

The Grange

KINGSTON ROAD, KINGSTON ST MARY, TAUNTON TA2 8HP

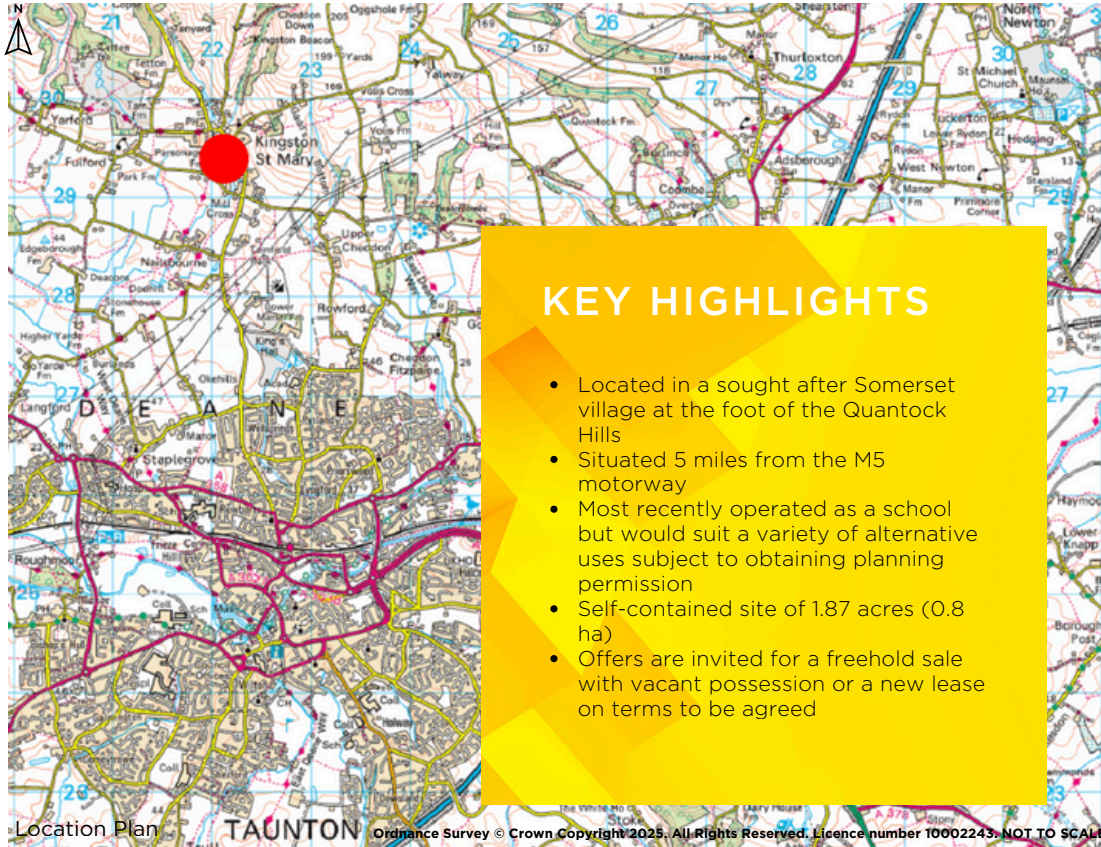
ALL ENQUIRIES - FOR SALE/TO LET



savills

The Grange

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KEY HIGHLIGHTS

- Located in a sought after Somerset village at the foot of the Quantock Hills
- Situated 5 miles from the M5 motorway
- Most recently operated as a school but would suit a variety of alternative uses subject to obtaining planning permission
- Self-contained site of 1.87 acres (0.8 ha)
- Offers are invited for a freehold sale with vacant possession or a new lease on terms to be agreed

KINGSTON ST MARY

Kingston St Mary is a desirable and thriving Somerset village, located at the foot of the Quantock Hills, approximately 3.5 miles north of Taunton. The village is situated approximately 5 miles from Junction 25 of the M5 motorway, providing access towards Bristol in the north and Exeter in the south.

Kingston St Mary provides a small range of local services and amenities including a church, a primary school (Ofsted rated Good) and a public house. It is located at the southern end of the Quantock Hills National Landscape and there are a variety of walking routes and bridleways nearby.

SITE AND LOCATION

The extent of the land and property for sale is edged red on the site plan and extends to approximately 1.87 acres (0.8 ha).

The Grange is situated on the south eastern outskirts of Kingston St Mary and is accessed off Kingston Road which provides direct access into Taunton in the south and towards West Somerset in the north. The Property is bounded by residential properties to the north, Kingston Road to the east, woodland to the west and agricultural land to the south.

