# FOR SALE GRADE I LISTED BUILDING





## Opportunity

- A rare opportunity to acquire a Grade I listed building, along with Grade II listed gardens and parkland grounds
- Located approximately 1 mile to the west of Peterborough
- Existing Mansion House building and Link corridor measuring approximately 23,541 Sq Ft (2,187 Sq M) (GIA)
- Total site area for sale approximately 56.69 Acres
- Planning use current Class C2 Residential Institution
- Suitable for alternative uses subject to the necessary planning permission
- The farmland will be sold subject to an agricultural lease











### Description

Thorpe Hall estate extends to approximately 56.69 acres, with approximately 47 acres leased to a local agricultural farmer. The land immediately surrounding Thorpe Hall, incorporating the grounds and garden extends to circa 9.4 acres.

Thorpe Hall consists of a four storey Grade I listed Mansion House, accessed from the northern access road, with the adjoining three storey West Wing. The house benefits from many of its original features and fittings. At the entrance to the IPU Courtyard is the Woodworker's shop (converted into a shop); the kitchen gardens; alongside the surrounding gardens attached to Thorpe Hall. These buildings, gardens and courtyards are enclosed by stone walls.

Discreetly enclosed within the northern walled garden is the Sue Ryder Hospice (excluded from the sale), with dedicated entrance located to the west of the site. Also located at the western exit to the site, directly off Thorpe Road is the Lodge House.

Thorpe Hall offers generous parking outside the front of the Mansion House.













# History and Listing

Thorpe Hall is a Grade I listed building and the gardens Grade II listed. Within the wider grounds situated at the western exit on Thorpe Road is a late nineteenth century lodge, summerhouse and free-standing archway which are Grade II listed buildings.

Thorpe Hall was built between 1653 and 1656 by Peter Mills for Oliver St John, the Lord Chief Justice at the time. The property was designed by mid-17th century architect, John Webb.

Little is documented for the period up to 1850 where the property was purchased in a derelict state by Reverend William Strong who extended the walled gardens to the west to create a large kitchen garden with the addition of two new lodges. The property remained in the family until 1927, when purchased by the Meaker family.

During the 1930's, the Hall was placed in Trust and leased to the Peterborough Hospital Board as a convalescent home. After World War II, it became the City's maternity hospital until 1971. The Hall was briefly owned by the Peterborough Development Corporation before being acquired by the City Council for the planned use as a cultural centre. In 1988 the Hall was sold to Sue Ryder, where the property was adapted to be used as a hospice with the Grade II listed gardens fully restored. In 2015 the charity relocated to a new state-of- the-art single storey hospice within a landscaped garden.











## Thorpe Hall Estate Lot 1

Excluding the area retained by the vendor, this plot comprises the remainder of the Estate, including Thorpe Hall a four storey Grade I listed Mansion House, accessed from the northern access road. The Lodge House residential dwelling, plot of land fronting Thorpe Road (adjacent to Lodge House) and the agricultural land. Such opportunities to purchase historic parkland and formal gardens are extremely rare.

The potential for a purchaser is considerable and ranges from those who may wish to seek planning consent to reside in the Mansion House or converting to a commercial use subject to planning. Lot 1 lies within an area extending to approximately 56.69 acres (22.94 ha).

The property within lot one includes: The Grade I listed Mansion House, with Grade II listed walled gardens, a 3 bedroom Lodge House dwelling extending to 1,000 sq ft in the central western section adjoining Thorpe Road. The plot of land adjacent to the Lodge House and all the park and farmland.

The West Wing is currently intended for continued use by Sue Ryder; however, it may also be available for purchase as part of a larger sale, depending on the purchaser's requirements.













# Lot 2 Thorpe Hall Mansion House and Gardens

This comprises the principal portion of the Estate including the Mansion House and formal gardens and kitchen garden.

The potential for a purchaser is considerable and ranges from those who may wish to seek planning consent to reside in the Mansion House or converting to a commercial use subject to planning.

The property in Lot 2 encompasses: Approximately 9.4 acres of mansion house.

The West Wing is currently intended for continued use by Sue Ryder; however, it may also be available for purchase as part of a larger sale, depending on the purchaser's requirements.











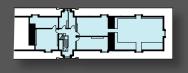
## Mansion House and West Wing



Gross Internal Gross Internal Floor Area Sq Ft Floor Area M<sup>2</sup>

### MANSION HOUSE AND LINK

| Ground floor  | 6,588  | 612   |
|---------------|--------|-------|
| First floor   | 6,243  | 580   |
| Second floor  | 5,737  | 533   |
| Third floor*1 | 4,973  | 462   |
| Total         | 23,541 | 2,187 |

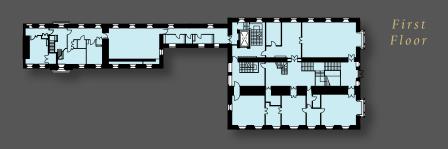




Ground

### WEST WING\*<sup>2</sup>

| 9,203 | 855            |
|-------|----------------|
| 1,001 | 93             |
| 4,101 | 381            |
| 4,101 | 381            |
|       | 4,101<br>1,001 |



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- \*1 Based on an estimate of space above 1.5m ceiling height line.
- \*<sup>2</sup> Excluding carpenter wing.
   \*<sup>3</sup> 1,324 sq ft / 123 m<sup>2</sup> is used for hospice reception function.







