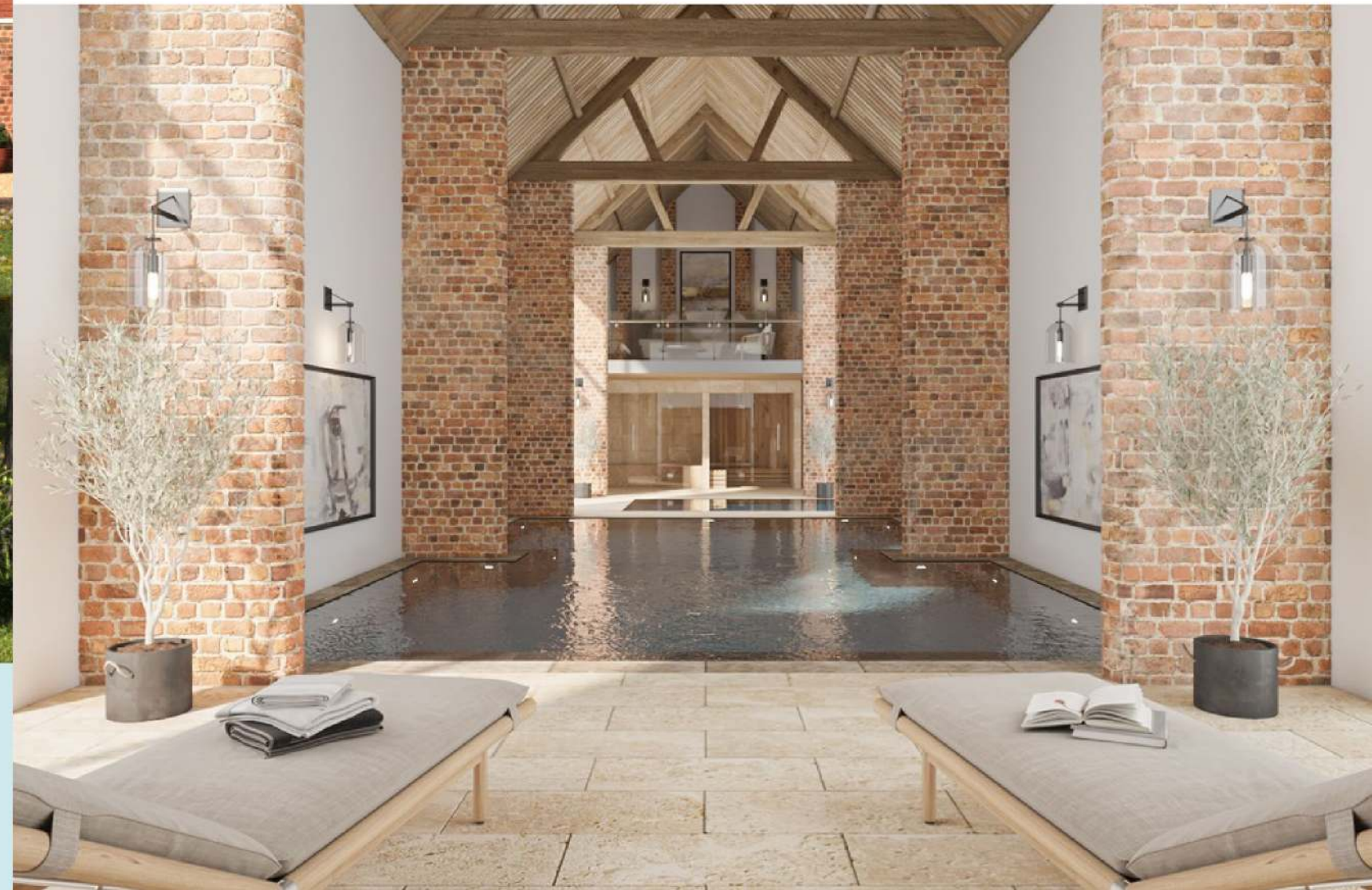




ISMERE HALL

Luxury Living
in
Historical Surroundings

OFFERS IN EXCESS OF £2,000,000



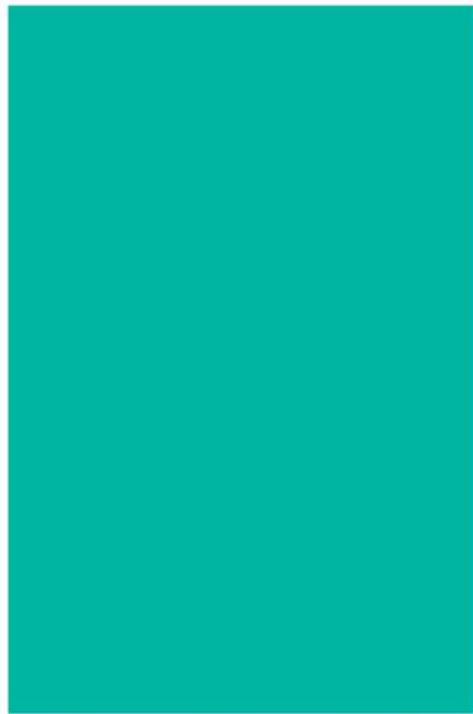


WELCOME TO ISMERE HALL

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.

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-lighted 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, W.C. 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



