



Ismere Hall

Luxury living in historical surroundings



Ismere Hall | Stourbridge Road (A451) | Ismere | Worcestershire | DY10 3NY

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LAND & NEW HOMES



WELCOME TO ISMERE HALL

A rare opportunity to purchase a local Landmark property of Grade II listed heritage - Ismere Hall. In addition to the main house there is a splendid barn and delightful Coach House, which are both ripe for conversion.

The availability of Ismere Hall for the third time only in 80 years represents an exceptional opportunity to restore a landmark property to its former glory and realise the outstanding potential to lovingly develop this outstanding property.

enjoy

LIVING IN HISTORY



In its current form, the property retains numerous original features. The ground floor hallway runs front to back and offers access to an impressive formal Reception Room with twin fireplaces. An impressive Dining Room is joined by a Guest Cloakroom and further ancillary accommodation includes a Scullery, with a game sink, Pantry and further W.C.

The Cellars comprise the Boiler Room, Wine Room and Cold Store.

On the first floor, there are 3 Bedrooms with spectacular views, a Dressing Room and 3 Bathrooms serving this floor, along with a charming Library/Study with lead-light windows overlooking the Gardens.

On the top floor, the former servants' quarters include the Butlers Suite of 2 Rooms and 2 further maids' Bedrooms along with a Kitchen, WC and Shower Room.

Outbuildings include Garages, Fuel Stores, a Gardener's Workshop and Mower Stores.