The nearest train station is in Taunton, providing mainline services to Exeter St David's, Bristol Temple Meads and London Paddington. Bristol Airport is located approximately 35 miles to the north-east and provides scheduled and chartered flights to a wide range of national and international destinations.



DESCRIPTION

The Grange has most recently been used as Taunton School's International Middle School during term time and an events space during the school holidays. The International Middle School relocated to Taunton School's main campus at the end of the last academic year, a key step in the School's overall vision to become 'One School'. The Grange became fully vacant in August 2025.

The Grange comprises three buildings; the main school building and two detached annexes used as boarding houses. It is situated within landscaped gardens and grounds.

Please note, the photos in this brochure were taken in April 2025 and some fixtures and fittings shown in the photos have since been removed.

The main building was the former holiday home of British Prime Minister Sir Anthony Eden. It is a Grade II Listed, dressed Ham Stone building dating back to circa. 1862. It is built predominantly over two and a half storeys but there is also a basement and a boiler room on the third floor. The main building has a floor area of approximately 854 sq m (9,195 sq ft).

On the ground floor of the main building there are 6no. reception rooms, a commercial kitchen, an office and 3no. WCs. The first floor comprises 7no. classrooms and male and female toilets and on the second floor there is an open plan art studio as well as office space. There is also a small third floor, known as the tower, where the boiler tank room is located. The main building is well maintained and benefits from various striking and historic features such as wooden panelling, stained glass windows and a beautiful wooden staircase connecting the ground and first floors.

The first annexe building is L-shaped and provides approximately 608 sq m (6,541 sq ft) gross internal area. On the ground floor there are 7no. student bedrooms as well as a living room, laundry room, kitchen and a number of bathrooms. On the first floor there are 7no. student bedrooms and 2no. staff flats.

The second annexe building is very similar, with 8no. student bedrooms, a small kitchen, 2no. living rooms and a number of bathrooms on the ground floor and 4no. student bedrooms and a staff flat on the first floor. It totals approximately 532 sq m (5,721 sq ft).

Externally, the buildings sit within attractive, well-maintained landscaped gardens and grounds. There is also a summer house and a hexagonal building which was used as a forest school.





Drawing room in main building



Staircase and hallway in main building



Dining room in main building

THE OPPORTUNITY

The age and condition of the existing buildings means that the Property is a prime conversion opportunity, subject to securing the necessary planning permission. The Property would suit a variety of alternative uses such as residential or hotel/leisure use.

Alternatively, the Property could be kept in its existing use and continue to operate as a school/education facility.

PLANNING

Planning permission was granted in 2012 for change of use of the site from C1 and C2 (nursing home and sheltered housing) to C2 (education facility with boarding accommodation).

It is therefore our understanding that the existing use is C2. However, interested parties are required to make their own enquiries with the Local Planning Authority.

CIL

Charging of CIL in the former Taunton Deane district commenced on new developments that were granted planning permission from April 2014. The relevant rates to be applied to new chargeable floor space for planning permissions granted in 2025 are set out below:

- Residential Development outside the settlement limits of Taunton and Wellington - £207.98 per square metre

For the purpose of calculating the CIL liability relating to a proposed new development, the internal floor area of those parts of an existing building to be demolished or retained that have been in lawful use for a continuous period of 6 months within the past 3 years, can be taken into account.

Interested parties are advised to make their own enquiries with the Local Planning Authority.



Bedroom in annexe



TENURE AND TITLE

The Property is registered under title numbers ST108743 and ST108735 and is owned freehold (title absolute).

SERVICES

Search results from the utility providers, showing the location of services in relation to the Property, are provided in the Technical Pack.

LOCAL AUTHORITY

Somerset Council
Country Hall
The Crescent
Taunton
TA1 4DY
Tel: 0300 123 2224

OFFERS

Offers are invited for a new lease on terms to be agreed, or for a freehold sale with vacant possession.

If purchasing the Property, the Seller's preference is to dispose of the Property on an unconditional basis.

If renting the Property, the Seller's preference is to agree a new lease on full repairing and insuring terms.

The closing date for submission of offers will be confirmed in the 'Bid Submission Document' in the Technical Pack.

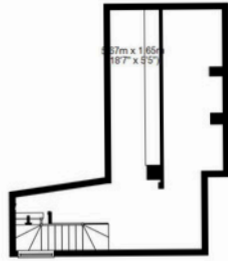
EPCS

The Energy Rating for each building is stated below and the EPC certificates are available within the technical pack.