THE PROJECT

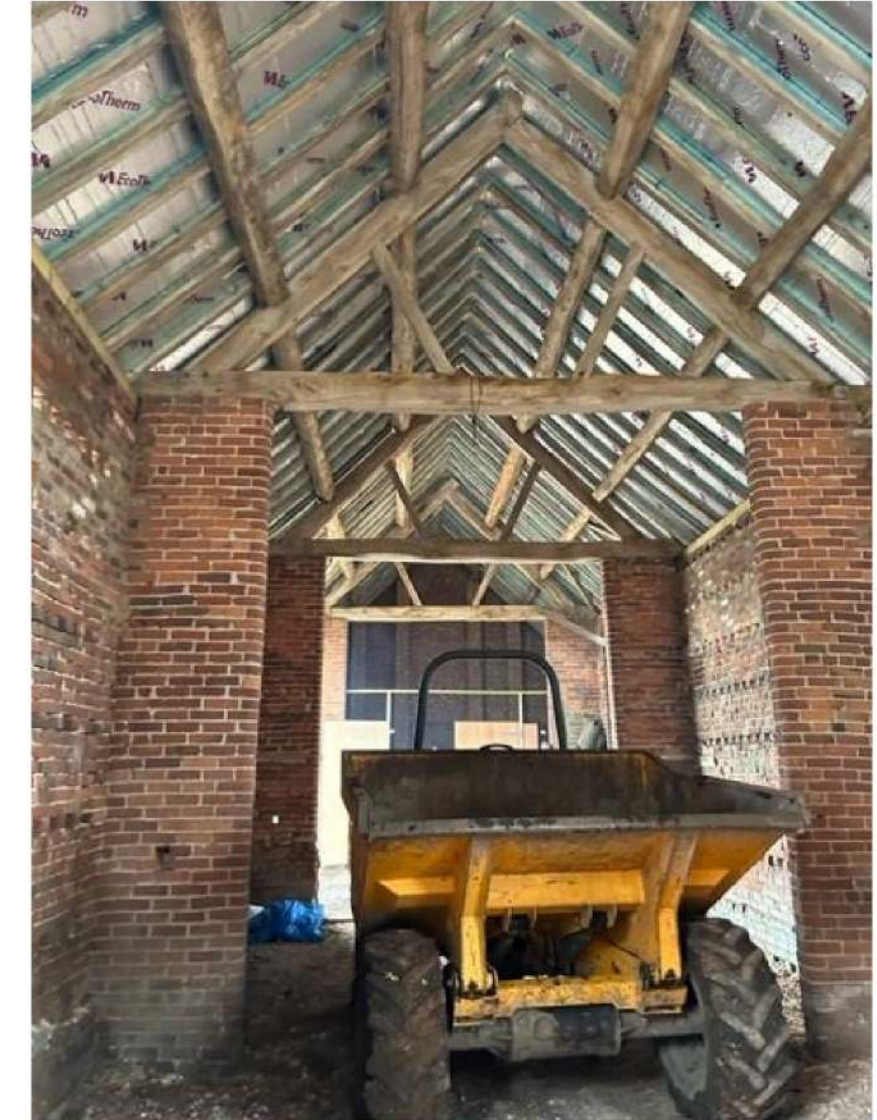
Interior Reworks



Ongoing
extensive project
works



Including preparatory work to the outbuildings

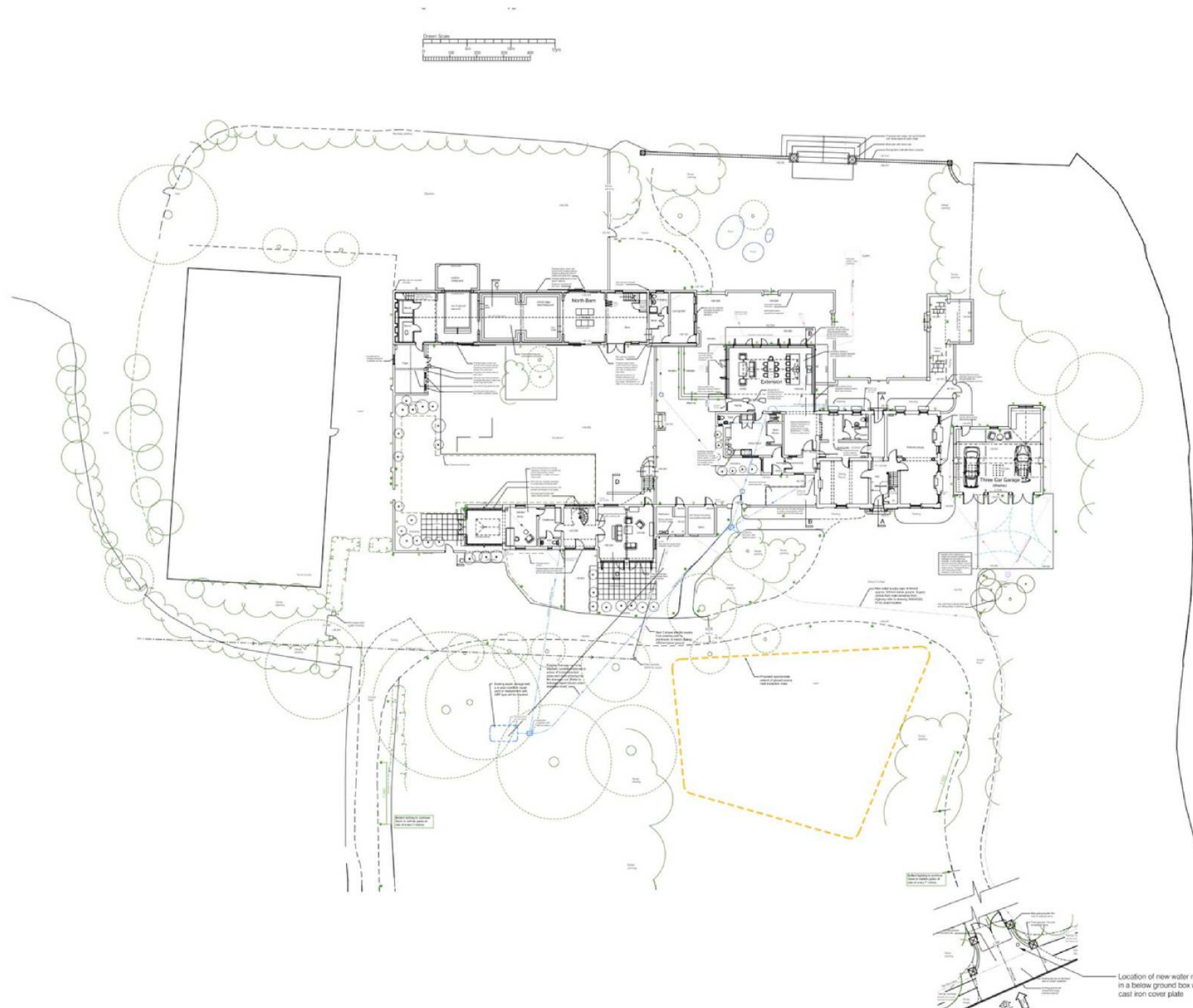


THE FUTURE

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.





Rev. A: March 2022 Design development and general works

Project Name



Project Name

Ismere Hall
Blakedown, Worcestershire

Proposed:
Site Plan

Planning



RCT Architects Limited
86 Spenser Street
Birmingham
B3 4JG

T: 0121 522 9325

Designed by rct architects on site

Scale: 1:200 (1:41 1/2) 1/2" = 1'-0"

Date: May 2022

Client: CLM

Plot No: CLM

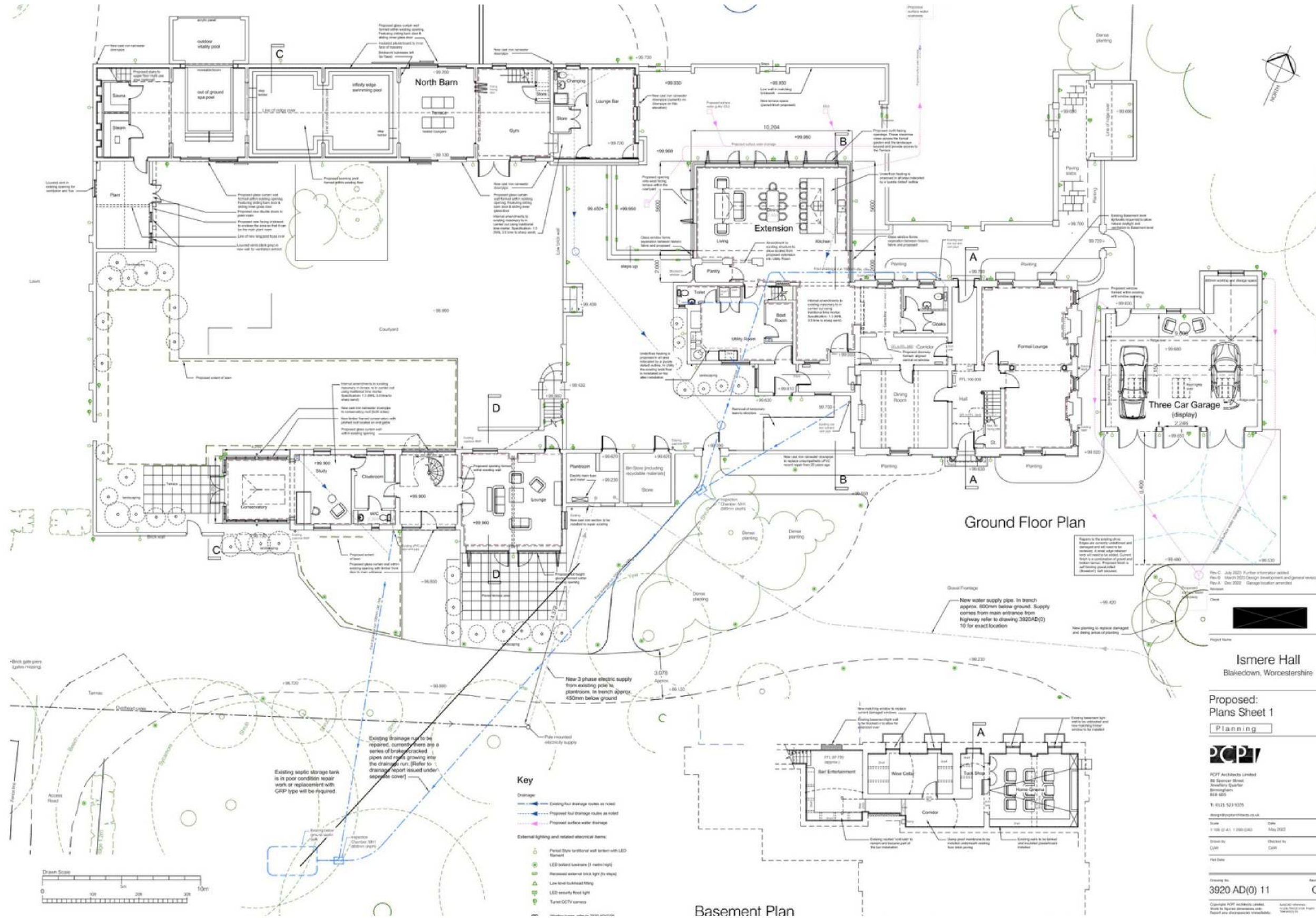
Plot No:

Drawn by: 3920 AD(0) 10

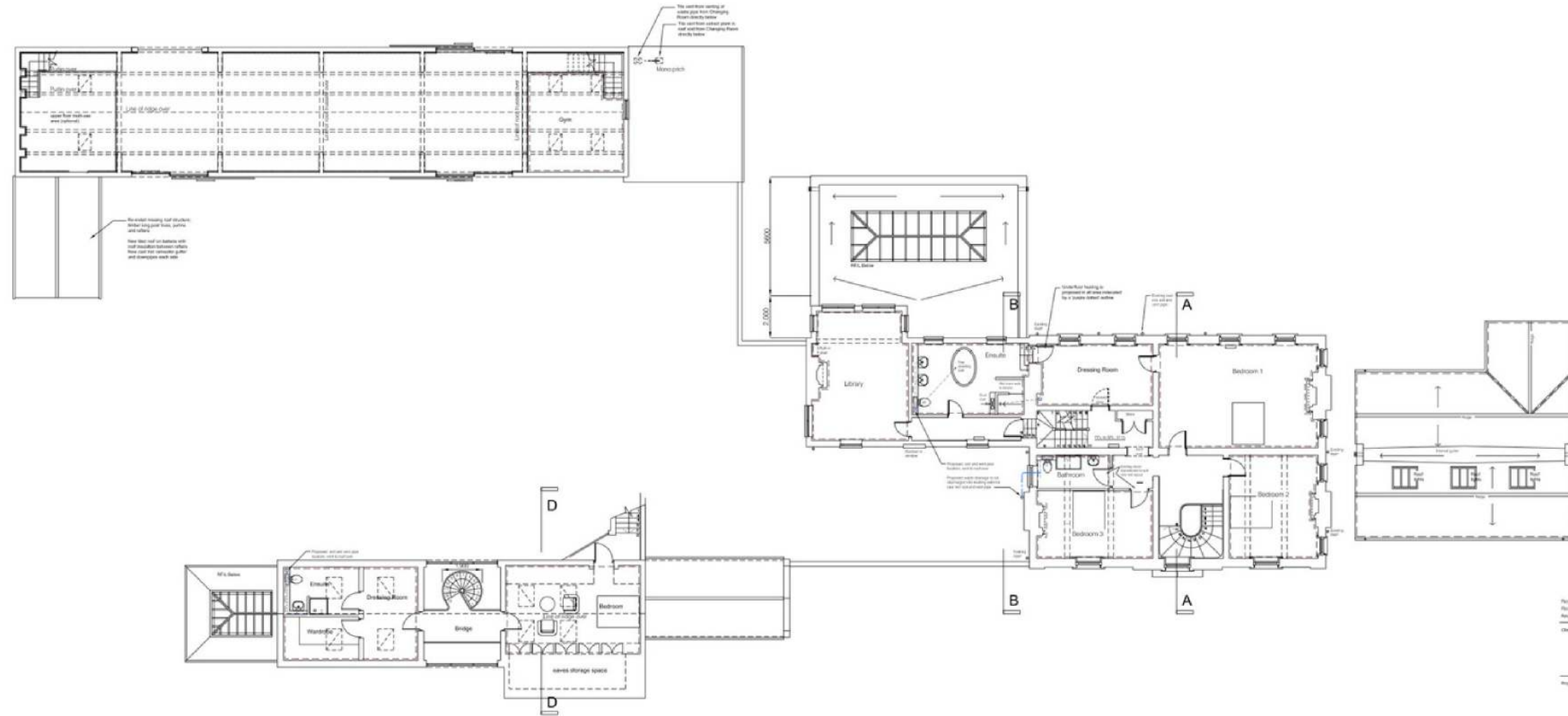
Checked by: A

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rct@rct-architects.co.uk

Project No: 3920 AD(0) 10
Revision: A



Proposed Ground Floor Plan



Proposed First Floor Plan

Rev 0 - July 2022 Further information added
Rev 1 - March 2023 Design development and general enquiry
Approved



Ismere Hall
Blakedown, Worcestershire

Proposed:
Plans Sheet 2
Planning



RCT Architects Limited
86 Spencer Street
Birmingham
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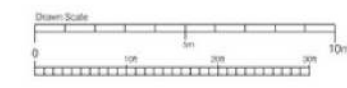
Design by plan@rct.co.uk
Scale: 1:100 (A1) 1:200 (A3) 1:500 (A4)
Date: May 2023
Client: CLM
Designer: CLM
Plot title:

Drawings No: **3920 AD(0) 12** Revision: **B**

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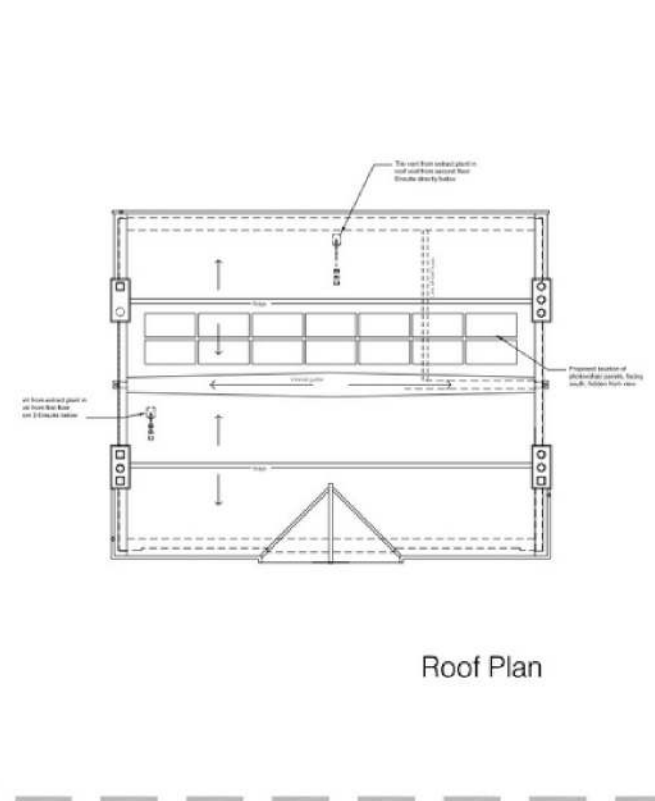
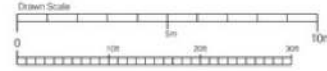
First Floor Plan

- Key**
- Drainage:
 - Existing foul drainage routes as noted
 - Proposed foul drainage routes as noted
 - Proposed surface water drainage
 - External lighting and related electrical items:
 - Period style traditional wall lantern with LED filament
 - LED bollard luminaires (1 metre high)
 - Recessed external batten light (to steps)
 - Low level bulkhead fitting
 - LED security flood light
 - Turret CCTV camera
 - Window types refer to 3920 AD(0) 18

