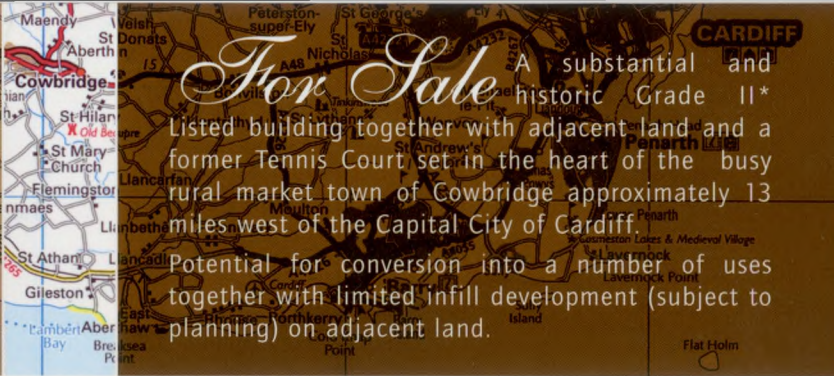


On instructions of The Vale of Glamorgan Council and the Governors of Cowbridge Comprehensive School acting as Trustees and Custodians of the Cowbridge Comprehensive School Trust and The Sir Thomas Mansel Franklen Trust.

The Old Grammar School

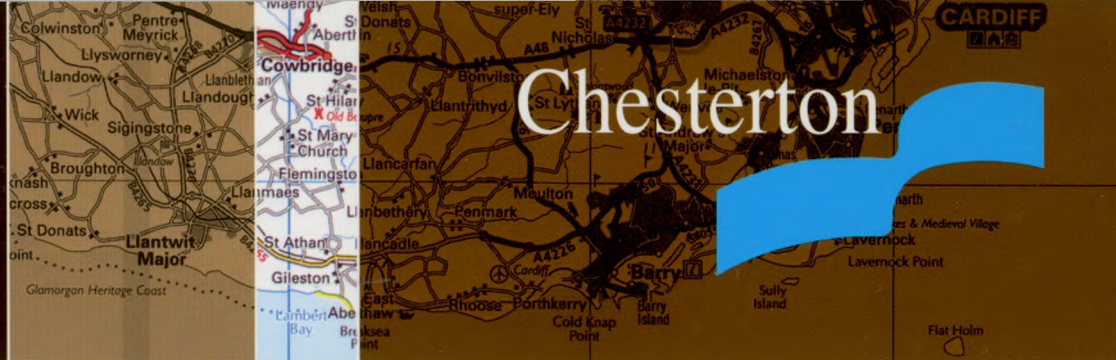


For Sale A substantial and historic Grade II* Listed building together with adjacent land and a former Tennis Court set in the heart of the busy rural market town of Cowbridge approximately 13 miles west of the Capital City of Cardiff. Potential for conversion into a number of uses together with limited infill development (subject to planning) on adjacent land.



For Sale in 2 Lots | Lot 1: Old Grammar School and adjacent land | **Lot 2:** Former Tennis Court | Closing date for tenders: **Noon 26 April 2002.**

The Old Grammar School



Location

Cowbridge is a prosperous and historic market town situated in the heart of the Vale of Glamorgan, falling within the commuter catchment of Cardiff which lies approximately 13 miles to the east.

Apart from the local cattle market, which serves the surrounding rural community, the main shopping street is lined with boutiques, quaint shops, busy pubs, wine bars and restaurants. Cowbridge also has well regarded local primary and secondary schools in addition to a Public Library, Health Centre, community hall and leisure centre.

Cowbridge is served by the main A48, providing the principal link to Cardiff and the M4 motorway, access to which lies some 7 miles to the north at junctions 33, 34 and 35.

Situation

The Old Grammar School dominates the southern end of Church Street which runs approximately 200m southwards from the High Street, the town's main thoroughfare and the focus of its commercial and retail activity. It adjoins 'South Gate' which is the only surviving gate of Cowbridge's medieval Town Wall.