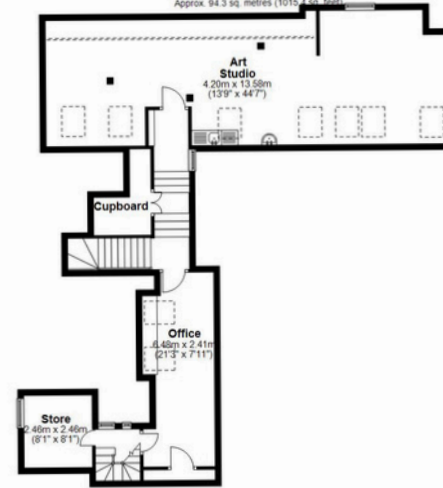
- Main building - E
- Annexe 1 - B
- Annexe 2 - B

FLOOR PLANS - MAIN BUILDING

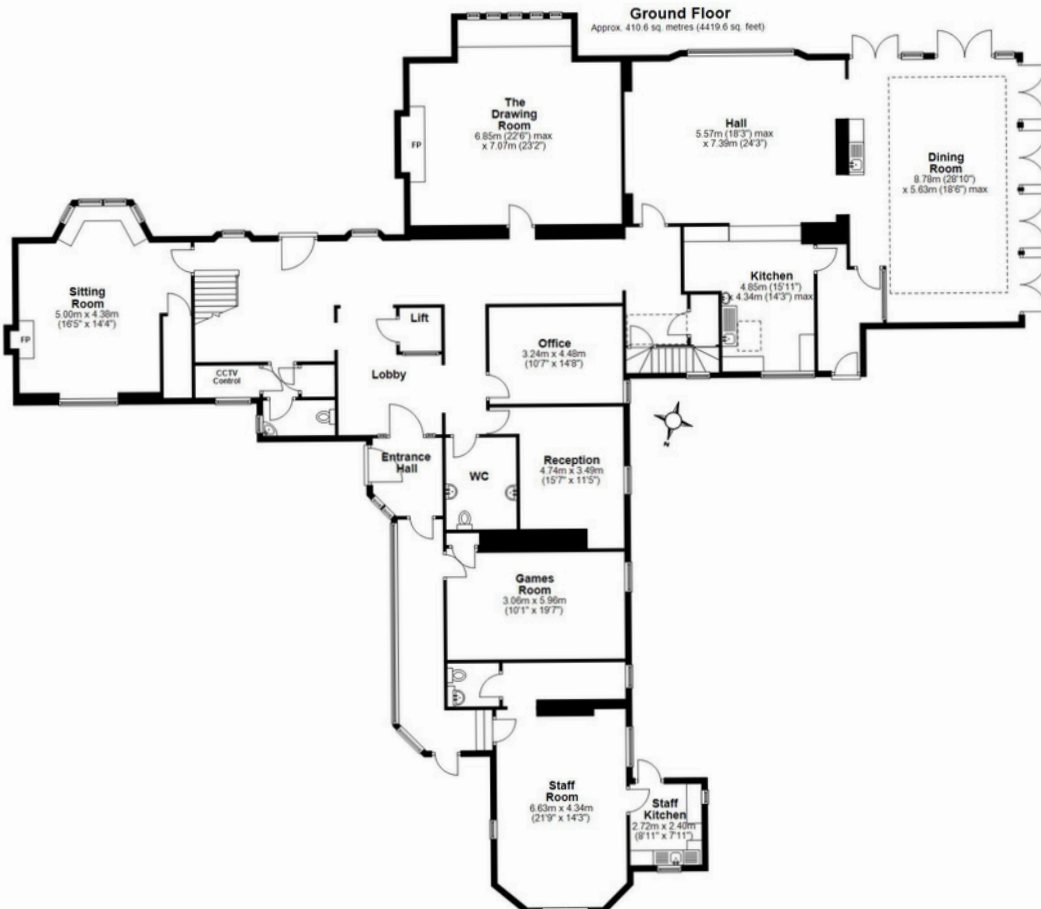
Basement
Approx. 34.6 sq. metres (372.2 sq. feet)



Second Floor
Approx. 94.3 sq. metres (1019.4 sq. feet)



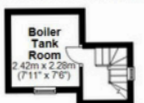
Ground Floor
Approx. 410.6 sq. metres (4419.6 sq. feet)



First Floor
Approx. 306.5 sq. metres (3299.5 sq. feet)



Third Floor
Approx. 6.2 sq. metres (66.3 sq. feet)