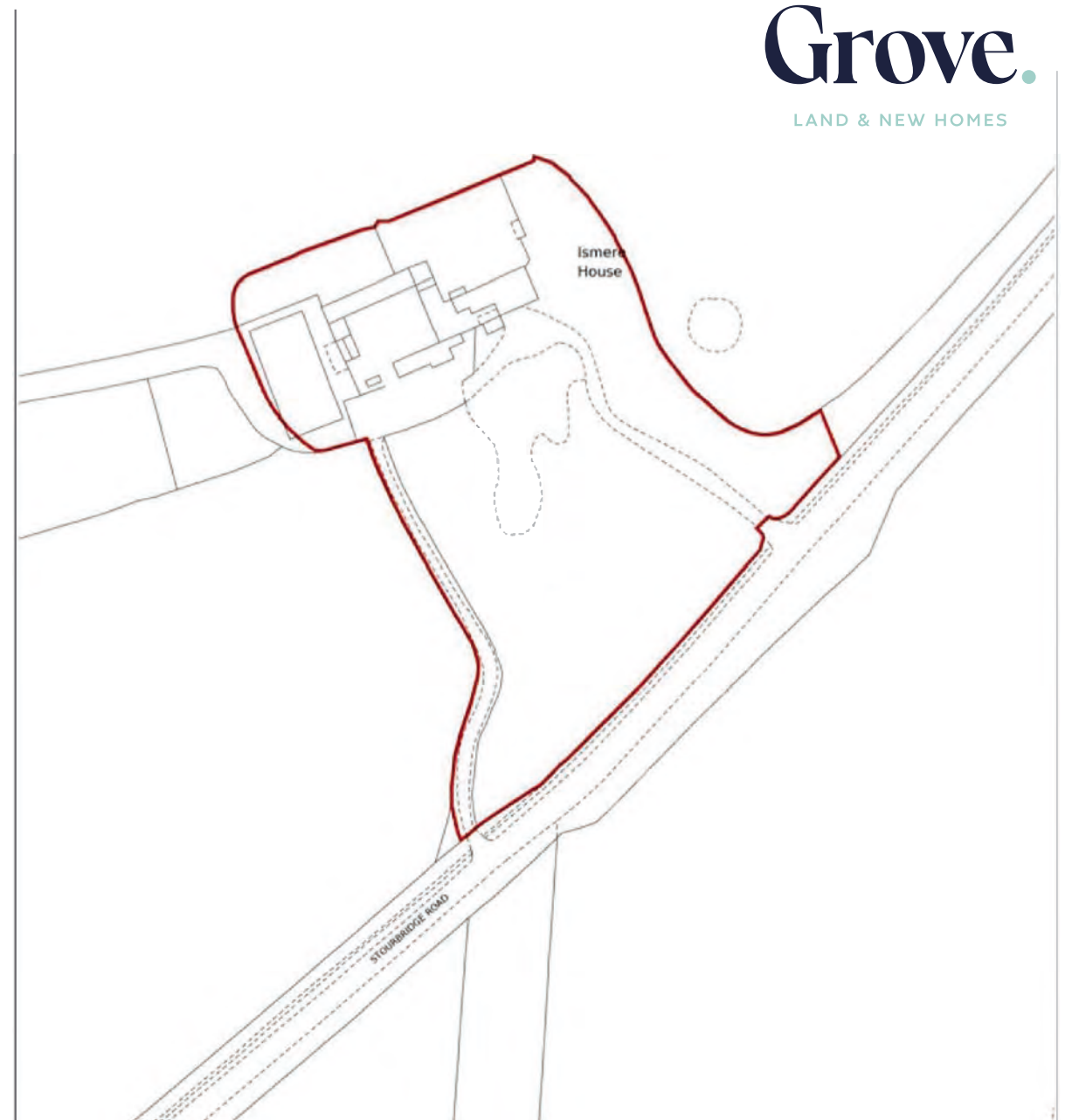


THE GROUNDS

The formal grounds extend to approximately 6 acres and include Twin Drives, Lawn Areas, a former Rose Garden, Orchard and Tennis Court.

This glorious Manor House is situated mid-distance between Stourbridge and Kidderminster.

Nestled secretly from the road in its own private woodland setting along with circa 32 acres of formal grounds and paddocks, it enjoys spectacular views to the South and West.



THE STORY SO FAR

- New roofs and chimneys across every building
- Total strip out within the buildings
- New windows installed on the front
- New 3-phase electricity supply installed
- New water supplies installed



