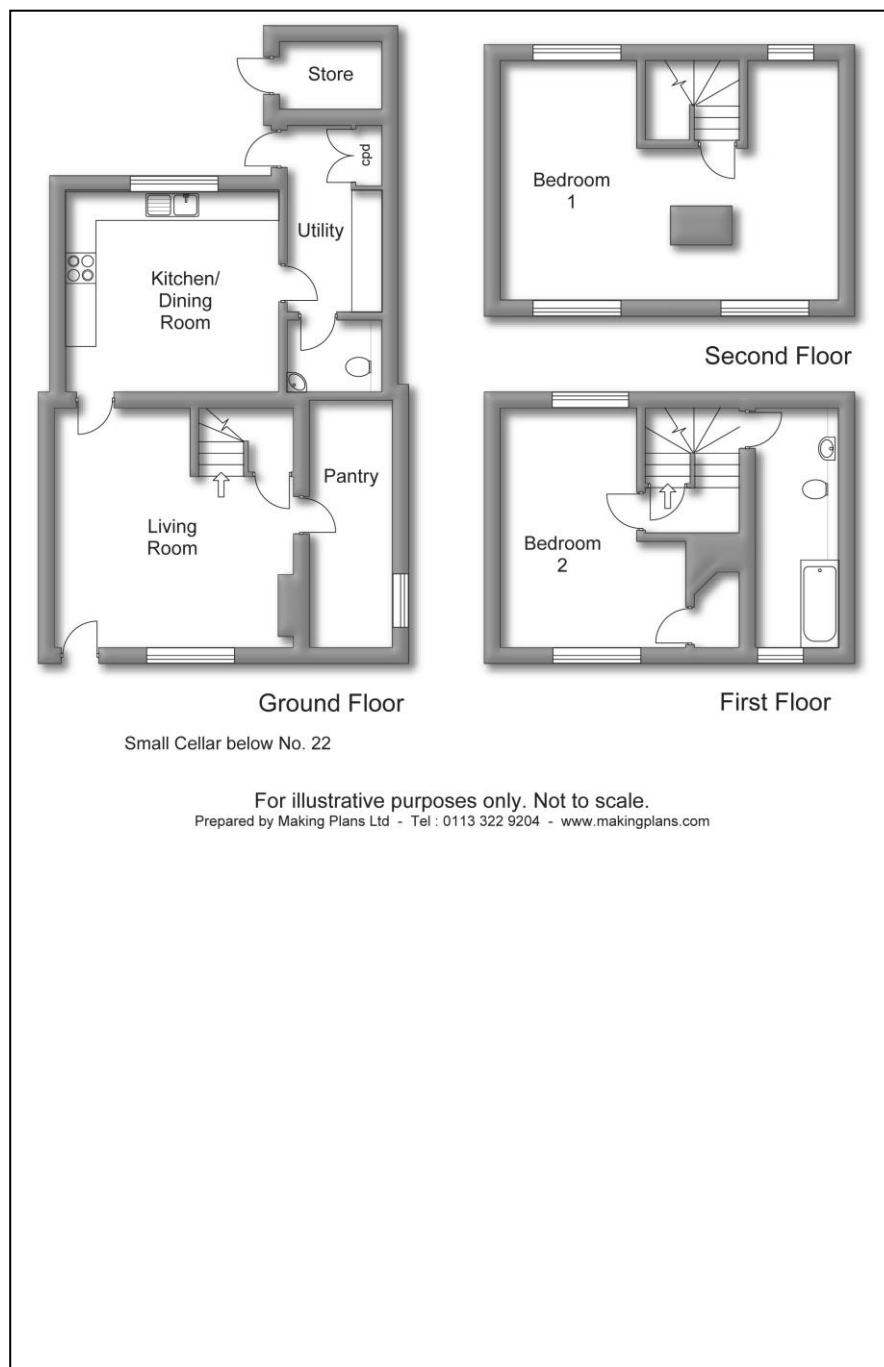


**22 WEAVERS COTTAGES HORSEFAIR
KIDDERMINSTER WORCESTERSHIRE DY10 2EN**



General Rear Aspect



**phipps and
pritchard**
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auctioneers

**22 WEAVERS COTTAGES
HORSEFAIR
KIDDERMINSTER
WORCESTERSHIRE DY10 2EN**



LOTTERY FUNDED



A choice of **THREE** similar Weavers' Cottages all available in the same auction as separate lots guided as follows: **Number 20** - £105,000-£125,000 - **Number 21** - £105,000-£125,000 - **Number 22** - £110,000 - £130,000

Under Instructions From The Worcestershire Building Preservation Trust (WBPT)

Number 22 Weavers' Cottages, Kidderminster, DY10 2EN – Virtual walk-through tour available. An iconic newly renovated Grade II Listed end terrace cottage with parking, ideal for both owner occupiers and landlords as a profitable no hassle 'turn-key' investment. Buy with full peace of mind with a long life Construction Industry Council Collateral Warranty which is in force until April 2029. Freehold. This is the biggest of the three and hence the higher guide price!

STOURPORT OFFICE – 01299 822060.

To be offered for sale by Public Auction, subject to prior sale, special conditions and reserve at Hogarths Stone Manor Hotel, Stone, Kidderminster, Worcestershire. DY10 4PJ on Tuesday 12 September, 2017 at 6pm.

PRICE: AUCTION GUIDE PRICE £110,000-£130,000

- Kidderminster** 01562 822244
- Stourport-on-Severn** 01299 822060
- Tenbury Wells** 01584 811999
- Cleobury Mortimer** 01299 270301
- Lettings** 01562 861886

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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



www.phippsandpritchard.co.uk

INTRODUCTION -

• **SALE METHOD** - The freehold of 22 Weavers' Cottages is to be sold by Public Auction, subject to prior sale, special conditions and reserve, on Tuesday 12 September, 2017 at Hogarths Stone Manor Hotel, Stone, Kidderminster for 6pm prompt. The sale is being handled by the Stourport on Severn office of Phipps & Pritchard with McCartneys LLP on 01299 822060 or Stourport@phippсандpritchard.co.uk