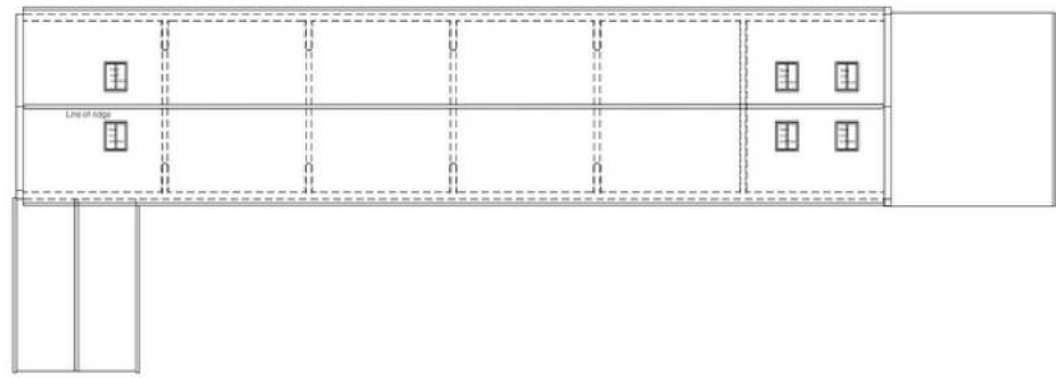


Key

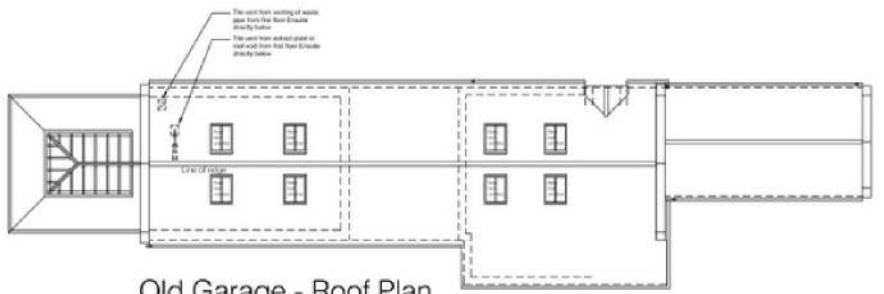
- Drainage**
- Existing foul drainage routes as noted
 - Proposed foul drainage routes as noted
 - Proposed surface water drainage
- External lighting and related electrical items:**
- Period style traditional wall lantern with LED filament
 - LED outdoor luminaires (1 metre high)
 - Recessed external brick light (to eaves)
 - Low level subhead fitting
 - LED security flood light
 - Turned CCTV camera
 - Window types, refer to 3920 AD(0)18



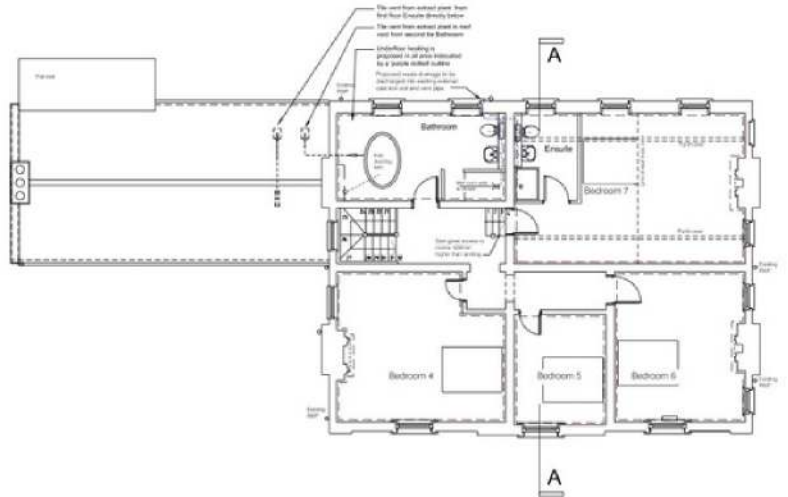
Roof Plan



Barn - Roof Plan



Old Garage - Roof Plan



Second Floor

Proposed Second Floor Plan

Rev B: July 2023 Further information added
Rev A: March 2023 Design development and general enquiry
Approved



Project Name
Ismere Hall
Blakedown, Worcestershire

Proposed:
Plans Sheet 3
Planning



RCP Architects Limited
86 Spencer Street
Birmingham
B3 1 2SS

T: 0121 523 9326

Designed by: rcp architects.co.uk

Scale: 1:100 (D) A1 1:200 (D) A3
Date: May 2023

Client: CLM
Checked by: CLM

Drawn by: CLM

3920 AD(0) 13

B

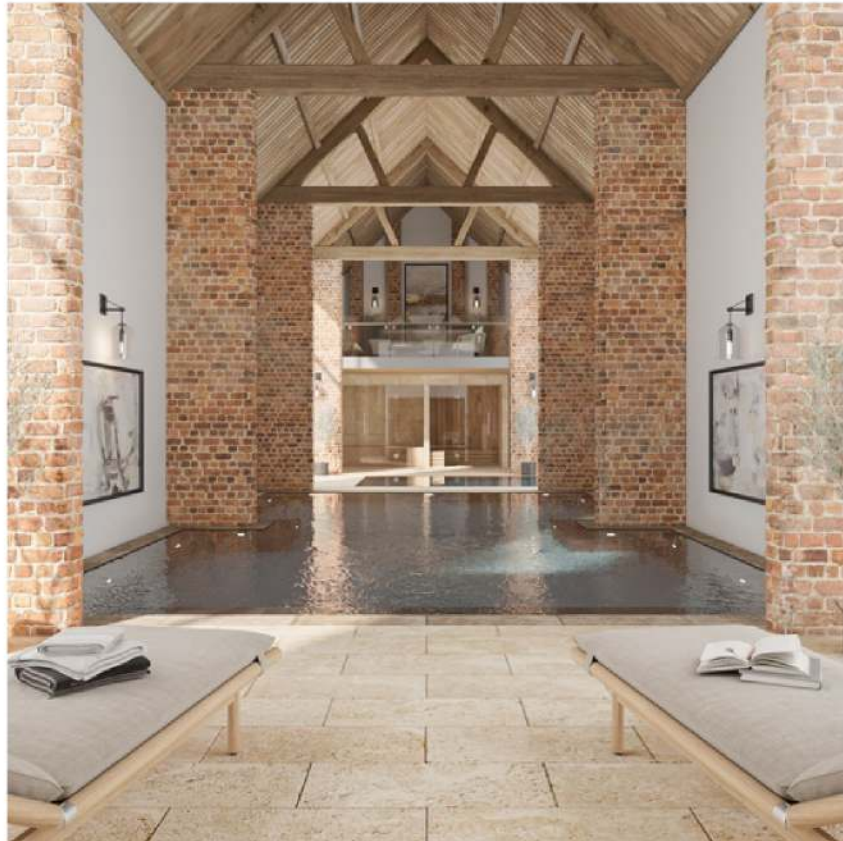
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AESTHETIC & MODERN INTERIOR



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

eezee
PROPERTY MADE SIMPLE

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.