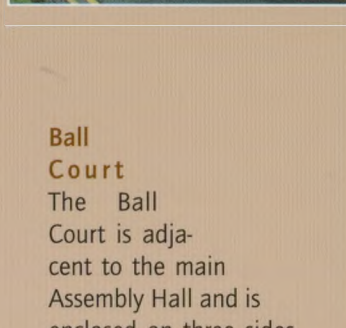
This part of Cowbridge contains a wealth of historical and architectural features including Old Hall gardens, Holy Cross Church and the magnificent trees which have grown as a fringe along the line of the Town Wall.

Historical Content

The Old Grammar School was founded in 1608 and moved to its present site in 1617. It was revitalised following its refoundation in 1685 by Sir Leoline Jenkins, an eminent civil lawyer and principal of Jesus College, Oxford. It remained and flourished under the college wing until 1919 when the responsibility for the school passed to Glamorgan County Council. Local Government reorganisations in 1974 and 1996 saw it pass to the successor authorities South Glamorgan and The Vale of Glamorgan Council, respectively.

Under the guardianship of Jesus College the present Old Grammar school was elegantly rebuilt in 1847-52 to the design of John Prichard to replace the earlier school buildings.

Notable alumni include; Sir Anthony Hopkins (Actor), Alun Lewis (First World War poet) and Patrick Hannon (TV Journalist).



Ball Court

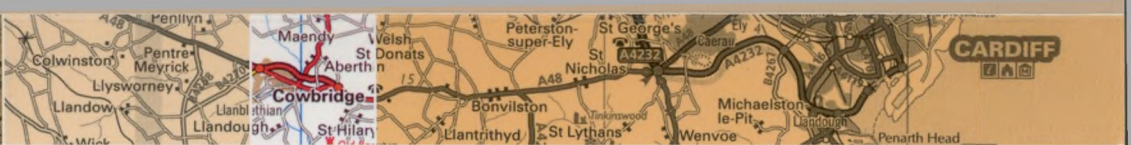
The Ball Court is adjacent to the main Assembly Hall and is enclosed on three sides by 4.5m high stone walls.

Garden A good sized garden area centrally located by the L shaped buildings of the Old Grammar school and bounded on the two remaining sides by mature trees.

Boot House Stone constructed in 1745 and Grade II Listed. The property is two storey and externally lime wash rendered.

Church Street Depot Located opposite the main school buildings, this comprises approximately 0.4 acres of land with direct road frontage. The site, which includes a number of buildings currently being used for storage, has development potential for new build residential together with car parking for the school conversion.





Description

The Old Grammar school is a Grade II* Listed building constructed in coursed blue lias rubble, with dripstones, windows, doors, chimneys and other architectural detail in ashlar. The pitched roof is in Welsh slate with stone ridging.

The Property, which occupies a substantial area of approximately 0.85 acres includes several elements as follows:

The Old Grammar School incorporates the Headmasters house, school house, old assembly hall and dormitory space. The property is two storeys in height plus a basement and attic room.

The Classroom range was constructed in 1894 and comprises a long corridor space with classrooms off. This building is single storey and has a boiler room in the basement.



Accommodation

The above accommodation is arranged as follows :

	Basement	Ground Floor	First Floor	Second Floor	Total
Headmasters House	161	240	240	222	863
School House		174	168		342
Classroom range		351			351
Boot House		68	68		136
Total Gross					
Internal floor area	161	833	476	222	1692

NB: All measurements are Metres sq. and are approximate only.

Tennis Court Site Forming part of the sale, although in separate ownership is the former 'Tennis Court'. Located to the rear of 32 - 36 High Street, this area of land is level and bounded by the garden area of the Grammar school and Holy Cross Church. It benefits from a pedestrian access from the Classroom range and also abuts a public footpath running alongside the school boundary.

