

Former Independent Preparatory School Educational, Alternative Use or Redevelopment Opportunity

On Behalf of Andy Pear and Richard Keley of Moorfields Advisory as Joint Administrators of Sompting Abbotts School Ltd

- ✍ Extending to approximately 2,476 sq m (26,646 sq ft)
- ✍ Site Area: approximately 27.77 acres (11.283 hectares)

Sompting Abbotts School
Church Lane, West Sussex BN15 0AZ

Offers Invited for the Freehold Interests

moorfields

Executive Overview

Sompting Abbotts is a long established independent preparatory school situated close to Worthing in West Sussex. The property is set within an attractive campus of c.28 acres surrounding the Grade II Listed former manor house, with ancillary school buildings and leisure facilities including sports fields, swimming pool and tennis courts.

Founded over 100 years ago as a boys' boarding school in 1921, the school was shut in 1940 due to the Second World War and was requisitioned by the army until the War's end. In 1946 the school was resurrected by the Sinclair family as an independent preparatory school and has been operated by the family for three generations.

The historic school is being offered to the market for the first time in over 80 years, having to sadly close its doors in summer 2026.

The scale and character of the estate provides an exciting opportunity for either continued educational or institutional use, or a comprehensive conversion and redevelopment scheme, supported by strong surrounding leisure and residential demand with an attractive position on the South Coast.





Key Highlights

- Former independent prep school situated within a large campus on the South Coast
- Well located close to Worthing, Arundel and Brighton and Hove
- A substantial Grade II Listed main building with ancillary educational accommodation and two residential houses
- Extensive grounds with swimming pool and tennis courts
- Potential for either continued educational uses or for conversion/redevelopment
- Accommodation: Approx. 26,646 sq ft (2,476 sq m)
- Site Area of 27.77 acres (11.283 Ha)
- Freehold
- Offers are invited for the site as a whole



The Opportunity

The closure of Sompting Abbotts School presents a significant opportunity for repositioning within an established and well-connected residential location.

The estate benefits from:

- A substantial and adaptable building envelope
- A cohesive and architecturally significant historic main building
- An attractive outlook and mature setting
- Strong surrounding residential catchment

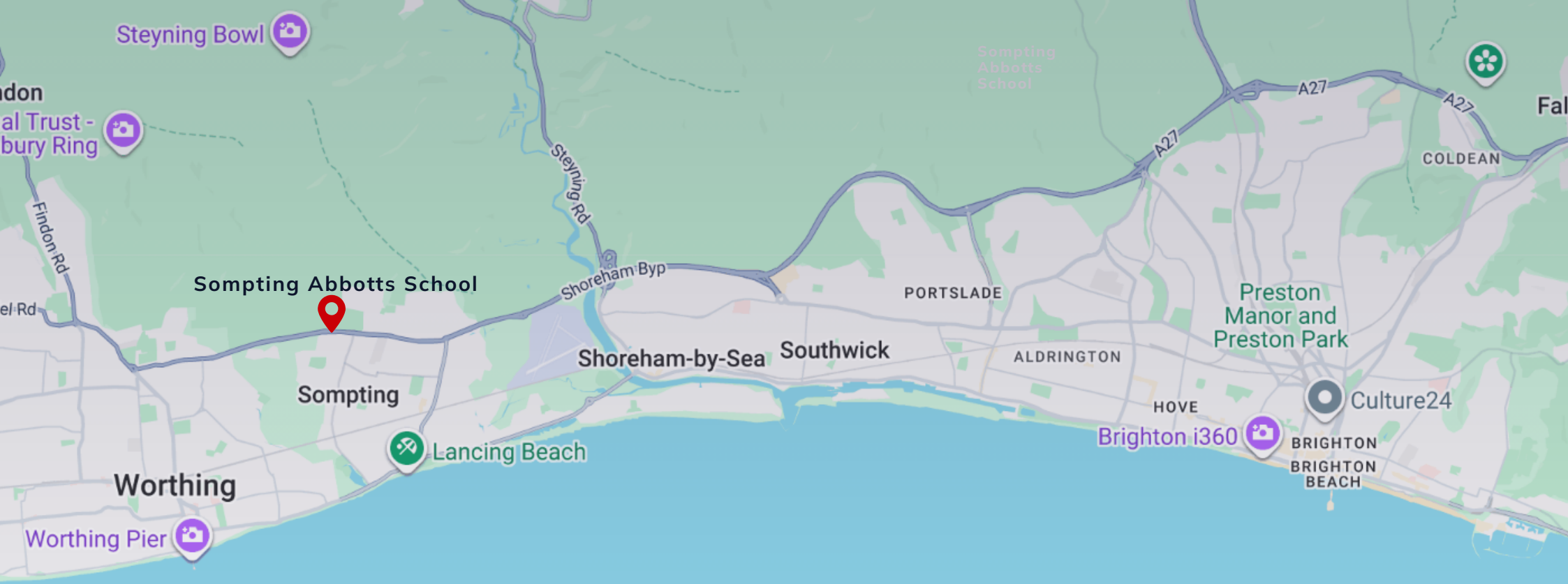
Subject to the necessary consents, the property may be suitable for a range of alternative uses including:

- Residential conversion (Use Class C3)
- Hotel conversion (Use Class C1)
- Later living / care accommodation (Use Class C2)
- Educational or specialist provision
- Community or institutional use
- Other appropriate uses, subject to planning (STP)

The property is situated within the South Downs National Park. Interested parties should undertake their own planning and technical investigations.

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Location

The Property is situated in a semi-rural position on the western side of Church Lane in Sompting, which is accessed from the A27, occupying an elevated position benefiting from far reaching sea views.

The surrounding area comprises established residential neighbourhoods, local amenities and schooling, with good transport connections from nearby Lancing and Worthing railway stations, providing regular services to Brighton, Worthing and London. The A27 is also readily accessible, providing connections to the wider South Coast road network.

Church Lane, West Sussex, BN15 0AZ



Worthing Town Centre
approx. 4 miles



Brighton City Centre
approx. 10 miles



Lancing Station
approx. 2 miles



Worthing Station
approx. 3 miles



London Gatwick Airport
approx. 35 miles



History

The substantial Grade II Listed house was constructed by its former owner Henry Croft who commissioned the celebrated architect Philip Charles Hardwick to update and transform the existing manor house to create the Neo-Gothic style building that is seen today.

Hardwick's creation for Sompting Abbotts was completed in 1856. It featured flat flint stonework, steep slate roofs, casement lancet windows, stone mullions, spikey spires, octagonal towers, secret spiral staircases and a castellated parapet.

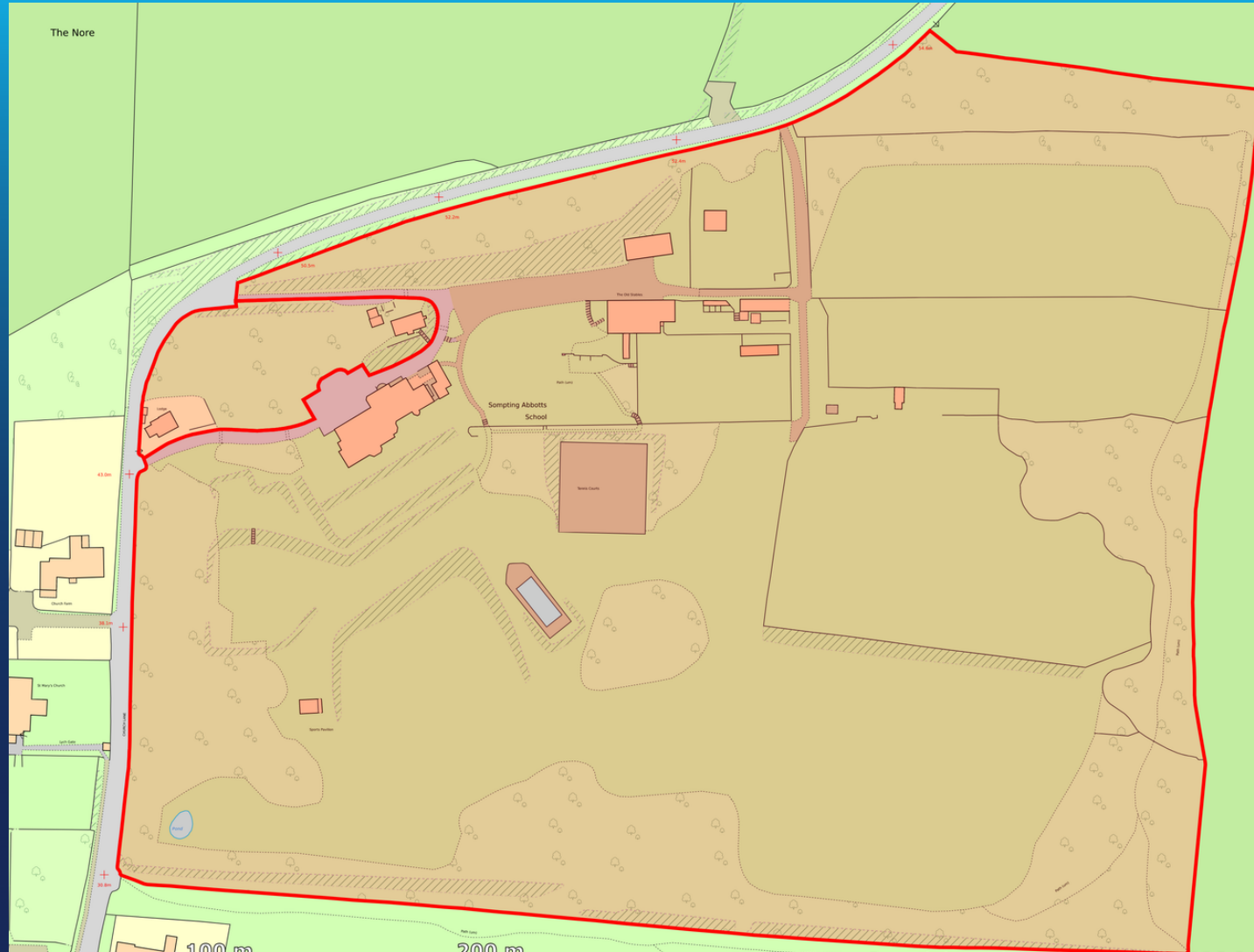
Sompting Abbotts School was founded in 1921, originally as a boys' boarding school. The school was closed due to the Second World War, and was reopened in 1946 by the Sinclair family as a Preparatory School. The school has remained in the family across three generations, changing to co-educational in 1998 and later a day school in 2008.

