



 CUSHMAN &
WAKEFIELD

FOR SALE

Fairfield School

Fairfield Way

Backwell

Bristol

BS48 3PD

Better never settles



MAIN BUILDINGS FROM PLAYING FIELDS

EXECUTIVE SUMMARY

On behalf of Fairfield P.N.E.U. School (Backwell) Ltd, Cushman & Wakefield are seeking offers for this vacant school, in Backwell, North Somerset.

- The property sits on a c3.05 acre (1.23 hectare) site.
- The site is located on the eastern edge of Backwell Village, in North Somerset, approximately 7 miles southwest of central Bristol.
- A well-located site, with a great range of local amenities and excellent connectivity across the South West.
- The site has been in education use for nearly 80 years, with some newer elements added in the past 20 years. The school is closing at the end of this academic year.
- Could suit alternative uses subject to obtaining relevant planning permission.
- Legal and technical documents are provided, access can be requested via a member of the Cushman & Wakefield team.
- Offers are invited for the freehold sale of the site, with a strong preference for unconditional offers.
- Offers are to be received no later than 12 noon on 25th July 2025.

LOCATION

- The site is located on the eastern edge of Backwell, a commuter village, in North Somerset. The village is set in beautiful countryside with a number of feature amenities such as Backwell Lake and Bourton Combe wood.
- The village lies approximately 7 miles south west of the city of Bristol. It is within close proximity of the historic towns of Nailsea (1.5 miles to the south), Clevedon (7 miles to the west), and Portishead (9 miles to the north).
- Backwell is a thriving village of c5,500 people with several good sports clubs, cultural activities, allotments, schools for all age levels, a village club, and several pubs.
- Both Backwell and Nailsea are experiencing steady population growth and are central to North Somerset's strategic housing and development plans.
- Positioned to the east of the village, the property is within walking distance of Merton Woodlands to the east and to the village centre to the west. Backwell Village Club and Backwell Leisure Centre are both located on the eastern side of the Village. The village benefits from local amenities with a wider range available in nearby Nailsea or Bristol.



MAIN BUILDING AND HALL



MAIN BUILDING AND PLAYAREA



TARMACADAM CAR PARK (10 SPACES)



SCHOOL HALL



REAR EXTENSION



HALLWAY IN REAR EXTENSION



HARSTANDING CAR PARK (C60 SPACES) AND FOREST SCHOOL



CLASSROOM IN MAIN BUILDING

CONNECTIVITY

The site is set in an attractive rural setting while benefiting from easy access to Bristol, Nailsea and the M5 motorway.

Road

The site is well connected with access to Bristol via the A370. The M5 (Junction 19) is 6 miles from the property, providing a direct route to Birmingham (99 miles) to the north, linking with M4 (Junction 20), which connects to London (118 miles) and M49 (Junction 18a), providing access to Cardiff to the West (34 miles).

Bus stops are adjacent to the site along the A370, catering for regular services to Weston Super Mare, Nailsea and the principal conurbation of Bristol.

Air

Bristol Airport is a 10-minute drive to the South, with non-stop flights to 115 destinations in 34 countries.

Rail

The site is located within easy reach of the mainline railway station at Nailsea & Backwell station (Great Western Railway). Services run half an hour in both directions, with one service on the Bristol to Weston-super-Mare route and the other on the Cardiff Central to Taunton route. Early morning and evening services from London Paddington also stop at this station.

The average train times are noted below:

	MINUTES
From Nailsea & Backwell Station	
Bristol Temple Meads	14
Bath Spa	30
Cardiff	66
London Paddington	108