• Virtual tour available - for a full walk through! Can be e.mailed upon request

• A sensational landmark restoration of three iconic Grade II Listed Weavers' Cottages' fully repaired by The Worcestershire Building Preservation Trust Ltd.

• £1million in grants and loans were raised to fund this project including £730,000 from the Heritage Lottery Fund. (HLF) www.hlf.org.uk

• All works undertaken at the pinnacle of current building standards by eminent specialist contractors Croft Building & Conservation Ltd of Cannock with the highest level of skill and craftsmanship imaginable. www.croftbc.com

• Works also undertaken under the auspices of specialist Chartered Conservation Architects – Rodney Melville + Partners. www.rodneymelvilleandpartners.com

• Full peace of mind with a 12 year Construction Industry Council Collateral Warranty

• Completely re-equipped with high quality fitments and stunning bright interiors.

• Well preserved original features.

• Living Room with multi-fuel stove PLUS new gas central heating system served by combination boiler.

• Off Road Parking Space and turfed rear garden also with patio and useful outbuilding.

• Prominent fringe of town centre position.

• Freehold

• Remarkable opportunity sure to absolutely delight lovers of fine character property.

• Will appeal to both owner occupiers and those seeking a high calibre buy to let investment.

• Would also suit as a 'lock up and leave' second home.

• In the market to be sold straightaway and priced to attract immediate interest from able buyers with no chain.

• Ready for immediate occupation!

Agents Comments

Here is something quite extraordinary for the open market. The extreme - yet for the lucky purchasers' and indeed Kidderminster itself, richly rewarding - concept of conservation before cost!