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THE PROJECT

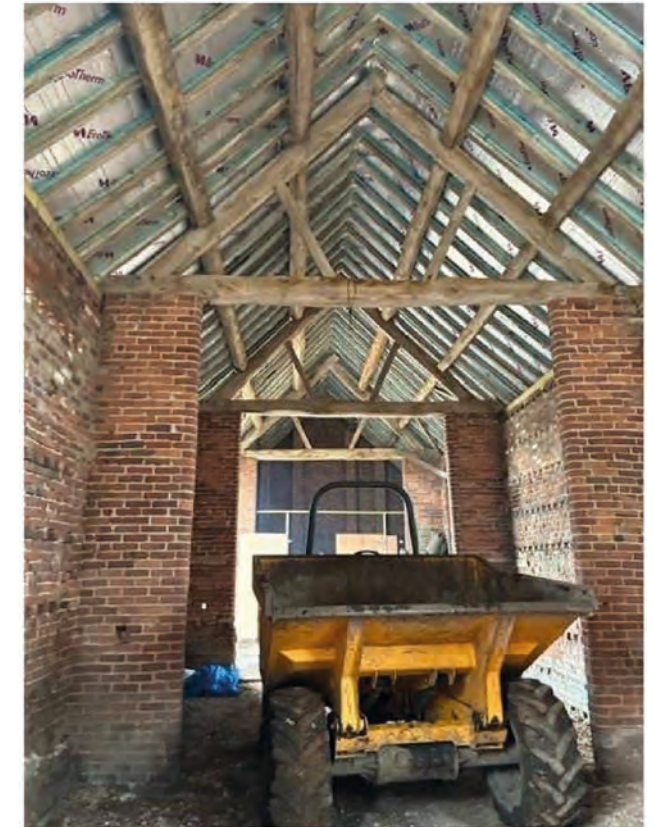
Interior
Reworks



Ongoing
extensive project
works



Including preparatory
work to the
outbuildings



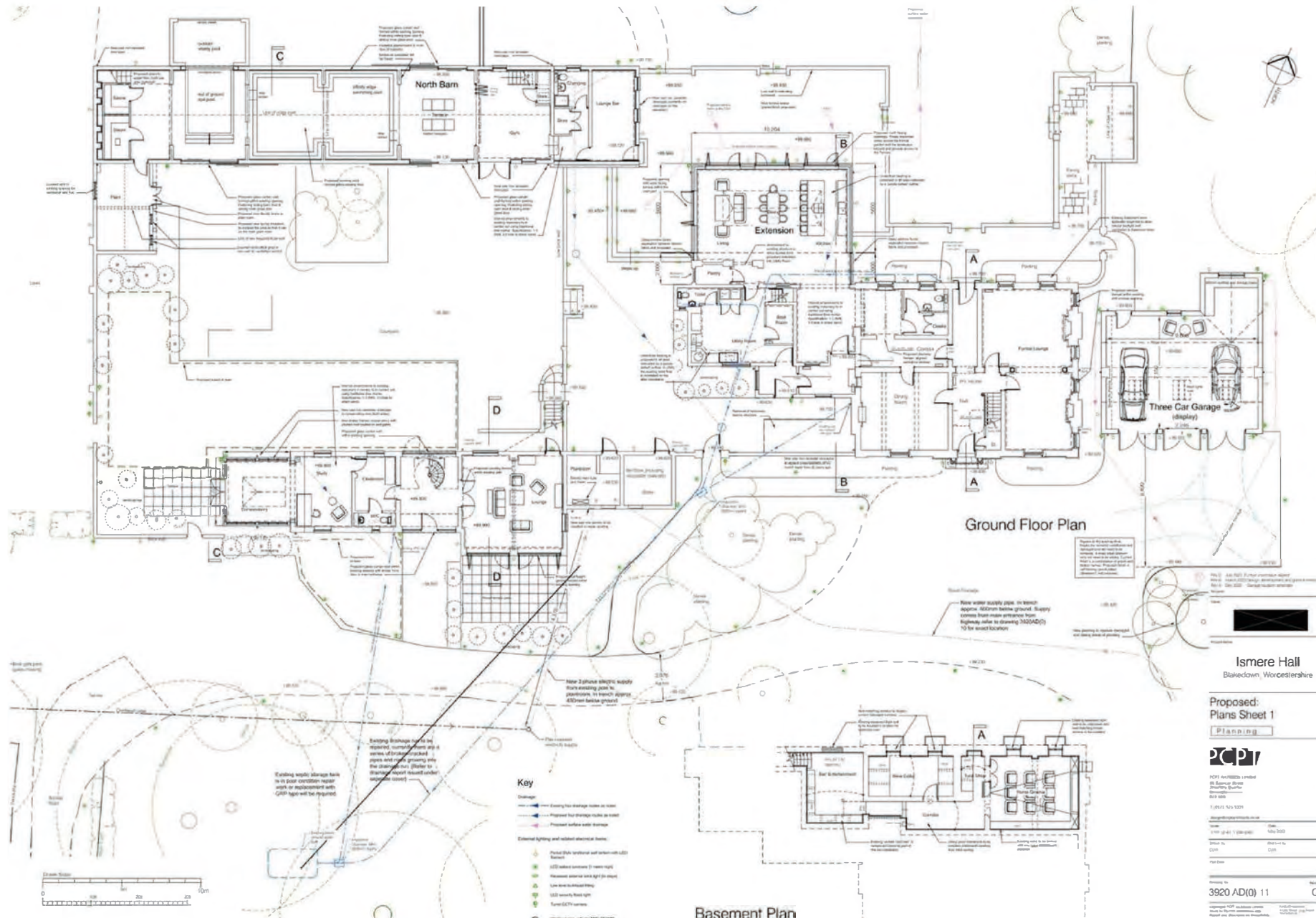


THE FUTURE

Plans have been meticulously drafted and preparations are underway for this truly breathtaking transformation.