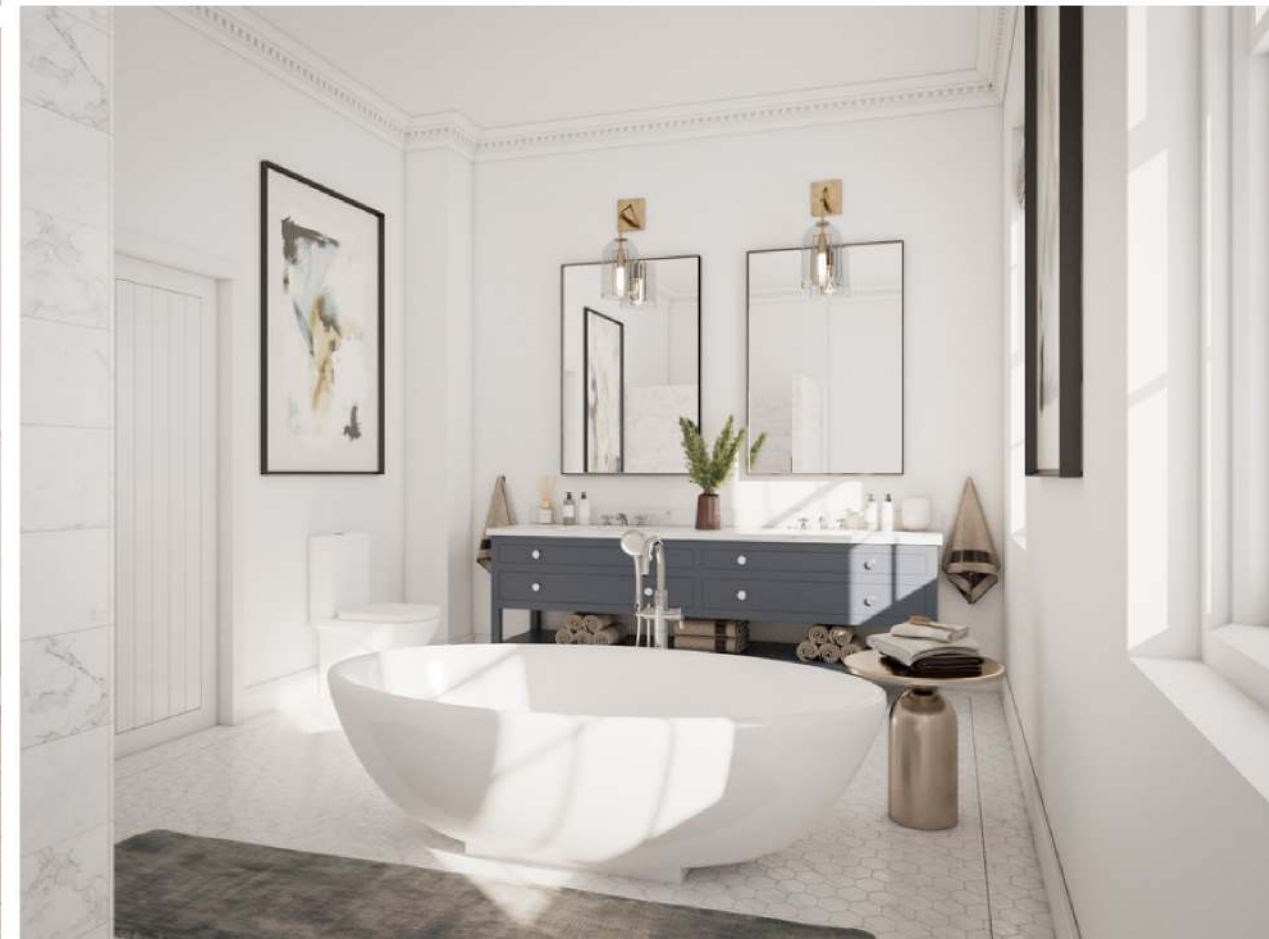


4

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

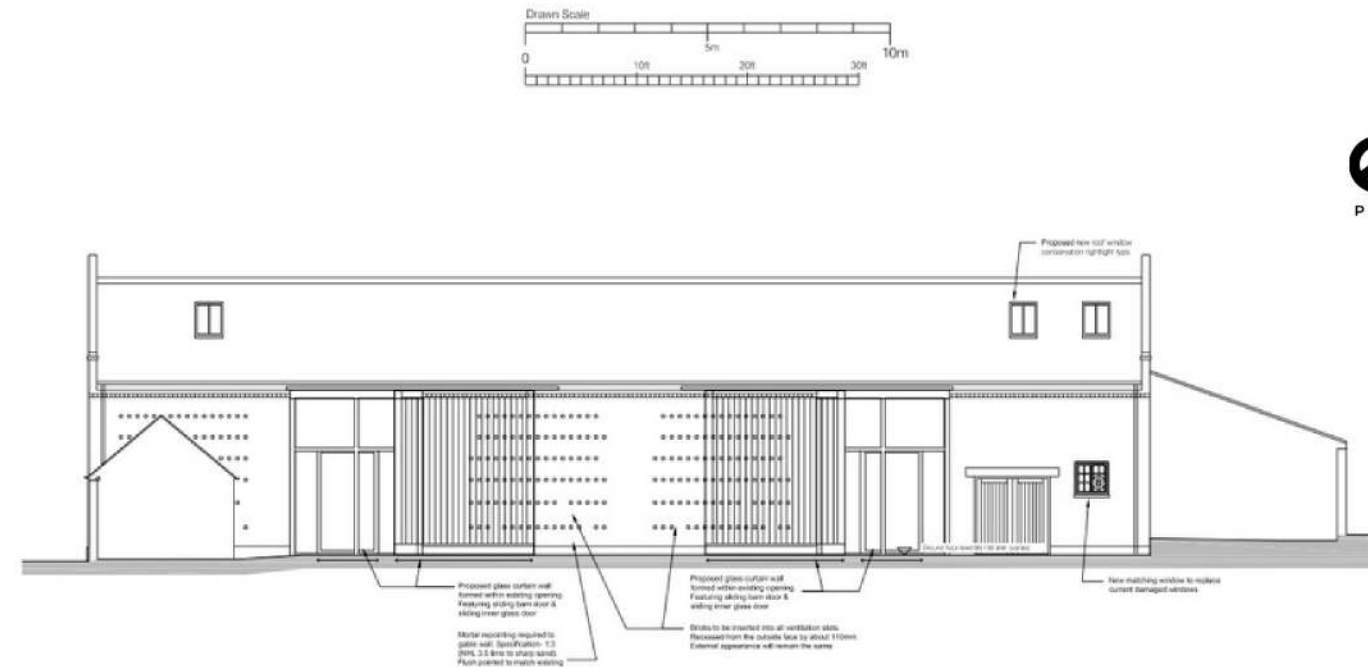


LUXURY LIVING





North Barn: West Elevation



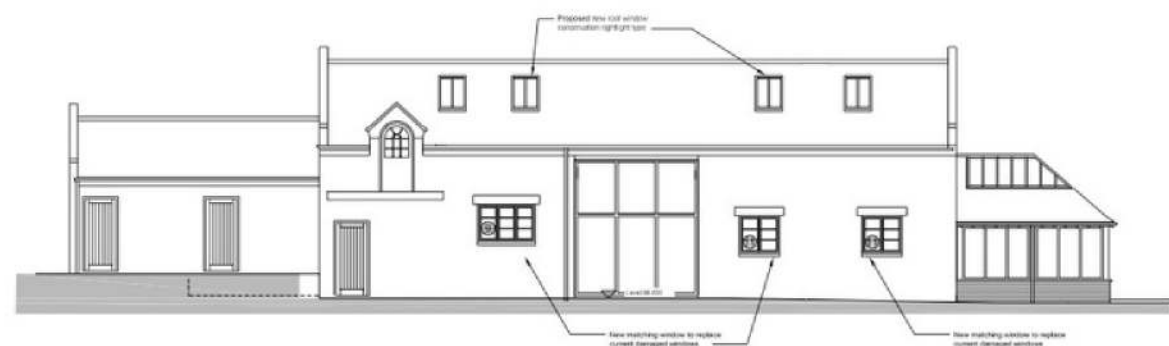
North Barn: South Elevation



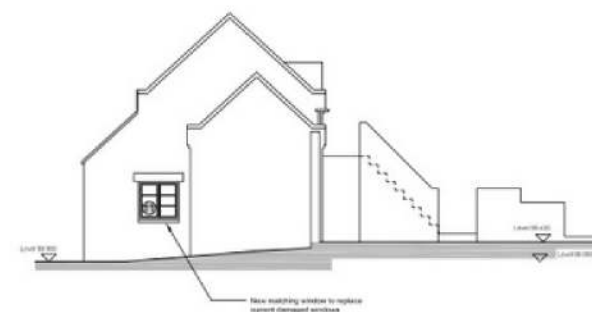
Section CC (Barn) & West Elevation of Old Garage



Old Garage: South Elevation



Old Garage: North Elevation



Old Garage: East Elevation

Continued on drawing:
3920 AD(0)14

Rev: 5 July 2022 Further information added
Rev: 4 March 2022 Design development and general updates
Revision



Project Name
Ismere Hall
Blakedown, Worcestershire

Proposed:
Elevations: Barn & Garage
Planning



RCPA Architects Limited
86 Spence Street
Jewellery Quarter
Birmingham
B32 6DS

T: 0121 522 9335
design@rcpa-architects.co.uk

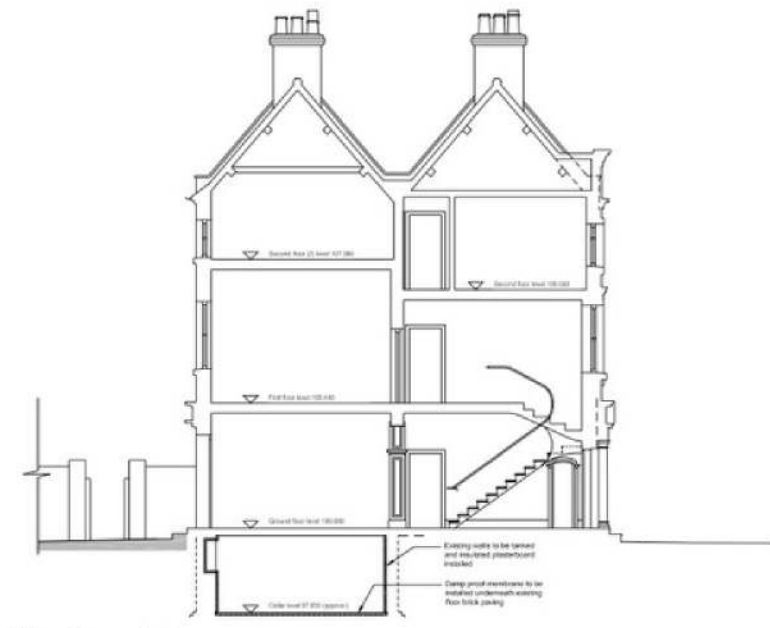
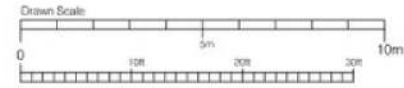
Scale Date
1:100 (A1) 1:200 (A3) May 2022