An iconic Grade II Listed Weavers' Cottage painstakingly repaired by a fantastic Registered Charity called The Worcestershire Building Preservation Trust Ltd (WBPT) and without question one of the most amazing period properties that you will see in this price bracket locally! What's on offer at such an affordable price is almost unbelievable with intriguing original features, brand new high quality fitments including a log burner and a meticulous finish combining to create this gorgeous historic home renovated to the most exacting standards utilising a big budget way in excess of its market value. However, profit has not been the point – the focus is perfection in conservation which has been achieved! To call this a rare opportunity doesn't even come close!

The Saving Of Weavers' Cottages

This property is one of only 3 Grade II Listed Weavers' Cottages now offered for sale by The Worcestershire Building Preservation Trust. These three cottages are the sole physical reminder of Kidderminster's cloth industry which sustained the town for several centuries prior to the growth of the carpet industry in the 19th century. Each one possessed an attic workshop. For more than a generation this landmark terrace of three cottages on the Horsefair in Kidderminster stood empty and neglected and was considered an eyesore by many in the town. But for the interest of the Kidderminster Civic Society these shabby little buildings may well have been swept away for new development. But, those in the know recognised that these buildings were a unique survivor of a trade in the town that pre-dated the much better known carpet weaving industry.

Research had revealed that the oldest cottage of the group, which dates from the first half of the 1700s, was built as an artisan dwelling with a workshop on the top floor for the weaving of bombazine. Bombazine was dress fabric woven with silk and wool and often dyed black for use in mourning clothes. All three cottages represent some of the earliest surviving houses in the town and still contain original staircases. In February 2000 the three cottages were listed grade II by English Heritage giving them protection from demolition for the simple reason that it is extremely rare for such places to have survived! However, the battle was still on to save them.

By this time the cottages were in a very poor state and the cost of repairing them and bringing them back into use would far exceed their end market value. To lose the cottages at this stage would have been a tragedy for Kidderminster's heritage, so in 2009, Worcestershire Building Preservation Trust stepped in to find a way of saving them.

Worcestershire Building Preservation Trust is a registered charity, the aims of which are to save buildings of architectural or historic importance that are at risk of being lost. The Trust commissioned conservation Architects Rodney Melville and Partners to design a scheme for the cottages to show that they could be sensitively repaired and converted for use as homes for the 21st century. Planning permission and listed building consent were granted and over £1million in grants and loans were raised including £730,000 from the Heritage Lottery Fund. Building contractors Croft Building and Conservation Ltd were chosen by the Trust to implement the scheme and works commenced in February 2016. Roofs were stripped and old tiles salvaged for re-use on no 22, an old chip shop addition was taken down and ugly 20th century render was removed from the front elevation to reveal the original brickwork. Removal of the render revealed an old painted 'ghost' sign on the front of no 21- 'A Wakefield High Class Confectioner'. It is believed the sign dates from sometime after 1911 and it is to be retained as a feature of the cottages. New bathroom and kitchen extensions have been added to the rear, hence preserving the historic plan of the 18th century

buildings, including their twisting staircases. The properties also each have a parking space and rear garden.

Accommodation On Offer

This exemplary historic home is truly only full appreciated by personal inspection and simply cannot fail to impress. A delightful spread of accommodation is protected by an alarm system and afforded over three floors to comprise:-

Access is gained via door to:-

LIVING ROOM - 13' 5" x 13' 5" (4.10m x 4.10m) [max measurements including fireplace] with central heating radiator, quarry tiled floor, secondary glazed window to front elevation and inglenook style fireplace with 'Flavell' multi-fuel stove and adjacent fitted cupboard housing the electricity meter and distribution board protecting the electrical installation, door to:

PANTRY/OFFICE - 13' 5" x 4' 4" (4.10m x 1.33m) [max measurements] with two down-lighters, central heating radiator, window to side elevation.

