barlborough 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.



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