

HULLBROOK LANE, SHAMLEY GREEN, GUILDFORD GU5 0NQ



LONGACRE SCHOOL



Exceptional opportunity to acquire a freehold school site

NEWMARK



Executive Summary

Opportunity to acquire a substantial former school site, within F1 Use Class.

- Freehold for sale with vacant possession.
- Approximately 3,455 sq m (37,190 sq ft) GIA of existing accommodation.
- Site area extending to 8.94 acres.
- Excellent location in prime Surrey Hills setting in Shamley Green, just 5 miles from Guildford, with convenient access to the A3.
- Direct rail services to London Waterloo from Guildford, and central London approximately 28 miles away.
- Seeking proposals for continued education or other community uses which could include care and retirement facilities.

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Former Longacre School, was a co-educational preparatory school for up to 300 pupils, located in Shamley Green near Guildford, Surrey. It has been based at its current Surrey Hills site since 1946. Set within nine acres of grounds and centred around an original 1902 house, the school has provided education for generations of boys and girls aged 2 to 11, guided by its founder's enduring motto, "A happy heart goes all the way." Following changes in government policies towards independent schools and the competitor landscape, the difficult decision has been made to close the school at the end of the current academic year.



Longacre School

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Location

Longacre School is situated in the attractive Surrey Hills village of Shamley Green, Surrey, approximately 8 km (5 miles) south-west of Guildford and 6 km (3.7 miles) north-east of Cranleigh. The school occupies a picturesque setting within nine acres of grounds at the south western edge of Shamley Green, overlooking open countryside; yet within easy reach of major transport routes and local centres.

Please also note the following approximate distances from key transport and infrastructure links:



8 km (5 miles) South-West of Guildford town centre;



10 km (6 miles) West of Cranleigh;



14 km (9 miles) South of the A3;



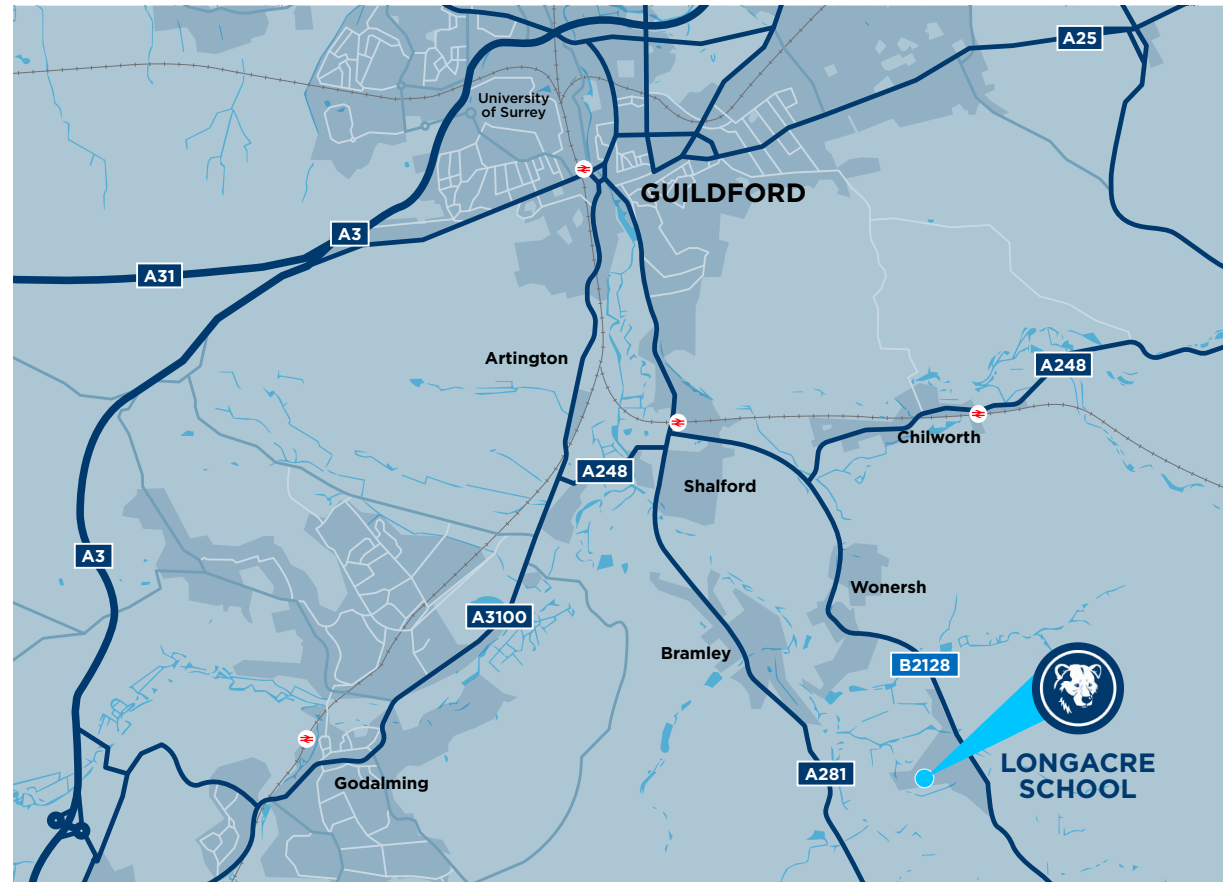
8 km (5 miles) From Guildford Railway Station, providing regular services to London Waterloo and the South Coast;



