

# FOR SALE

2,046 Sq Ft

(190.07 Sq M)

- › Grade II listed mixed use premises
- › Residential accommodation
- › Café with commercial kitchen



## The Old School

Old Wolverton Road, Wolverton, MK12 5NP

Contact: Nick Bosworth or Tate James

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[eddisons.com](http://eddisons.com)





## Location

- The Old School sits just off Old Wolverton Road connecting it directly to Wolverton Mill and Wolverton but also the wider Milton Keynes area.
- The property is situated on the Northern Side of Milton Keynes with local amenities such as Tesco, Lidl and Stony Stratford High Street all within a mile distance.
- The property has access to the A5 within 1.6 miles providing connectivity to North and South Milton Keynes as well as the A422 providing connections East to West.
- M1 Junction 14, approximately 7.4 miles. Wolverton main line train station 1.2 miles. CMK Train Station 3.6 Miles.

 what3words

///drifters.hairpin.deal

 Google Maps

[Click here](#)



## Description

- The property was built in 1856 and is Grade II Listed.
- Mixed use building currently trading as a café with adjoining two/ three bedroomed accommodation currently used as short term lettings.
- Other parts of the property comprise of a storage room, 2 toilets for visitors and an external office space. Externally the premises benefit from parking, storage facilities and gardens to the front and rear.
- The Old School has a wooded setting and is opposite Holy Trinity Wood, which backs on to the Ouse Valley Park.

## Terms

The property is held on 999 year lease from April 2017. The property is available for sale on a long leasehold basis at £525,000.

Best and final offers to be received by Friday 1st May 2026.

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## Accommodation

Hall	55.28 SQ M	595 SQ FT
Café	23.97 SQ M	258 SQ FT
Kitchen	15.79 SQ M	170 SQ FT
External Office	7.34 SQ M	79 SQ FT
Residential	87.7 SQ M	944 SQ FT
<b>Total</b>	<b>190.07 SQ M</b>	<b>2,046 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Hall and Café: B-47

Guest House: D-58

**Business Rates:** The rateable value is £7,150. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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