

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TRADITIONAL END TERRACED HOME REQUIRING FULL RENOVATION AND REFURBISHMENT LOCATED ONLY A FEW MINUTES WALK FROM WORCESTER CITY CENTRE AND OFFERING SPACIOUS ACCOMMODATION COMPRISING SITTING ROOM, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CELLAR, BATHROOM, THREE BEDROOMS (TWO WITH EN-SUITE SHOWER ROOMS), GARDEN AND A SIGNIFICANT FORMER "BREW HOUSE"/WORKSHOP. ENERGY RATING "E"

FOR SALE BY WAY OF PUBLIC AUCTION ON 19TH JUNE 2025 AT THE FEATHERS HOTEL LEDBURY HR8 1DS AT 6 PM.  
GUIDE PRICE £135,000 TO £150,000

## Guide Price - £135,000 - £150,000

26 Southfield Street, Arboretum, Worcester WR1 1NH





# Southfield Street, Worcester

## Location & Description

The property enjoys a convenient location less than five minutes walk from Worcester City Centre and therefore within immediate reach of a comprehensive range of amenities. It is within a 150 yard walk of the Westbury Street Community Garden and the walks along the Worcester and Birmingham Canal. Transport communications are excellent. Worcester's main railway station is less than five minutes away on foot and Junctions 6 and 7 of the M5 Motorway are close at hand.

## Property Description

26 Southfield Street is a traditional two storey end terraced town house dating back to the late Victorian period. Until recently it was a beautifully presented contemporary home but sadly in 2024 it was damaged by fire. As a result it now needs full refurbishment and renovation. This presents buyers with a potentially exciting opportunity to undertake a project to mould the house in their own style.

The accommodation is generous and includes a sitting room, lounge, dining room, kitchen, utility room, bathroom, a cellar and three bedrooms two of which have their own en-suite shower rooms. Some of these rooms did not come into direct contact with the fire, but most of them did to a greater or lesser extent suffer from smoke damage.

The house has an interesting history. More than two generations ago it was known as the Arboretum Stores providing groceries and provisions for the local area, as evidenced by some of the original external signage that still remains today. Perhaps the most significant point of interest however is the presence of a large two storey brick outbuilding in the rear garden. This was a "Brew House" that belonged to Cheltenham and Hereford Breweries Limited. This building has enormous potential (subject of course to planning consent) to be converted into alternative residential use perhaps as an Airbnb, studio, offices or workshop.

Within the curtilage of 26 Southfield Street a double gated entrance opens onto a narrow driveway that can accommodate a small vehicle and provides access not only to the main residence but also to the Brew House. There is also a rear gated pedestrian access at the bottom of the garden. Prior to the fire the garden at the rear of the house was the pride and joy of the former owner. Over the past year it has been sadly neglected but with love and care can easily be restored to its former condition.

## Ground Floor

### Sitting Room 5.06m (16ft 4in) x 2.99m (9ft 8in)

This was the shop when it was run as a grocery and provisions store many years ago. It still has its large glazed former display window and fitted shelving. Radiator, partially panelled walls, door to inner hall (leading to the lounge and first floor). Door also to

### Cellar

With power and lighting connected.

### Lounge 5.99m (19ft 4in) x 3.35m (10ft 10in) (maximum)

Feature fireplace with open grate, tiled inset and tiled hearth. Former storage cupboard and display shelving, two radiators and external double glazed double doors leading to driveway, garden and Brew House.

### Kitchen/Breakfast Room 4.13m (13ft 4in) x 2.94m (9ft 6in)

This was the seat of the fire and was the most damaged room in the house. It still contains its original kitchen units which will all need replacing. It also a ceiling skylight, radiator and door leading to garden.

### Dining Room/Bedroom 4.11m (13ft 3in) x 2.58m (8ft 4in) (minimum)

Window to side aspect and door to

### Bathroom 2.37m (7ft 8in) x 1.75m (5ft 8in)

With full suite, sadly now smoke damaged and requiring replacement including a bath with shower attachment, wash hand basin and close coupled WC. Radiator.

### Utility Room

Again smoke damaged but still retaining its original stainless steel single drainer sink and radiator.

## First Floor

This floor did not come into direct contact with the fire but has suffered from smoke damage.

## Landing

### Bedroom 1 5.14m (16ft 7in) x 3.35m (10ft 10in)

Radiator, feature fireplace, storage cupboard with shelving, further built-in storage cupboard and window to front aspect.

### Bedroom 2 4.34m (14ft) x 3.38m (10ft 11in)

Radiator, timber panelling, window to rear aspect and stripped panel door leading to

### En-Suite Shower Room

Still with its original suite (smoke damaged) including close coupled WC, tiled shower cubicle, heated towel rail, wash basin and window to side aspect.

### Bedroom 3 3.41m (11ft) x 2.42m (7ft 10in) (minimum)

Radiator, window to side aspect and door to

### En-Suite Shower Room

Including wash basin, close coupled WC, shower cubicle and window to side aspect.

## Agent's Note

The agents retain a copy of a building surveyor's report on 26 Southfield Street commissioned after the fire in 2024. This can be made available to potential buyers. The agents also retain a number of photographs of the property pre-dating the fire and taken when the house was in a very good state of presentation. These also can be shared with potential buyers.





#### Outside

To the side of the property a double gated entrance opens onto a narrow paved area that could provide a parking space for a small vehicle. This in turn leads along the length of the house where there is a part fenced and part walled garden with paved and pebbled seating areas and a flagstone pathway that gives access directly to the

#### Former Brew House/Potential Studio 9.61m (31ft) x 3.97m (12ft 10in) overall

Currently divided into three separate sections. This has two windows, glazed doors and additional space at roof level. Subject to planning consent being granted it could offer potential to create a studio or residential accommodation (such as Airbnb).