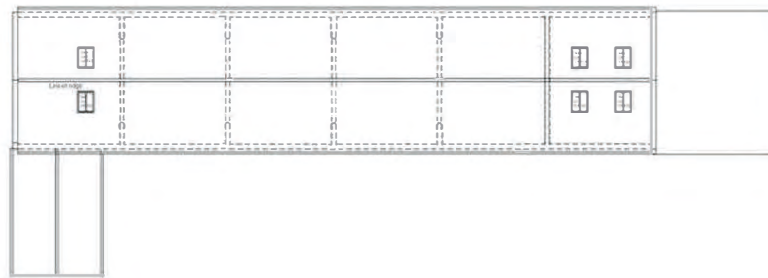
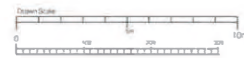
From sumptuous living arrangements spread across the large living and dining rooms and library to activities in a private indoor pool and outside in the paddock, the Ismere Hall Design Team has taken every step necessary to conceive a luxury residence worthy of the property's rich history and magnificent stature as it sits perfectly nestled away on this large freehold estate.

Proposed Ground Floor Plan



Key

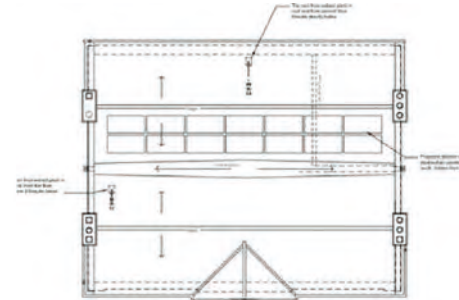
- Drainage**
- Existing top of drainage routes as noted
 - Proposed top of drainage routes as noted
 - Proposed surface water drainage
- External lighting and related electrical items**
- Pinpoint 20W LED floodlight - wall surface with LED floodlight
 - LED outdoor luminaires (1 metre light)
 - Recessed outdoor black light (2x 10w)
 - Low-voltage outdoor lighting
 - LED security flood light
 - 3-core 0.75 cable
 - Weather types, refer to BS EN 12468



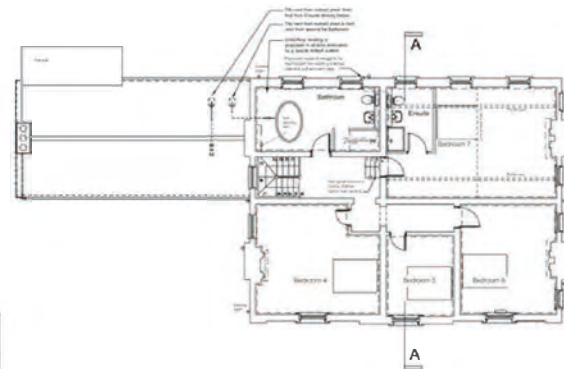
Barn - Roof Plan



Old Garage - Roof Plan



Roof Plan



Second Floor

Plan No. 3920 AD(0) 13
Rev. 01
Date: 10/01/2023
By: [Redacted]
Project Name: [Redacted]
Location: Ismere Hall, Blaxdown, Worcestershire
Proposed: Plans Sheet 3
Planning
PCP
PCP Planning Limited
4th Floor, 100, High Street, Worcester, WR1 1AA
Tel: 01905 851 851
Email: info@pcpplanning.co.uk
Drawing No. 3920 AD(0) 13
Revision: B

Proposed Second Floor Plan

AESTHETIC & MODERN INTERIOR



1

Opulent interior styling with generous living place



2

Provisions are made for a luxurious modern indoor swimming pool, with auxiliary changing and toilet facilities.



3

6 acres and includes twin drives, lawn areas, a former Rose Garden, an orchard and a Tennis Court. Surrounded by 32 acres of grounds with spectacular views.



4

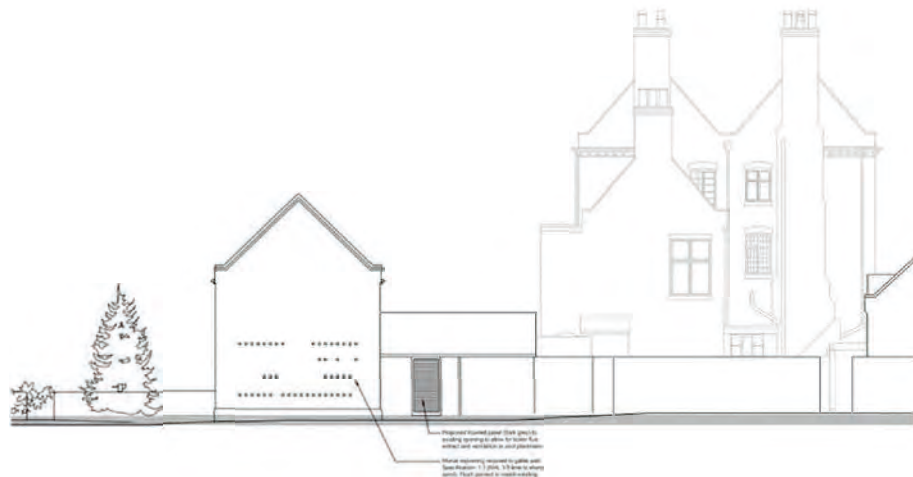
The Property comprises of 7,600 Sq Ft with a further proposed 700Sq Ft in planning.