Drawn by Checked by
DJP GAW

Rev Date

Drawing No. Revision
3920 AD(0) 16 B

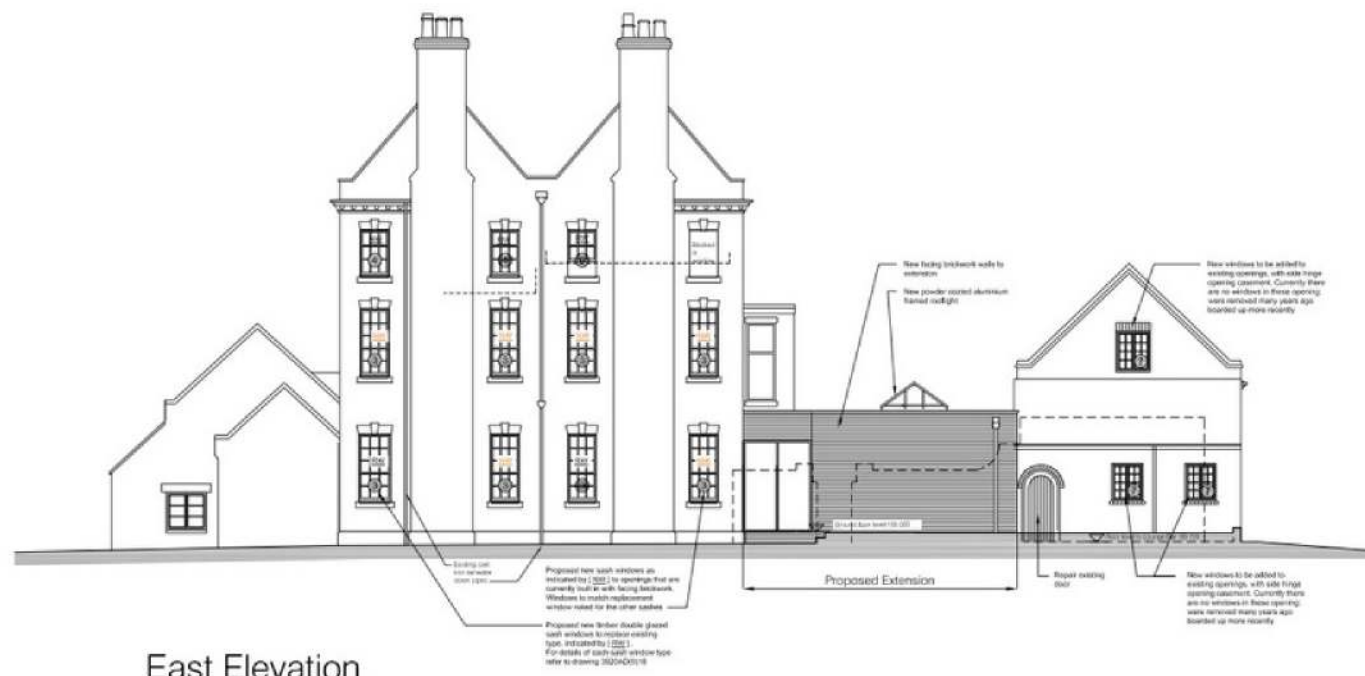
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Report any discrepancies immediately. 10/2022/05



Section AA



Section BB



East Elevation



West Elevation

Rev E July 2023 Further information added
Rev A March 2023 Design development and general matters
Revision

Client



Project Name

Ismere Hall
Blakedown, Worcestershire

Proposed:
Elevations & Sections
Planning



RCPA Architects Limited
86 Spence Street
Birmingham
B32 6DS

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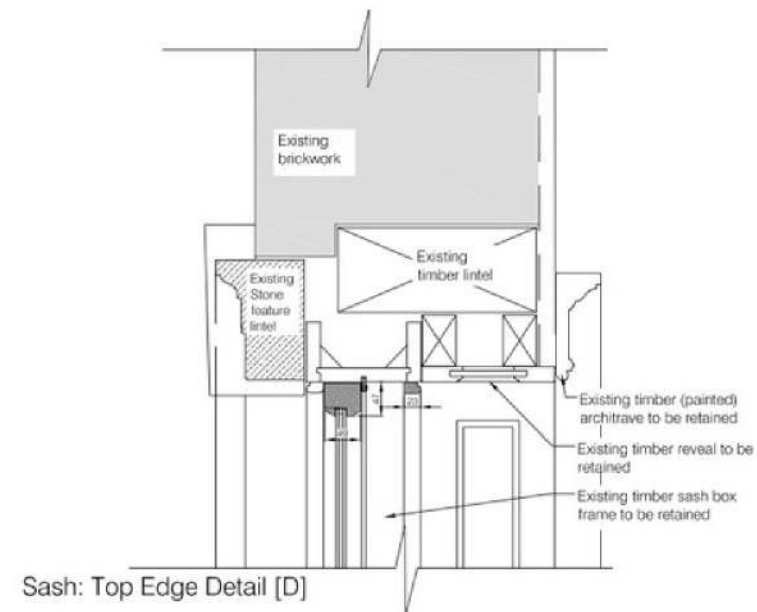
design@rcpaarchitects.co.uk
Scale Date
1:100 (1:41) 1:200 (1:43) May 2023

Drawn by: D.M. Checked by: G.M.

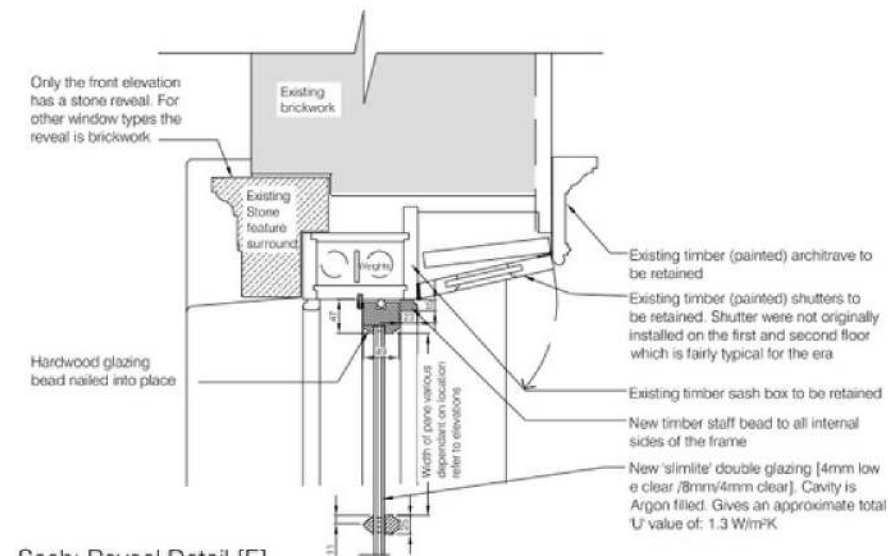
Plot Date

Drawing No. Revision
3920 AD(0) 15 B

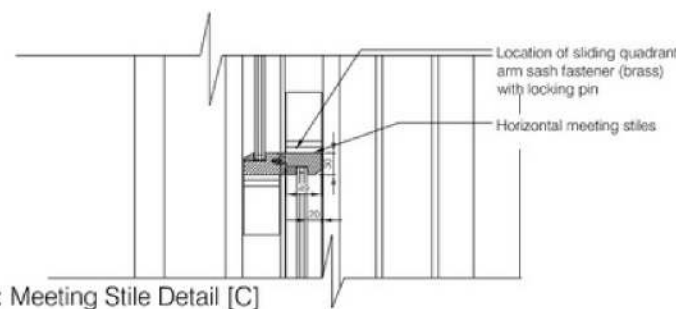
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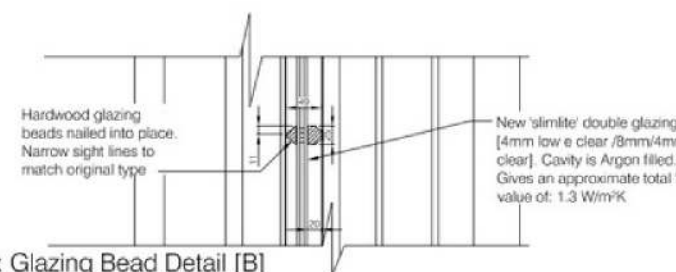
Sash: Top Edge Detail [D]