From the Living Room door conceals steps which descend to VAULTED CELLAR - 8' 8" x 7' 10" (2.64m x 2.40m)

KITCHEN - 12' 4" x 9' 2" (3.75m x 2.80m) with central heating radiator, window to rear elevation, range of both wall and base mounted kitchen units with complementary roll top surface over, having inset stainless steel sink unit and inset 'Hotpoint' gas hob, built-in 'Hotpoint' electric oven, plumbing and space for automatic dishwasher, fridge space, door to:

UTILITY ROOM - 10' 8" x 5' 3" (3.26m x 1.59m) [max measurements] with central heating radiator, door to side elevation opening to outside, fitted roll top surface, plumbing and space for automatic washing machine, 'Glow Worm Ultimate 30c' condensing combination boiler, built-in double door cupboard, door to:

CLOAKROOM/WC - with central heating radiator, concealed cistern wc and corner hand wash basin.

From the Living Room a half turn staircase rises to FIRST FLOOR LANDING -

THROUGH BEDROOM TWO - 13' 5" x 11' 0" (4.08m x 3.35m) [max measurements] with central heating radiator, secondary glazed window to front elevation, further window to rear elevation, decorative fireplace and built-in alcove cupboard.

BATHROOM - 13' 5" x 4' 5" (4.10m x 1.35m) with central heating radiator, eight down-lighters, secondary glazed window to front elevation, further window to rear elevation, concealed cistern wc and fitted hand wash basin, bath with 'Ideal Standard' mixer shower over.

From the Landing a further staircase rises to SECOND FLOOR THROUGH BEDROOM ONE - 18' 8" x 13' 4" (5.69m x 4.06m) [max measurements - NB: measurements include the stair access and also the chimney stack] A spacious room with two central heating radiators, a feature original beam, two secondary glazed windows to front elevation and two further windows to rear elevation.

OUTSIDE:- The property is nicely complemented by a small flower garden to its immediate right hand side.

ALLOCATED PARKING SPACE -

GARDEN - [NB: please note that there is a traditional right of way across for 20 and 21 Weavers' Cottages] with cold tap, spacious patio and lawned garden area.

ADJOINING BRICK BUILT STORE - 6'4" x 3'5" (1.94m x 1.04m) with power and light points.

AGENTS NOTE: The contract of sale will include a covenant to maintain the property in good repair as a condition of the Heritage Lottery Fund grant and a pre-sale pack prepared by our client's Solicitors – MFG – will confirm full details.

CONDITIONS OF SALE: The property will, unless previously withdrawn, be sold subject to Specific and General Conditions of Sale which have been settled by the Vendors Solicitors. These Conditions may be inspected during the 5 days inclusive and exclusive of the day of Sale. The Conditions may also be inspected in the Sale Room at the time of Sale but WILL NOT then be read. The Purchaser shall be deemed to have notice of such Conditions and all the terms thereof and shall bid on these terms whether he shall have inspected the Conditions or not.

AGENTS NOTE: The successful purchaser will be required to sign the Contract of Sale immediately after the Auction and pay a 10% deposit, **BY CHEQUE**, to the Vendor's Solicitor.

SOLICITORS CONCERNED: MFG Solicitors, Adam House, Birmingham Road, Kidderminster, Worcestershire. DY10 2SH. Tel: 01562 820181. Attn: Mrs. S. Clifford.

SERVICES: Mains services connected to the property include water, gas, electricity and mains drainage. There is also a 'Virgin Media' TV connection.

TENURE: Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

VIEWING: By appointment with the agent's offices.

MORTGAGE ADVICE: Phipps & Pritchard Financial Services Ltd computerized software enables advice to be given on the whole of the market which shows a clear comparison between lenders interest rates and fees. Contact Mr Nigel Clee at the Kidderminster office. Authorised and regulated by the Financial Conduct Authority.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact David Hughes at our Survey Department on 01584 813766 for further information.

Find us on the following websites:

www.phippсандpritchard.co.uk

www.onthemarket.com

www.rightmove.co.uk

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