Planning

The Old Grammar School, adjacent land and the entire area between the remaining section of the medieval Town Wall and High Street, is included within the Cowbridge Conservation Area.

The Old Grammar School buildings and Boot House are listed as of architectural and historic interest, Grade II star and Grade II respectively. The Town Walls surrounding the courtyard garden are also Grade II listed.



Cowbridge is approximately 172 miles west of London, 56 miles south west of Bristol, 13 miles west of Cardiff and 40 miles east of Swansea. Cardiff International Airport is within approximately 10 miles.

Development Brief

A Development Brief has been prepared by The Vale of Glamorgan Council as a basis for the Authority to evaluate any proposals which may emerge from the disposal of Cowbridge Old Grammar School, the Church Street Depot and the Tennis Court. It sets out the principles which the Council, as Local Planning Authority, seeks to achieve in the development and reuse of the land.

Prospective purchasers will require a copy of the development Brief in order to comply with the Method of Sale as set out below. This document is available separately on request.

Method of Sale

The sale will form 2 lots :

Lot 1 : Old Grammar School and adjacent land (Church Street Depot)

Lot 2 : Tennis Court only

Lot 1 is for sale by formal binding tender on an unconditional basis.

Lot 2 is for sale by informal tender subject to contract.

Both lots are for sale on a Freehold basis.

Both bids will need to comply with the Development Brief.

Time Table

Sealed envelopes containing the bids for Lot 1, using the labels provided, should be returned by Noon 26 April 2002, to The Director of Legal and Regulatory Services, The Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU. Envelopes containing offers for Lot 2 should be returned to Chesterton, Cardiff by noon, 26 April 2002.

In respect of Lot 1, completion is to take place within six weeks of the tender submission date.

The vendors are not bound to accept the highest or any tender submitted.

Viewings

Strictly by appointment with the selling agents at the Cardiff Office. (029 2064 0111)

Directions

From the East, take Junction 33, M4 then the A4232. Take the first junction off at 'Culverhouse Cross'. Take the A48 towards Cowbridge. Turn off the A48 at Cowbridge which leads direct into the town. Pass the Town Hall on the right and take the next left after the Duke of Wellington Public House into Church Street. Cowbridge Grammar school can be found on your left handside.

From the West, take Junction 35, M4. Take the road towards Bridgend. At the second roundabout turn left and travel along the A48 towards Cowbridge, leaving at the junction which leads direct into the town. Take the first turning right after the Bear Hotel at Church Street. The Duke of Wellington Public House is on the corner and Cowbridge Grammar School is beyond this on the left handside.

Additional Information

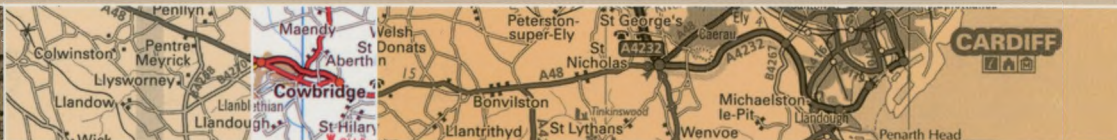
Prospective purchasers will require additional information to assist them in formulating a bid and which is available on request as follows:

- Development Brief
- Floor Plans
- Tender Documentation

Grant Aid may be available upon application to the Historic Buildings Council for Wales, the Heritage Lottery Fund and other sources. See Development Brief for contact details.



Map for identification purposes only, not to scale.



For further enquiries please contact:

Chesterton

12 /13 Windsor Place

Cardiff. CF10 3BY

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Planning Enquiries

Nick Lloyd

Vale of Glamorgan Council

Environmental and Projects Group, Planning Division

Economic Development, Planning, Transportation and Highways Directorate

Dock Office, Barry Docks Barry. CF63 4RT

Tel: 01446 704626 Fax: 01446 704837

NGLloyd@valeofglamorgan.gov.uk

Important: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others, you should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in the particulars or any other information given.



12/13 Windsor Place Cardiff CF10 3BY