# Lot 3 - The Lodge House

This plot comprises the 3 bed lodge house of 1,023 sq ft alongside driveway and garden, comprising a total site size of approximately, 0.1 acres. This property is currently occupied with an AST in place.









# Lot 4 – Plot of Land adjacent to The Lodge fronting Thorpe Road

This plot of land fronting Thorpe Road is approx. 0.25 acres.

## Lot 5 – Agricultural Land

This land extending to approximately 47 acres is subject to an agricultural lease. Details to be provided on request.

### General Information

Nearest Postcode PE3 6LW

Viewing strictly by appointment through the selling agents Newsteer.

Tenure: The estate is offered for sale freehold. The Lodge House is tenanted on an AST and the farmland is sold with an agricultural tenancy in place.

# Method of Sale

The Estate is offered for sale by private treaty. The vendors reserve the right to conclude negotiations by any other means and potential purchasers are encouraged to register their interest in either the whole or part of the Estate as soon as possible. The Estate is offered for sale (excluding the hospice) as a whole or in four lots.

Lot 1 – Thorpe Hall Estate extending to approximately 56.69 acres (excluding Hospice).

**Lot 2** – Thorpe Hall Mansion House and Gardens extending to approximately 9.4 acres.

Lot 3 – The Lodge House, extending to approximately 0.10 acres.

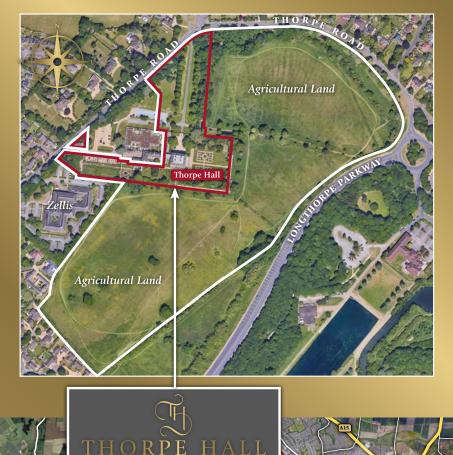
Lot 4 - Plot of Land adjacent to Lodge fronting Thorpe Road, extending to 0.25 acres.

**Lot 5** – Agricultural land extending to approximately 47 acres.









Peterborough

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# Peterborough Postcode: PE3 6LW

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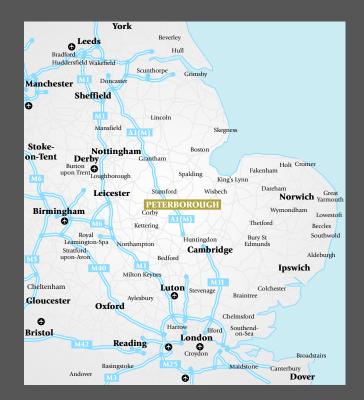
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Stibbington

# Location

Thorpe Hall is located in Cambridgeshire approximately one mile to the west of Peterborough City Centre within the historic village of Longthorpe. The site is bounded to the north and west by Thorpe Road, to the east by Longthorpe Park and to the south by the Parkway and an existing residential estate constructed in the 1980's. The areas surrounding the site to the north, west and south-west are largely residential.

The site is accessible off Thorpe Road, which forms the site's western boundary. Peterborough train station is approximately 1.3 miles east of the site and offers services to London Kings Cross within 50 minutes.



### Planning and Heritage Status

Thorpe Hall is a Grade I listed building with Grade II listed gardens. Any proposed changes or development of the Hall and grounds will require engagement with English Heritage and the Local Authority.

### Rights of Way Easements and Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned

or not.

### Services

There are mains supplies of electricity, water and gas.

### Sale Statu

For sale by private treaty. Offers will be invited by interested parties at a date in future. The vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

#### Further Information

An information pack will be shared with interested parties.

#### VA

VAT is not applicable to the sale of the site.

#### Anti-Money Laundering

The selected purchaser will need to be validated for money laundering regulations.

#### Viewing

Inspections are strictly by appointment with the sole selling agent Newsteer. A viewing day will be announced separately.

#### Contact

For further details or to arrange an inspection contact Newsteer:

Tracy Cooper 07827 944642 Tracy.Cooper@newsteer.co.uk

Ed Cecil 07851 243 430 edward.cecil@newsteer.co.uk



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