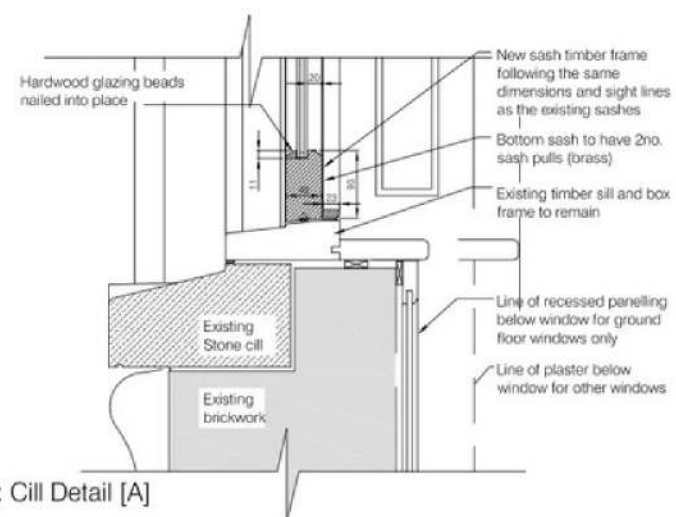
Sash: Reveal Detail [E]



Sash: Meeting Stile Detail [C]



Sash: Glazing Bead Detail [B]



Sash: Cill Detail [A]



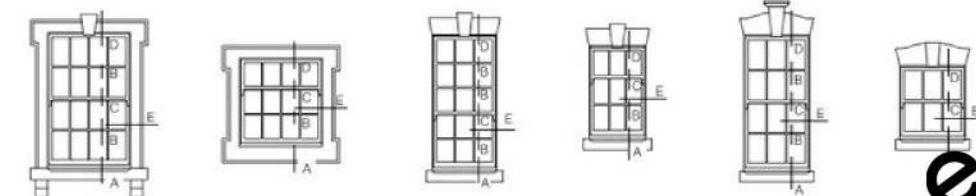
Photograph of new sash sliding quadrant arm sash fastener for all sash. Polished brass. This type matches the original.



Photograph of new sash pulls, 2no. per window. Polished brass. This type matches the original.



Photograph of one of the new sash windows into an existing sash box frame for the front elevation, ground floor. Only the front elevation of the main house has been done currently.

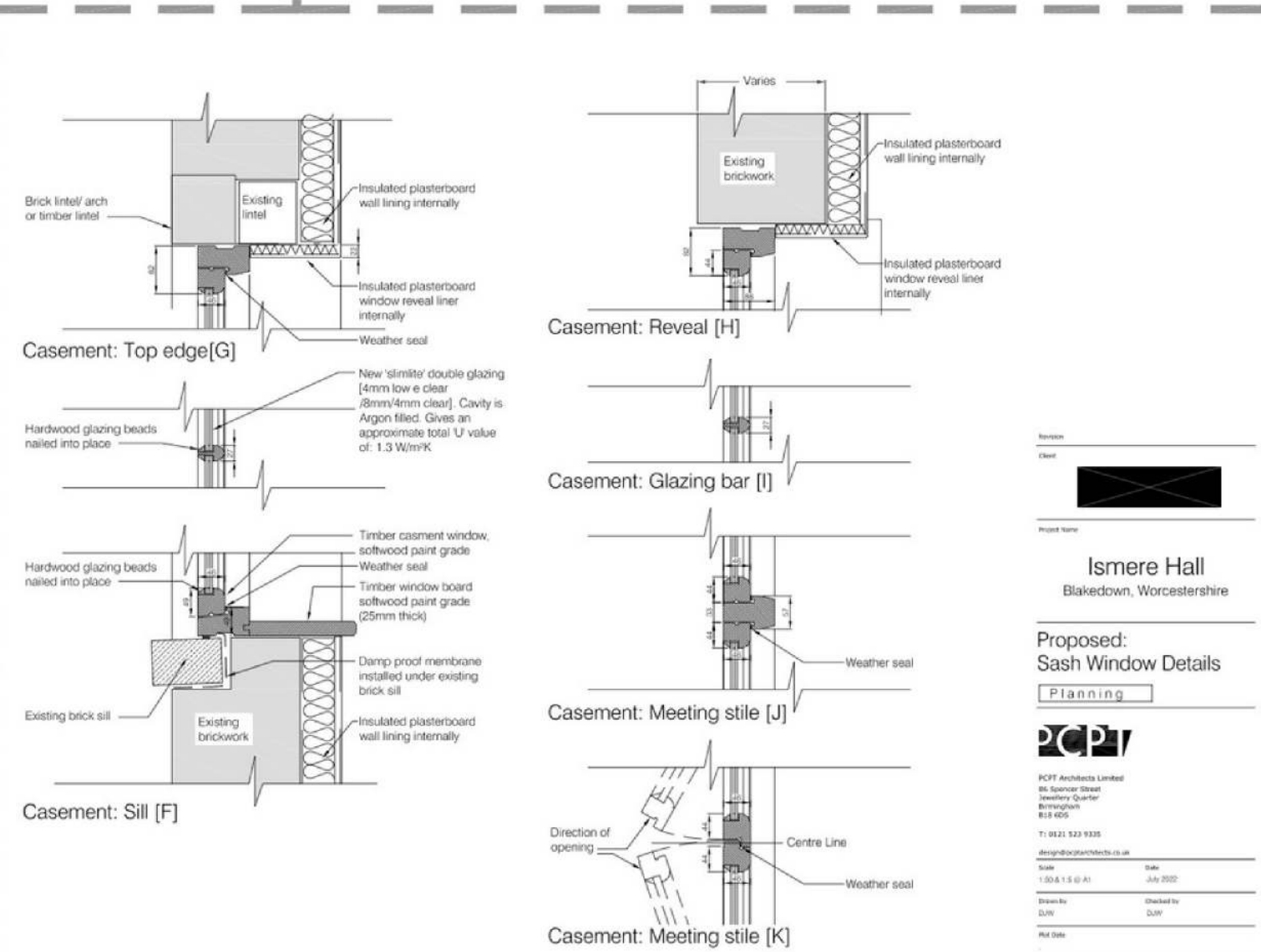


For sash windows: For exact location of each window type refer to the proposed elevations drawing: 3920 AD(0) 14.15 & 16. Note: For the existing sash windows the box frame is retained as they are generally in good condition. For the new windows which will be inserted into existing openings which are new unblocked or new openings in the garage then a new box frame will be required. New box frame will be made to match existing types. New and existing windows to be painted WHITE (slightly off white).



For casement windows: For exact location of each window type refer to the proposed elevations drawing: 3920 AD(0) 14.15 & 16. New and existing windows to be painted WHITE (slightly off white).

Typical Window Elevations



Revision
Client
Project Name
Ismere Hall
Blakedown, Worcestershire

Proposed:
Sash Window Details
Planning

PCPI
PCPI Architects Limited
85 Spenser Street
Jewellery Quarter
Birmingham
B15 4DD
T: 0121 523 9335
design@pcpiarchitects.co.uk

Scale: 1:50 & 1:5 @ A1 Date: July 2022
Drawn by: DJW Checked by: DJW
Plot Date

Drawing No. 3920 AD(0) 18

Copyright PCPI Architects Limited. All rights reserved.
Work is required to be done in accordance with the Building Regulations 2010.

