

St. Loys C E V A Primary Academy, Milthorpe

Offers in Region of **£950,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

St. Loys C E V A Primary Academy

Milthorpe, Towcester

- **Former school for sale via private treaty**
- **Original school building dating back to circa. 1873.**
- **Potential for conversion or development for a range of uses (STPP).**
- **Attractive rural location**

St Loys CEVA Primary Academy is situated in Milthorpe, within the village of Weedon Lois, in the heart of the West Northamptonshire countryside. The property occupies a peaceful position at the end of a quiet no-through Road (Ashwell Road) and benefits from its rural village setting. Weedon Lois is located approximately 5 miles from both Towcester and Brackley, with the larger centres of Northampton and Banbury also within convenient reach. The surrounding area is predominantly rural, comprising attractive villages, agricultural land and open countryside. The property is well placed for access to the wider road network, providing connections to Towcester, Brackley, Northampton and Banbury, together with the M1 and M40 motorway networks.



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



DESCRIPTION

St. Loys C E V A Primary Academy, Milthorpe, Towcester

An exciting and unique opportunity to acquire a historic former village school dating from 1873, situated in a peaceful position within the rural village of Milthorpe, Weedon Lois. Set within an attractive countryside setting, the site extends to approximately 1.11 acres in total with an approximate Gross Internal Floor Area of 8,708 sq ft (809 sq m).

The former St Loys CEVA Primary Academy closed as a school in August 2026 and comprises a combination of historic and more modern educational accommodation. The original school building dates from 1873 and has been subsequently extended, with further accommodation provided by a later school building and school hall. The buildings provide a range of former educational accommodation, including classrooms, ancillary rooms, office and staff facilities, kitchen, WC facilities and school hall.

Externally, the property benefits from a tarmac play area, grassed play area, parking area and additional areas of amenity space surrounding the buildings. The property offers considerable scope for alternative uses and redevelopment, subject to obtaining the necessary planning consents, and is considered likely to appeal to a range of prospective purchasers.

ACCOMODATION

The school property comprises the original school building, constructed circa 1873, together with a single-storey extension added circa 1996. Please see the Floor Plan for specific layout. The accommodation is arranged over two floors and includes:

- Classrooms
- Kitchen facilities
- Toilet facilities
- Children's WCs and cloakroom
- Storage cupboard areas
- Office accommodation
- Staff WCs
- Plant room

A newer school building was constructed in circa 2004 and provides the following accommodation:

- Classrooms
- Headteacher's office
- Staffroom
- Storerooms
- WC facilities

The school hall building was constructed around 2009 and comprises:

- Gymnasium / sports hall
- Washroom facilities
- Storeroom

Externally, the property benefits from a large tarmac playground to the rear of the original school building, together with a substantial grassed play area incorporating associated play equipment. There is also an adjoining yard and parking area providing access to and serving the school buildings.





PLANNING
Use Class - Assumed to be Class F1 (learning and non-residential institution).

EPC

TENURE
The land is offered for sale freehold with vacant possession upon completion.

LAND REGISTRY
The land is registered with the UK Land Registry under Title NN288093.

SERVICES
Mains electricty, water and oil fired central heating.

BUSINESS RATES
The property has a rateable value of £9,700/annum (1st April 2026).

METHOD OF SALE
The property is to be offered for sale via Private Treaty.

VAT
In the event of part of the property is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

LOCAL AUTHORITY
Local Authority: West Northamptonshire Council

VIEWINGS
Viewings will be conducted by block viewings and are strictly by appointment only. Please contact the selling agent for further information and the available dates and times.

FURTHER INFORMATION
For further information please contact the agent:
Peter Chennells, BSc (Hons), MSc, MRICS

Tel: 01509 243720

E-mail: peter.chennells@sheldonbosleyknight.co.uk

ANTI MONEY LAUNDERING CHECK

Due to regulatotory requirements, we are legally required to undertake full indentification checks on any prospective purchaser prior to proceeding with an agreed sale. These checks re carried out through our online system Landmark, and include indentity verification and facial recognition checks. A FEE OF £25 + VAT is payable by each prospective purchase in respect of these checks.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The agents are not aware of any rights of way, wayleaves or easements across the land. However, the property is sold subject to any wayleaves, public or private rights of way, easements, covenants and all outgoings, whether mentioned in the sale particulars or not.

RATES AND OTHER OUTGOINGS

The property is sold subject to any other rates and outgoings, which the purchaser will be liabile for.