Approximately 45 km (28 miles) South-West of Central London.

Shamley Green offers a range of village amenities including a local shop, village hall, public houses, recreational facilities and community services. A wider selection of amenities can be found in nearby Guildford and Cranleigh, including major supermarkets, independent retailers, restaurants, cafés, healthcare facilities and an extensive choice of both state and independent schools.

The surrounding area provides significant leisure opportunities, with the Surrey Hills National Landscape, nearby woodland, cycling and walking routes, and a variety of golf courses and outdoor recreational facilities all within easy reach.



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The Site

The site comprises a blend of period and modern educational buildings set within landscaped grounds, sports facilities, woodland and open playing fields, providing a well-established and self-contained educational environment.

At the heart of the property is the original 1902 house, a substantial character building that forms the focal point of the campus, which has evolved over a number of decades. The Property now comprises a collection of interconnected and standalone educational buildings constructed between

the mid-20th century and recent years. Accommodation includes teaching classrooms, administrative offices, specialist teaching space, welfare and sports facilities and ancillary storage.

The facilities are generally of very good quality including a 2015 built sports and performing arts centre; Founders Building which includes science and arts facilities; 2017 built dining and catering facilities attached to the original house; and a good quality, self-contained Children's day nursery.



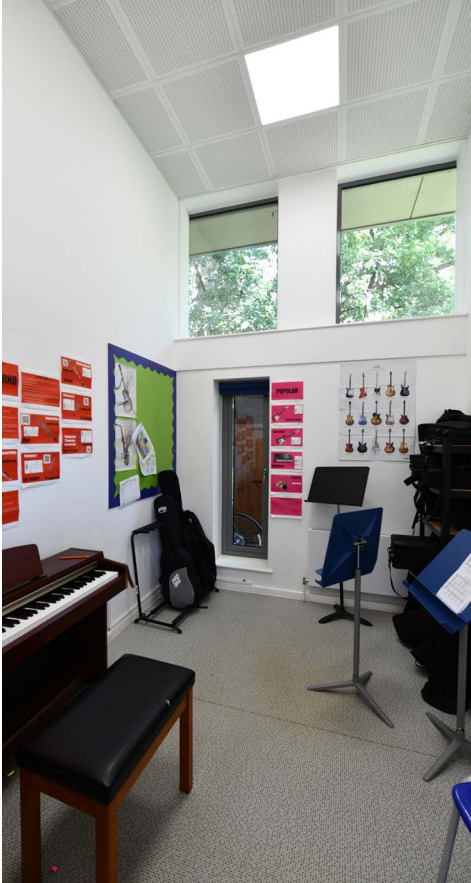


Existing Accommodation

We include an indicative schedule of the areas for the existing properties below. A full suite of floor plans is available to download from the data room.

