

UNIQUE OPPORTUNITY TO CONVERT AND REDEVELOP A HISTORIC SITE 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 Accommodation with Residential Development Potential (Subject to Planning)

Beckminster House dates from the late 1840’s and was 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 offices.

The property comprises of the original house with later extensions, a lodge house, wooden ancillary buildings and a workshop. The site extends to 0.863 hectares (2.13 acres) and provides a unique opportunity for redevelopment with the benefit of granted planning permission for a change of Use from offices to residential apartments.

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 property comprises the original house and lodge and a series of later additions to the main house, outbuildings and a large workshop at the rear.

Beckminster extends over three floors with a basement and a single wooden extension to the northwest of the original house and a 1970’s two storey extension to the southeast.

The main house retains its original layout and many original features including fireplaces, ornate mouldings, stained glass windows and an impressive staircase to the first floor. The modern 1970’s extension provides a series of office spaces and interconnecting corridors with toilets and kitchen areas.

To the front of the site is the Lodge which has recently been used as offices but is in the original layout providing two reception rooms a kitchen and

utility area on the ground floor and three rooms, WC and potential bathroom to the first floor. The property also has a basement and boarded attic area.

Within the property’s grounds there are further outbuildings including a wooden classroom located to the rear of the main house which provides one main space. There is also workshop located on the southeast boundary with a large storage/workshop area with a series of offices and meeting rooms adjacent.

The property is currently accessed from Birches Barn Road via an in and out driveway with a listed wall fronting the road, plus a smaller supplemental access to the rear from Holly Grove. To the front of the site is landscaping containing TPO trees and parking areas which also extend to the rear which has areas of lawned gardens, and further hard surfaced parking areas.

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

Under reference number 23/00984/OUT, the property excluding the lodge was granted planning permission on 16 November 2023 for “redevelopment of existing site to include demolition of previous two storey office extension and various outbuildings. Change of Use of Beckminster House from offices to residential apartments, construction of new apartment block and

associated hard and soft landscaping. Application is a re-submission based upon amended details.”

Under reference number 22/01240/FUL, the lodge was granted planning permission on 2 December 2022 “Change of Use to Child Care Home, to include internal alterations, two storey rear extension and alterations to fenestration on gable elevation.” (lodge)

TENURE

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

SERVICES

The site benefits from all mains services including drainage, gas, electric, water and telecoms. Purchasers should refer to the information within the data room and make their own enquires as to capacity in the locality.

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 by Noon on 10th July 2024.

Offers for the property are sought from each bidder on the basis of lots. Each bidder is required to put an offer in for each lot, stating their preferred lot in the submission pack:

- Lot 1 – Beckminster House & Grounds (excluding Lodge) – red boundary
- Lot 2 – Beckminster Lodge – blue boundary
- Lot 3 – The Whole Site – red and blue boundary
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Instructions to prospective bidders and offer forms are available in the Data Room. Unconditional offers are preferred.

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

OVERAGE

The vendor reserves the right to a planning overage equivalent to a percentage of the uplift in value created by a new planning permission over and above the proposed scheme detailed in the offer.

GUIDE PRICE

Price on application

VAT

The property has not been elected for VAT.

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 henry.merton@brutonknowles.co.uk for access.

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.

SUBJECT TO CONTRACT – JUNE 2024







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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 a Bruton Knowles employee, or certified copies be provided.