

BAY TREE BARN

PURPOSE-BUILT EDUCATION FACILITY

Lower Woodrow, Melksham, Wiltshire SN12 7RB

Class F1(a) education | Enclosed courtyard | Rural setting

BAY TREE BARN

Education facility available to let | Information for prospective providers

A beautiful countryside setting

Set in beautiful countryside, Bay Tree Barn offers a peaceful environment with potential to support a therapeutic approach to learning. Located at Lower Woodrow, Melksham, Wiltshire SN12 7RB.

A single-storey building with three learning areas, two office rooms and supporting facilities, arranged around an enclosed courtyard.

The premises has Class F1(a) education use. The facility offers an opportunity for an education or alternative provision provider seeking its own premises.

Outdoor space included

An enclosed courtyard offers scope for outdoor learning and activities.
Includes its own large, secure grass paddock.

Total building floor area: 165 m² (approximately 1,776 sq ft).

Enquiries and viewings

Organisation: Bay Tree Barn

Contact: Sade Coleman

Telephone: 07925 134450

Email: hello@baytree-barn.co.uk

Please contact Sade directly to arrange a viewing or discuss the premises and letting terms.

ROOMS & OUTDOOR SPACE

Flexible learning accommodation with dedicated support rooms

Three large learning spaces

We are happy to add partitions to create separate areas, quiet spaces or sensory spaces to suit the provider’s needs.

Two office rooms

Separate rooms for administration, meetings or provider support functions.

Kitchen and staff facilities

Dedicated kitchen and staff space for breaks and day-to-day use.

Toilet facilities

Three WCs, including an accessible WC.

Outside

Enclosed courtyard within the building layout.

Includes its own large, secure grass paddock.

Rural surroundings near Melksham, with on-site parking.

See the photographs

The following pages show the exterior, courtyard, all three learning rooms, kitchen / staff space, toilets and both offices.

Contact Sade Coleman | 07925 134450 | hello@baytree-barn.co.uk

FINISHES & FACILITIES

Brand-new building | Flexible finishing options | On-site services

Finishes to suit your needs

Flooring can be added to suit the provider's requirements at an additional cost, with the specification and cost to be agreed.

The courtyard currently has a base layer suitable for artificial grass or another finish to suit the provider's requirements.

Security and fire safety

Full magnetic lock (maglock) system at the front of the courtyard.

Fully equipped with a fire alarm system and fire extinguishers.

Building and services

Brand-new, newly built education facility.

EPC rating: A.

Air source heat pump heating.

Business-grade Wi-Fi.

Parking

On-site car park, with overflow parking available.

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BAY TREE BARN

EDUCATION FACILITY | MELKSHAM, WILTSHIRE



Education building exterior



Bay Tree Barn entrance



Enclosed courtyard

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Largest learning area - full room view

SPACE TO ADAPT

A generous, open learning area with flexible potential for a provider's layout.

Long views across the room show its scale and natural light.

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Flexible learning room



Additional learning room



Kitchen and staff space



Three WCs, including accessible WC

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BAY TREE BARN

EDUCATION FACILITY | MELKSHAM, WILTSHIRE



Office room one



Office room two



Building from a further angle

EXPLORE THE SPACE

Purpose-designed education premises with rooms for learning and support.

to the email accompanying this brochure.

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OUTDOOR GRASS PADDOCK

Included with the education building

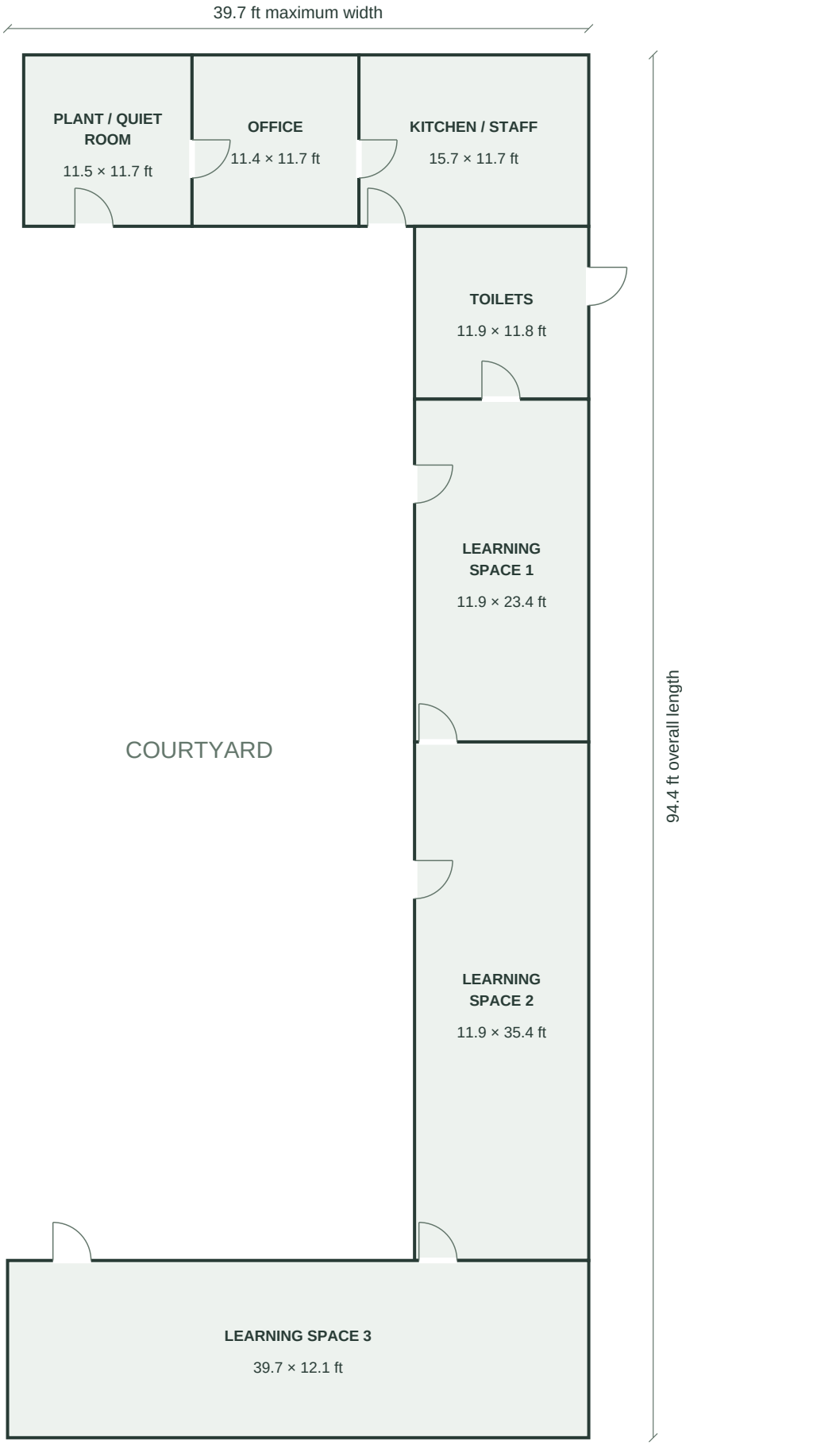


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BAY TREE BARN

Education building | Proportional floor plan



Scale 1:125 at A4 · print at 100%

Based on supplied room dimensions in decimal feet. Verify measurements on site.
Wall thicknesses and door positions are indicative; this is not a surveyed plan.