HALL AND PLAY AREA



NURSERY CLASSROOM



TENNIS COURT AND PLAYING FIELDS

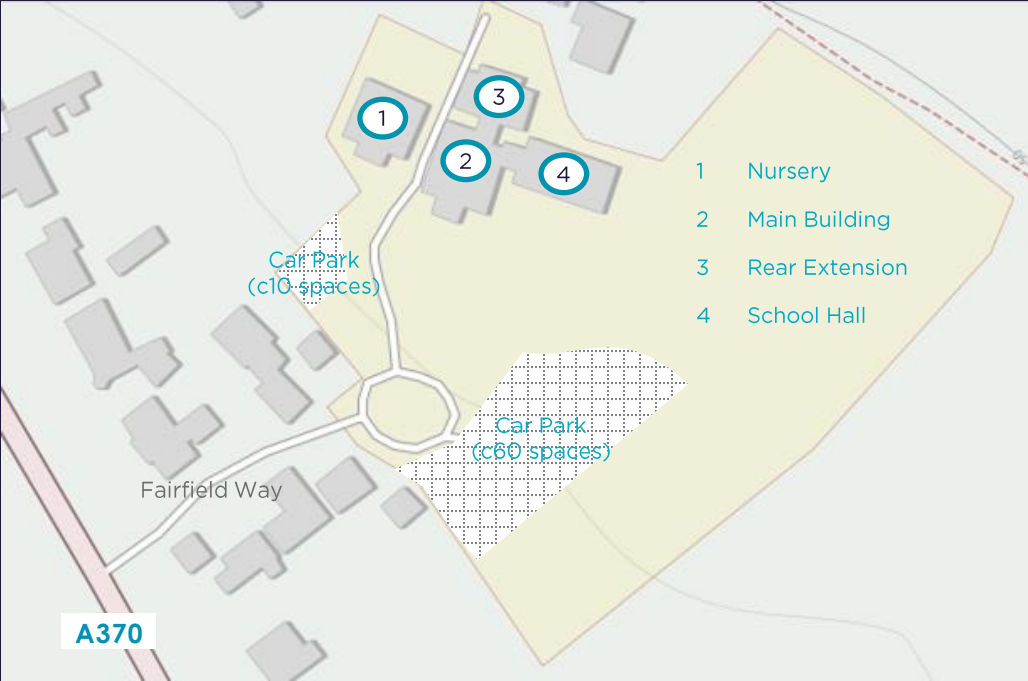


NURSERY BUILDING

DESCRIPTION

Fairfield School have operated at the site since 1947 and most recently, provided coeducational education for ages 2-11 for up to 138 pupils (ISI Report - June 2024).

- Impacted by several external factors, including the introduction of VAT on school fees, the Board of Governors decided to close the school in February 2025. As a result, the site will be vacant following the end of the summer term on the 4th of July 2025.
- The site is bound to the north, east and south by existing residential properties and to the west by a residential development site. The site is well-contained by established tree and hedgerow planting. The main access to the site is currently off the A370 via Fairfield Way which is an adopted highway. Persimmon are building 90 homes on the adjoining site.
- The site includes four main buildings (none of which are listed) :
 1. **Nursery (2002)** – Purpose-built, comprising two large classrooms each with their own W.C, cloakroom and store. Includes a small galley kitchen, waiting area and large gated play area to the rear. Further storage is in the roof void, accessed via external stairs to the side of the property.
 2. **Main building (c1920)** – 8 potential classrooms across 3 storeys, a W.C on each floor. Several additional admin and storage rooms in the building, alongside a large cloakroom that connects to the rear extension and main hall.
 3. **Rear Extension (2006)** – Two-storey extension to the rear of the main building comprising 4 classrooms and changing facilities on each floor.
 4. **School Hall** – Reconstructed in 1995, it contains the school hall on the ground floor, with main kitchens and storage. On the first floor is a single classroom, with further storage space in the roof.
- The whole site extends to approximately 3.05 acres (1.23 hectares). A measured survey of the buildings will be issued to interested parties on w/c 9th June 2025.
- The remainder of the site includes the school’s playing field, tennis court, conservation area, woodland area, outdoor learning area and two on-site car parks (c10 spaces tarmacadam and c60 spaces hardcore). The site is not in a greenbelt or a conservation area.



The boundary and car park layout shown are indicative

BUILDING	CLASSROOMS	OTHER (STORE, ADMIN, W.C)	TOTAL ROOMS
Nursery	2	8	10
Main Building	8	7	15
Rear Extension	4	2	6
School Hall	1	3	4
Total	15	20	35



NURSERY BUILDING



CLOAKROOM BETWEEN MAIN BUILDING AND HALL



FOREST SCHOOL



CLASSROOM IN REAR EXTENSION



REAR EXTENSION

FURTHER INFORMATION

EPC

- An EPC has been commissioned for the property and will be added to the data room.

Tenure and Title

- The site is held under freehold title numbers: ST247052 & ST288388 and are owned by Fairfield P.N.E.U. School (Backwell) Ltd.
- The site will be sold with full vacant possession.
- Title documents can be found in the data room that provides a title summary that covers the development restrictions on parts of the site.
- Parties are expected to undertake their own legal due diligence.



The red line boundary is for indicative purposes only

Data Room

- A data room has been prepared to provide information on technical and legal documents. Interested parties should contact Cushman & Wakefield for access.

Planning

- Use Class F1 but parties are required to make their own enquiries with the Local Planning Authority.
- Local Authority: North Somerset - Council Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ.

Offers and Tender Process

- Offers are invited for the freehold sale of the site, with a strong preference for unconditional offers.
- Offers must be submitted in an email format to: Daniel.Wagstaff@cushwake.com and Victoria.Smith@cushwake.com by no later than 12 noon on Friday the 25th of July 2025.
- Purchasers should provide full details of the financial aspects of their offer, including the timing of payment and proof of funding for the transaction.
- Interested parties should note that the Vendor is a registered charity (Charity No. 310215), and any sale will need to comply with the Charities Act. The Vendor reserves the right not to select the highest or any offer received.

Fixtures and Fittings

- Fixture and Fittings can be included if required.

Anti Money Laundering

- Prospective purchasers will be subject to customer due diligence checks and will need to provide proof of identity and residence.

VAT

- The Property is not opted to tax for VAT.

Viewings

- Site visits can be arranged by appointment only with the retained agents Cushman & Wakefield.
- Due to the school continuing to operate, no attempt should be made to enter the grounds. Set viewing days will be through Cushman & Wakefield only so please contact a member of the team for availability.

Contact

Daniel Wagstaff
07823 587987
Daniel.Wagstaff@cushwake.com

Victoria Smith
07887 880476
Victoria.Smith@cushwake.com



PLAYING FIELDS

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