The Site

The property comprises a substantial freehold site extending to approximately 27.77 acres (11.283 Ha).

The site comprises:

- Grade II Listed main school building
- Former stable block
- Two residential houses
- A range of ancillary buildings including art block and storage buildings
- Tennis courts and swimming pool
- Walled garden
- Extensive grounds including playing fields
- The site occupies an elevated position and benefits from far reaching sea views.



Accommodation

We calculate that the property comprises the following approximate Gross Internal Areas (GIA):

Building	Sq Ft	Sq M
Main School Building	13,273	1,233
Old Stable Building	7,934	737
Workshop	1,119	104
Art	1,264	117
Staff House	1,103	102
Old Greenhouse	568	53
Pavillion	375	35
The Lodge	1,010	93.82
Total	26,646	2,475.82

Floorplans are provided within the data room for illustrative purposes.



Principal Buildings

Main House

Grade II Listed building arranged over basement, ground, first and second floors, providing school accommodation with a mixture of classrooms, changing rooms, staff rooms, dining room and kitchens.



Main House

Old Stable Block

Detached building arranged over basement, ground and first floor housing a number of classrooms, science laboratory and gymnasium.



Old Stable Block

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The
Lodge



Staff
House

The Lodge

Three bedroom detached lodge situated at the main entrance to the school, set within a large plot of c.1 acre.

Staff House

Three bedroom detached house arranged over two storeys, set within a private garden.

Hut Classroom

Single storey timber clad classroom with additional storage.

Art Building

A timber clad single storey structure providing an art classroom.

Further information including plans, floor areas and supporting technical documentation is available within the data room.



Hut
Classroom



Art
Building



Tenure

Freehold.

The property is held across two freehold titles. Title documentation is provided within the data room. Interested parties should rely upon their own investigations.

Method of Sale

Offers are invited for the freehold interests. Unconditional offers are preferred; however, conditional proposals will be considered where appropriately structured and supported.

Offers should clearly outline:

- Purchase price
- Funding position and proof of funds
- Conditions (if any)
- Proposed timescale to exchange and completion
- Outline proposals for the site

EPC, VAT, Cost & AML

EPC: Available upon request

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

Legal 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.

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Viewings

All inspections are strictly by prior appointment with the sole selling agents.

Further Information & Data Room

A secure data room will be made available to genuinely interested parties. Interested parties should formally register their interest with the sole agents.

Disclaimer

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