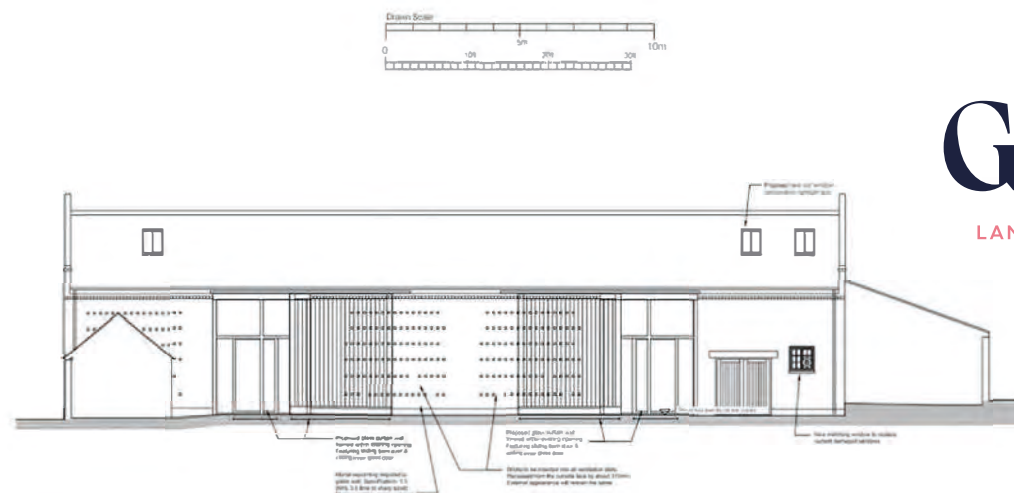
LUXURY LIVING



THE PLANS



North Barn: West Elevation



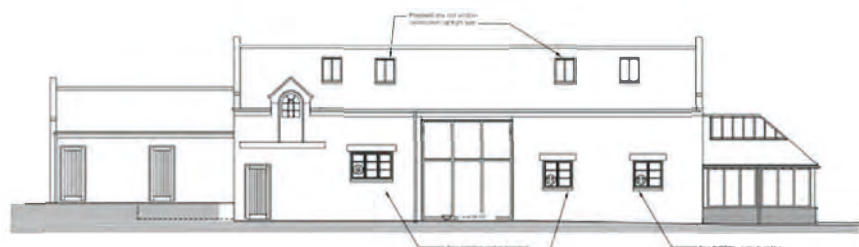
North Barn: South Elevation



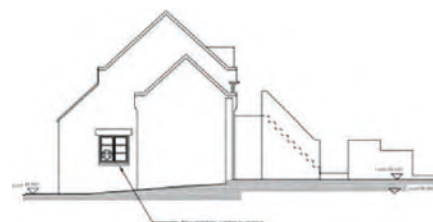
Section CC (Barn) & West Elevation of Old Garage



Old Garage: South Elevation



Old Garage: North Elevation



Old Garage: East Elevation

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Continued on drawing:
3920 AD(0)14

Rev B: 14/10/2023 Further refinement added
Rev A: 14/09/2023 Garage development and ground markers
Revised



Client Name

Ismere Hall
Blakedown, Worcestershire

Proposed:
Elevations: Barn & Garage

Planning



JCP Architects Limited
88 Redhouse Street
Birmingham B4 7AT

T: 0121 573 9115

design@jcparchitects.co.uk

Author: JCP

1:100 (A1) 1:100 (A2)

1:100 (A1) 1:100 (A2)

1:100 (A1) 1:100 (A2)

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Report and discussion abstracts

B



New Garage East Elevation

Continued on drawing:
3920 AD(0)16

File B: July 2023: Further response on appeal
File A: March 2023: Design development and general planning
Timeline

Cont.