THE OFFER



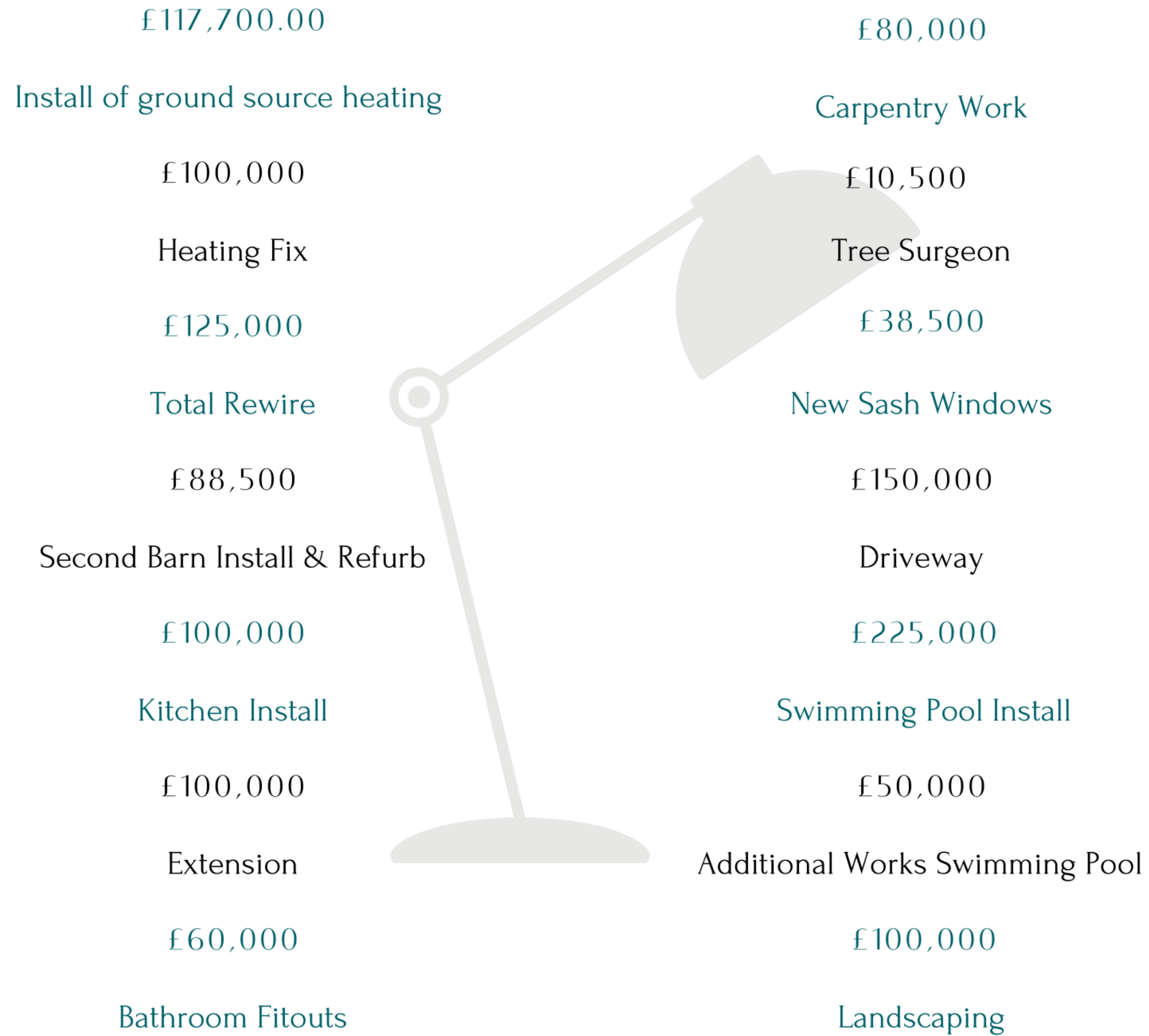
The property and freehold are split between 2 title deeds and come with planning permission and listed building consent for change of use from Hotel to single dwelling (Use Class C3).

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.

OFFERS IN EXCESS OF £2,000,000 (GBP)

KEY FINANCIALS

Estimated finishing costs



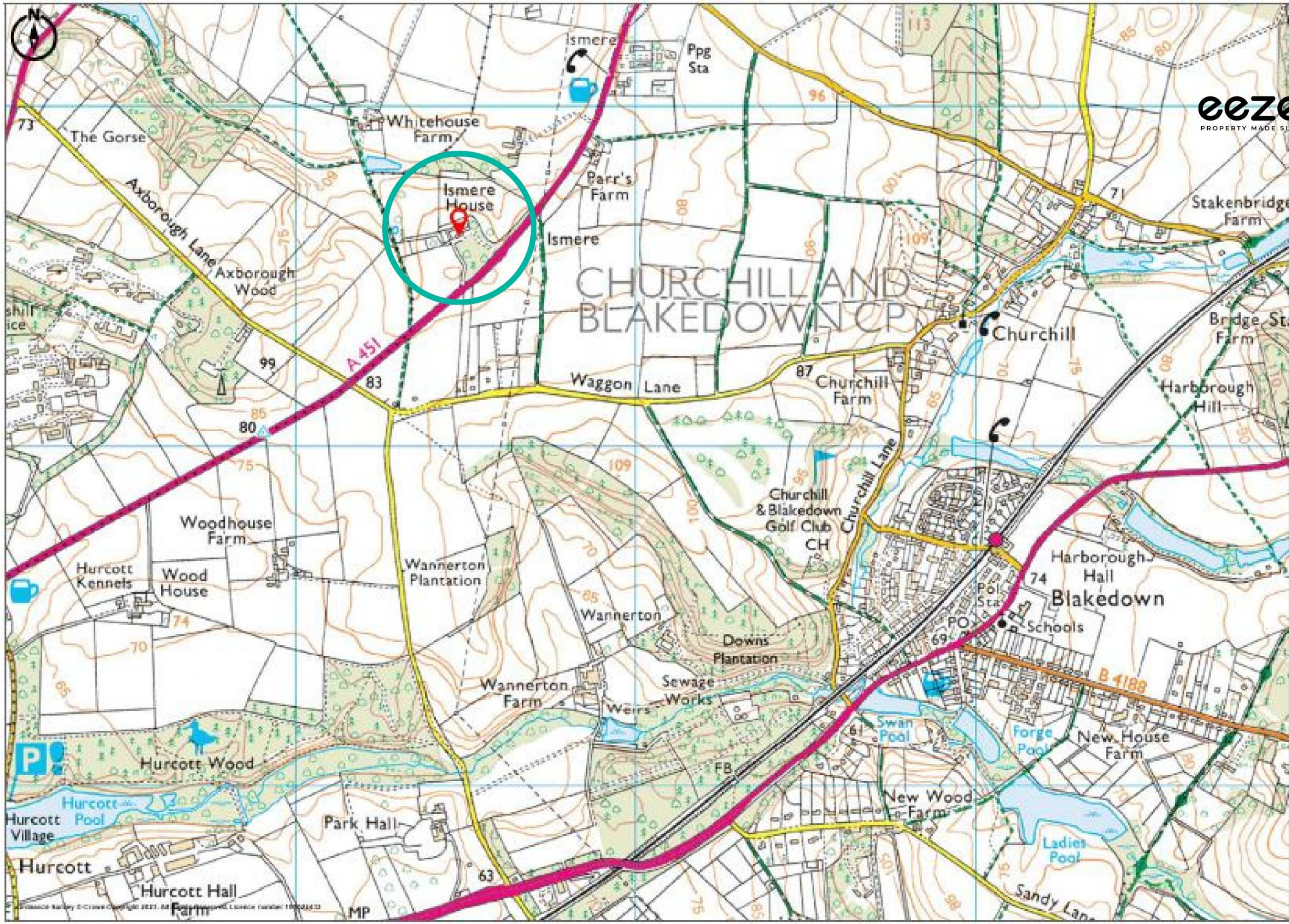
THE LOCATION

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.



THANK YOU!

eezee

PROPERTY MADE SIMPLE



blackcountry@eezee.uk

@eezee.bc

01384 590055



Please note:

- 1) The Information and imagery contained herein are artistic renders of potential after refurbishment.
- 2) Eezee Estate Agents has not been retained to conduct any surveys, nor has it tested the veracity of any of the facts contained herein.
- 3) The information contained within this document is a general guide. This information does not constitute an offer or a contract and we (or anyone in our company) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms contained herein. Any intending investor must satisfy themselves as to the correctness of any of the statements, plans or images contained herein. Images are for reference purposes only.