The garden was, prior to the fire, the owner's pride and joy but sadly it is now very neglected. Even so many of the features created by the former owner still remain and could be rediscovered and restored. These include mature shrubs, paved and pebbled patio areas and water features. There is also an external tap and a gated pedestrian rear access. The rear boundary is adjacent to a railway line.

#### Parking Arrangements

Southfield Street is in a residents' permit zone. This means parking is restricted for non-residents.

#### Agents Notes

The agents retain a copy of a building surveyor's report on 26 Southfield Street commissioned after the fire in 2024. This can be made available to potential buyers. The agents also retain a number of photographs of the property pre-dating the fire and taken when the house was in a very good state of presentation. These also can be shared with potential buyers.

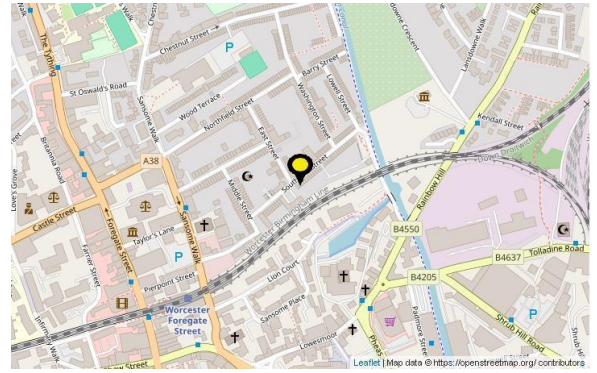
#### Auction Information

For Sale By Auction Information for prospective bidders at auction. Bidders registrations - potential buyers are required to register their details before bidding. At registration you will need to provide your full name and address and the solicitor/legal representative who will be acting on your behalf. You will also need to prove your method of payment of the deposit and that you have necessary proof of identity to comply with money laundering regulations. You are advised to register prior to the date of the auction at one of the offices and you will need to bring your proof of identity with you to the sale where you will be allocated a personal bidding number which will enable you to bid. A bidders registration form is available upon request. Please bring this along to one of our offices at least 48 hours prior to the auction or ensure that you attend the auction registration desk at the auction venue at least 30 minutes before the advertised start of the sale. There is no charge for registration. The auctioneer reserves the right to refuse a bid where registration has not taken place and to offer the lot to the under bidder. Proof of identity In compliance with Money Laundering Regulations bidders are required to provide photographic identification and evidence of residency. Buyers must provide the following: 1. Photographic identify document such as a current passport or UK driving license AND 2. An original utility bill, building society or bank statement, council tax bill or any other form of identity document (excluding credit card statements and mobile phone bills) that has been issued within the last 3 months and provides evidence of residency at the correspondences address stated on the registration form. If the bidder is acting on behalf of another party they will be required to provide the documents above for themselves and for the named buyers for whom they act, as well as providing a letter of authority from the buyers authorising them to bid on their behalf. If the bidder is acting on behalf of a company, the above documents will still be required together with written authority from the company and a copy of the certification of incorporation. It is advisable to ensure that this process is satisfactorily completed and approved well before the sale. Deposits A deposit payment, which is payable on the fall of the hammer, is calculated at 10% of the purchase price (or £3000 whichever is greater). Buyers should arrange to bring either a bankers draft/counter cheque, building society draft or debit card to the sale room to cover their maximum bid. Personal and company cheques will not be accepted unless agreed by prior arrangement even if you are well known to us and have bought from us previously. If you wish to pay by personal or company cheque you should contact us at least 3 working days prior to the auction. A £20 fee will be charged (payable in cash only) upon acceptance of any personal or company cheque to cover the bank chargers for special clearance. Buyers may pay deposits by either Maestro or Visa debit cards (not credit cards). Transactions must be in person and cannot be accepted over the telephone. Buyers should note that cash will not be accepted for deposit payments. Important all buyers are advised to inspect all available legal documentation prior to bidding and you will be deemed to fully understand your liabilities if successful. Liabilities could include stamp duty, land registry fees and VAT which may become payable upon completion in line with any property transaction whether it is by auction or private treaty. If you are in any doubt you should seek advice from your own professional advisors. AUCTION GUIDE PRICE An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change up to and including the day of the auction. RESERVE PRICE This is seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. A reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. Solicitors/Legal Pack The solicitors acting on behalf of the vendors in the sale of 26 Southfield Street are SME Solicitors - Liz Stirk - [liz.stirk@smesolicitors.co.uk](mailto:liz.stirk@smesolicitors.co.uk) (Office 01905 723561)



## Directions

If travelling by car from Foregate Street in the centre of the city, proceed north through a set of traffic lights into the Tything. After 200 yards turn right into St Oswalds Road. At the next junction turn right into Sansome Walk. Continue along this route ignoring the left turn to Wood Terrace and after 150 yards turn left into Northfield Street. Take the first right turn (after approximately 150 yards) into East Street. Continue to the end (approximately 200 yards) to Southfield Street. Number 26 almost faces you directly opposite. Street parking in Southfield Street and the surrounding area is restricted to residents only. There is limited street parking and a small 'pay and display' car park in Sansome Walk, a short three minute walk away.



## Services

We have been advised that mains gas, electricity, water and drainage are all available to the property (but not necessarily currently connected). This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (45).



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

## MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