Description	GIA (SQ M)	GIA (SQ FT)
School House	785	8,452
Jubilee Building (Teaching 1)	335	3,610
Founders Building (Teaching 2)	602	6,477
Palmer Hall (Sport Hall & Music Rooms)	883	9,500
Temporary Building	135	1,450
Nursery	233	2,512
Old Hall (Early Years)	256	2,756
Head's House	138	1,485
Uniform Shed	88	947
Total	3,455	37,190

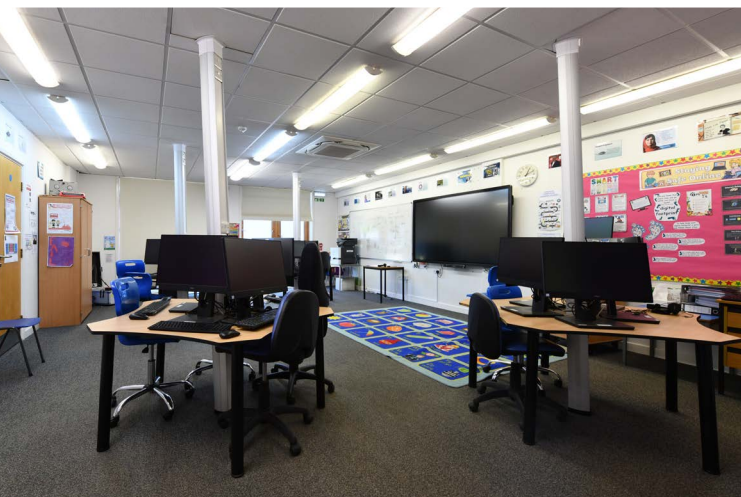
Adjacent to the main school building is a self-contained two-storey residential Head's House. The property provides ancillary residential accommodation and is considered capable of continued use in conjunction with the school or as a separate dwelling, subject to any necessary consents.



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Planning Information

The site is located within the administrative area of Waverley Borough Council. The school campus is situated within the Metropolitan Green Belt. Interested parties should rely on their own investigations. We consider that the primary use as a school falls within Use Class F1 (learning and non-residential institutions). Viewed individually buildings could be regarded as F1 (school), E (nursery) and C3 (Head's house).

As at 1 April 2024, Waverley Borough Council has a 5 year housing requirement for 7,775 dwellings and a housing supply of 1,998; being a supply of only 1.28 years, representing a substantial shortfall.

Title & Tenure

The site is owned freehold under title numbers SY649417 and SY720360.

Offers

We are inviting offers for the freehold interest by way of informal tender. The Vendor would ideally like to achieve a sale for continued education, alternative community or mixed use including a strong element of education or community use; whilst complying with their duties under The Charities Acts. The Vendor also has a preference for an unconditional sale, but all offers will be considered. Further details on the sale process will be made available in due course.

EPC

The EPC ratings are in the data room. They range from C - D ratings across the buildings.

Business Rates

The current rateable value is £211,000 (1st April 2026).

Data Room

Floor plans, legal and technical information is available to download through the data room. Please contact Lucy Sleeman for access.

VAT

The Property is not elected for VAT.

Viewing Arrangements

Viewings are strictly by appointment only and will be held on specific dates, which will be provided in due course. Please contact Tristan Ball or Lucy Sleeman to request a viewing slot. Given the private nature of the site, ad hoc visitors will not be permitted access.

Any parties breaching these viewing arrangements will not be invited to participate in the sales process. Neither the vendor nor their agents will be responsible for any damage or loss whilst on site.

Further Information

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