Project Name:

1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

Ismere Hall

Blakedown, Worcestershire

Proposed:

Elevations

Elevations

Planning

[illegible]

POP

2001

PCFF Products Limited

86 Springer Street
Newbury QuarterBirmingham
B1 6 6D9

T 0121 229 9235

doi:10.1017/S0022292412001616

Scale	Info
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F 305-24 1700-24 2004 2007

Written by **Shantell**

QIN ET AL.

NOTES

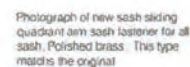
Year	Revenue
2000	100
2001	110
2002	120
2003	130
2004	140
2005	150
2006	160
2007	170
2008	180
2009	190
2010	200
2011	210
2012	220
2013	230
2014	240
2015	250
2016	260
2017	270
2018	280
2019	290
2020	300

3920 AD(0) 14 R

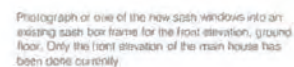
9520 AD(9) 14

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Report the observations immediately. 004-0000-0



Photograph of new sash sliding quadrant arm sash fastener for all sash. Polished brass. This type matches the original.



Ismere Hall
Blakedown, Worcestershire

Proposed:
Sash Window Details

Finishing

2CPI

2CPI Windows & Joinery
40, Stourville Street
Leominster, Shropshire
DY12 1JH
01562 552100

Approved by Planning Department on 14/04/2016

Date	Drawn
17/04/2016	JAB (DSE)

Drawn By	Checked By
DSE	JAB

W4 100

Drawing No. 3920 AD(0) 18

Not to be Reproduced without written permission of 2CPI Windows & Joinery

2CPI Windows & Joinery Ltd
40, Stourville Street
Leominster, Shropshire
DY12 1JH


THE OFFER

The property and freehold are split between 2 title deeds and come with planning permission and listed building consent for change of use from Hotel to single dwelling (Use Class C3).

This fantastic opportunity includes general refurbishment works, alterations to the floor layout and the erection of a single-storey extension conversion of a barn to provide a plant room and private leisure facilities including a swimming pool and gym, conversion of the outbuilding to a residential annex including the erection of a conservatory, and the construction of a garage.

KEY FINANCIALS

Estimated finishing costs



£117,700.00	£80,000
Install of ground source heating	Carpentry Work
£100,000	£10,500
Heating Fix	Tree Surgeon
£125,000	£38,500
Total Rewire	New Sash Windows
£88,500	£150,000
Second Barn Install & Refurb	Driveway
£100,000	£225,000
Kitchen Install	Swimming Pool Install
£100,000	£50,000
Extension	Additional Works Swimming Pool
£60,000	£100,000
Bathroom Fitouts	Landscaping

Notes



THE LOCATION

Ismere Hall, Stourbridge Road, Kidderminster, DY10 3NY

Kidderminster is a historic town in Worcestershire and is just a short drive from Ismere Hall, where there are a variety of activities to enjoy in the area.

The nearby Wyre Forest is a beautiful location for walking, cycling, and picnicking. The Severn Valley Railway offers a scenic steam train ride through the Worcestershire countryside and there are numerous other leisure activities in the area, including several golf courses.

