

UNIQUE OPPORTUNITY TO ACQUIRE AN HISTORIC PROPERTY WITHIN A POPULAR WOLVERHAMPTON SUBURB

Beckminster House, Birches Barn Road, Wolverhampton, WV3 7BH



Grade II Listed Former Gentlemen's Residence and Lodge with Grounds

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For Sale By Informal Tender – Office Accomodation with Residential Development Potential (Subject to Planning)

Beckminster House is a Grade II listed building dating from the late 1840's and originally built as a luxury residence for a local industrialist. The property was acquired by Wolverhampton Corporation (City Council) in the 1920's and has subsequently been used as a school and latterly as office space.

The property comprises of the Main House with later additions including Lodge, Workshop/Garage and Timber Classroom. The property as defined by the red lined boundary within these particulars extends to approximately 0.863 hectares (2.13 acres). The Lodge (Lot 2) is identified by the blue hatching within the red line boundary and is potentially available as separate purchase (Please see Method of Sale).

The property is considered, subject to planning, to be a unique opportunity to either convert the Main House back to a single dwelling and/or convert to flats with an appropriate level of further residential development.

LOCATION

The property is located in a popular suburb approximately 1½ miles southwest of Wolverhampton City Centre with easy access to the A449 Penn Road and the City Centre. Wolverhampton is a thriving city located to the west of the West Midlands Conurbation, benefitting from excellent connectivity via the West Coast Mainline Railway and easy access to the M5, M6 and M54 motorways.

DESCRIPTION

The Main House is of red brick with ashlar dressings and blue-brick diaper work; patterned red and blue tile roof. Further information on the listing is available through the Historic England website.

Internally, the Main House retains many of its internal features including fireplaces, ornate mouldings, stained glass windows and an impressive central stair/hall to the first floor. Situated to the front of the Main House is The Lodge, this having also been used most recently as offices.

The internal space comprises on the ground floor two reception rooms, kitchen and utility with three rooms and WC over. The Lodge also comprises a basement and boarded out attic.

In the 1970's a Workshop/Garage and Timber Classroom were constructed. The Workshop/Garage is a single storey red brick building under a profile sheet roof.

The Timber Classroom is also single storey building under a pitched roof.

Access to the property is from Birches Barn Road via an in and out driveway. The boundary wall fronting Birches Barn Road is listed. There is also a smaller supplemental access to Holly Grove. Should the property be sold in two parts, the intention is for the Lodge to have sole use of one of the access points from Birches Barn Road within the blue hatching, with the second access reserved for the remainder of the property plus the rear access to Holly Grove.

Externally, the property comprises landscaped lawned areas, parking and trees some of which are protected by TPO's.

SCHEDULE OF EXISTING FLOOR AREA

Building	GIA (Sq M)	GIA (Sq ft)
Main House Ground Floor	919.50	9,897
Main House First Floor	548	5,899
Main House Second Floor	185	1,991
Sub Total	1,625.50	17,788
Lodge	69.60	1,040
Workshop/Garage	230.35	2,479
Timber Classroom	66.10	712
Total	2,045.55	22,018

The above measurements are approximate only.

PLANNING

The Council's Planning Team has provided planning guidance in relation to the property including the Main House and 1970's additions. The full guidance is included on our website within the data room.

TENURE

The sale is on the basis of the freehold interest with vacant possession upon completion. Please access the data room for copies of title and terms of sale.

SERVICES

The property is understood to benefit from all mains services including drainage, gas, electric, water and telecoms. The prospective Purchasers should make their own enquires notwithstanding additional information within the data room.

OVERAGE

The Vendor reserves the right to receive a future Overage being a percentage of the net increase in value created by planning consent over and above the base purchase price or part thereof. Prospective purchasers are invited to submit their proposals using the standard bid proforma.

BUSINESS RATES

The current rateable value is £49,250. (Note this is not what you pay)

FURTHER INFORMATION

An online data room has been prepared and contains all relevant information in relation to the site and buildings. For access, please email either julie.mills@brutonknowles.co.uk or james.carey@brutonknowles.co.uk for access

GUIDE PRICE

Price on application

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

METHOD OF SALE

The property is for sale by Informal Tender, with sealed bids to be received at the Birmingham office of Bruton Knowles or by email no later than Noon on Tuesday 12th April 2022. Details are provided within the standard bid proforma.

Offers for the property are sought from each bidder on the basis of the lots defined below, with prospective Purchasers stating their preference and bid(s) using the standard bid proforma:

- Lot 1 – Beckminster House & Grounds (excluding Lodge)
- Lot 2 – Lodge
- Lot 3 – The Whole Property

Where a separate bid is accepted for Lots 1 and 2 the Purchaser of Lot 2 will be responsible for the construction of the boundary surrounding the area the hatched blue on the sales particulars. Where a prospective Purchaser(s) is bidding solely for Lot 2 they are requested within the standard bid proforma to confirm the proposed boundary treatment and notwithstanding it requiring planning consent, a timescale for its erection. The purchaser of lot 2 will be responsible for the future maintenance of the boundary

Finally, where the property is sold subject to Lots 1 and 2 there may be a requirement for rights to be reserved for the benefit of each lot.

Indicative Heads of Terms are available in the Data Room. Unconditional offers are preferred, however offers subject to planning permission will also be considered.

VAT

The property has not been elected for VAT.

VIEWING

Viewings are strictly by appointment only via Bruton Knowles. A series of block viewings will be arranged throughout the marketing period, for further details of dates and times please contact us.

REGULATORY

Customer Due Diligence Checks: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by Bruton Knowles employee, or certified copies be provided.

SUBJECT TO CONTRACT – FEBRUARY 2022







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