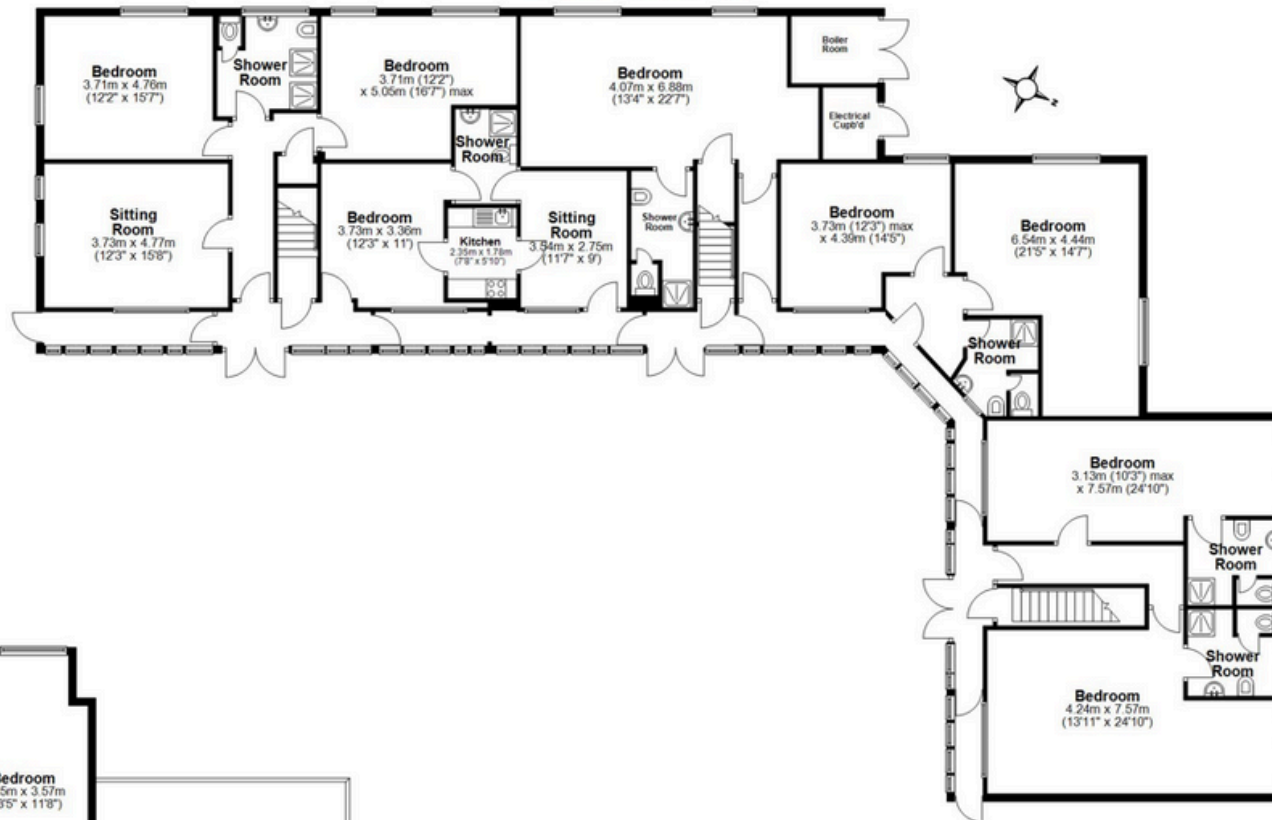
NOT TO SCALE

FLOOR PLANS - ANNEXE 1



FLOOR PLANS - ANNEXE 2

Ground Floor
Approx. 308.5 sq metres (3320.9 sq. feet)



First Floor
Approx. 223.0 sq metres (2400.2 sq. feet)



NOT TO SCALE

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Southern elevation of main building

IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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FIXTURES AND FITTINGS

All fixed plant is to be included in any sale/ letting. Fixtures and fittings can be included if required and will be subject to negotiation. Please note, the photos in this brochure were taken in April 2025 and some of the fixtures and fittings shown in the photos have now been removed.

VAT

The Property has been opted to tax and therefore, VAT will be payable on the sale price at the rate prevailing at the time.

VIEWING

Viewings are to be arranged strictly by appointment with the sole selling agent, Savills.

Please let Rhiannon Wicks at Savills know if you would like to book in a time to view the Property.

FURTHER INFORMATION

A Technical Pack is available to interested parties upon request, which will include:

- Location and site plans
- Title information
- EPCs
- Floor Plans
- Asbestos Reports
- Gas Safety Record
- Fire Risk Assessments
- Legionella Risk Assessment
- Historic England Listing
- Photographs
- Results of service enquiries
- Bid Submission Documents for both a purchase and a rental

CONTACT

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