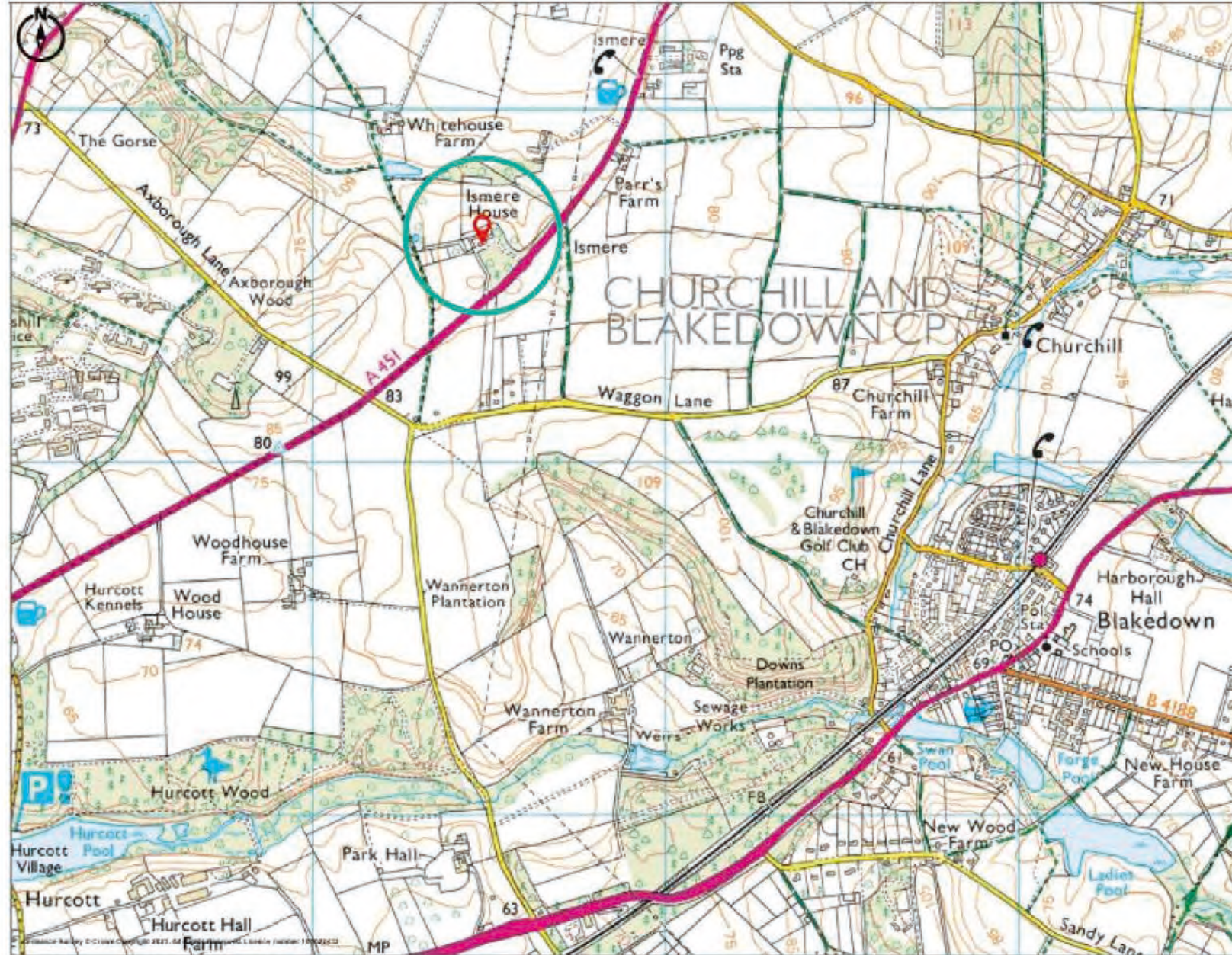
With its proximity to beautiful countryside, historic sites, and a range of amenities, Kidderminster offers something for everyone. Whilst Ismere Hall provides a luxurious and secluded retreat, a perfect blend of convenience and luxury for a discerning homeowner.

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Ismere | Worcestershire | DY10 3NY

What3Words:///commenced.suitable.insiders



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PLEASE NOTE: Whilst every effort has been made in the creation of these details measurements are approximations and subject to change as is specification between units. We recommend that you inspect the full specification prior to reservation and confirm all details with *Grove. Land & New Homes* at point of purchase. Specification is correct at the time of printing.

The Information and imagery contained herein are artistic renders of potential after refurbishment.

Grove. Land & New Homes has not been retained to conduct any surveys, nor has it tested the veracity of any of the facts contained herein.



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