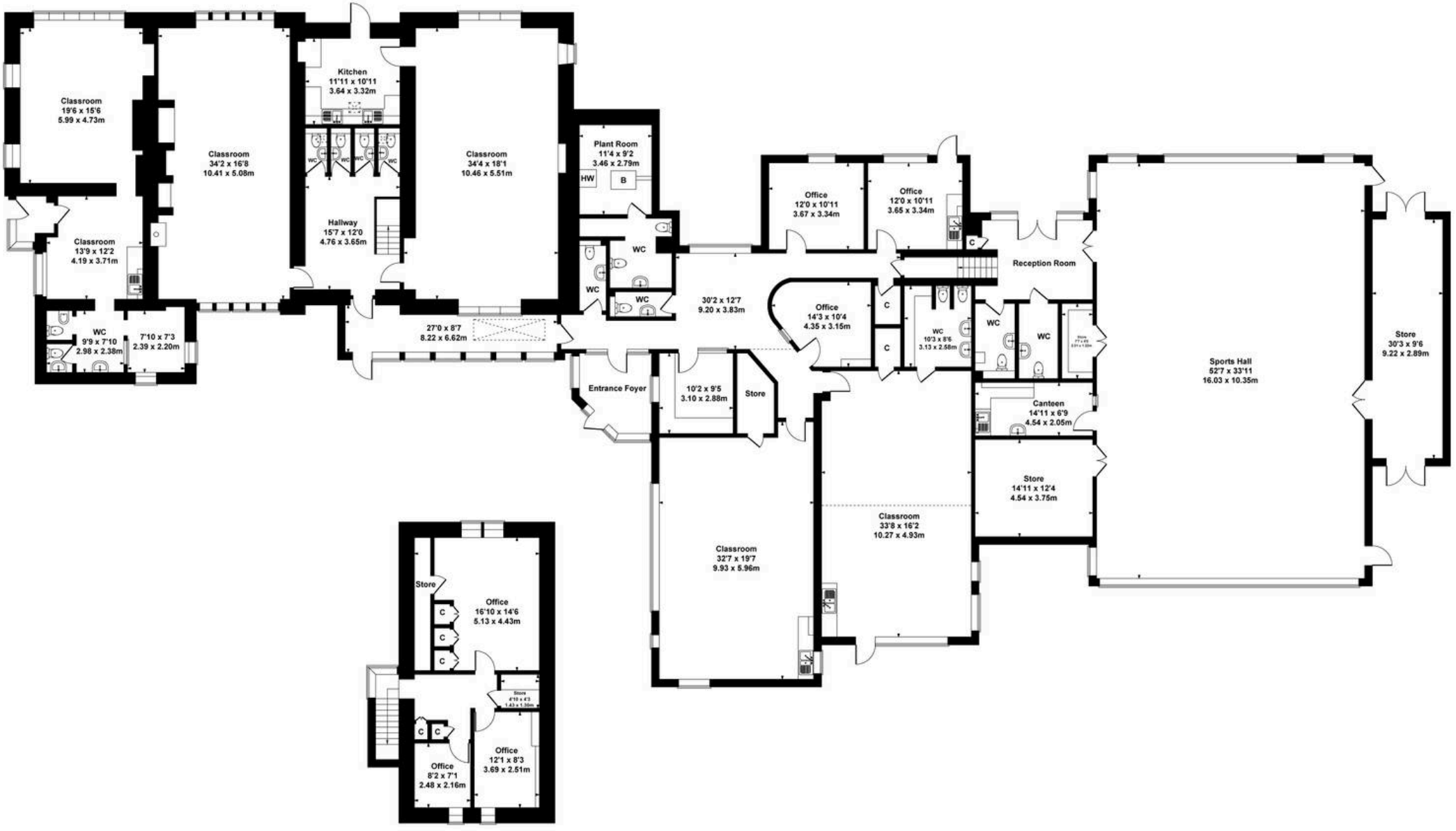
AGENTS NOTE

Whilst the vendors preference is to sell the property, they would consider a lease of the property if the proposed terms were appropriate.



St Loys Primary School, Milthorpe, Weedon Lois, Towcester NN12 8PP

Approximate Gross Internal Area
Main House = 8708 sq ft - 809 sq m



GROUND FLOOR

FIRST FLOOR

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for 24/7 Property Services orders@asbuiltenergysurveys.co.uk

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