



Dowles Manor, Dowles Road, Bewdley, DY12 3AA

01562 820880

FOR SALE

FOR SALE BY
AUCTION

Guide Price £500,000



8.09 acres of land

Kidderminster 4.2 miles - Bridgnorth 14 miles - Birmingham 22.9 miles

An extraordinary opportunity to purchase a former Grade II listed Manor House in need of complete renovation with Lodge, adjoining gardens and 5.44 acres of land. A further 4.67 acres of woodland is available as Lot 2 with guide price of £20,000.

Directions

From Bewdley, take Dowles Road heading north out of the town, the property is located approximately 0.9 miles along this road on the left hand side, down a private gated driveway.

From Bridgnorth, take the B4363 (Oldbury Road) out of town towards Glazeley, proceed along this road for 9.1 miles. Turn left at the crossroads in Kinlet on to B4194, signposted Bewdley. After 0.7 miles, turn left at the crossroads, signposted Bewdley onto the B4199. After approximately 2.8 miles the property will be located on the right hand side, down a private driveway. The entrance to the property will be marked with a Halls "For Sale" board.

Situation

The property is approached via a gated private driveway, dropping down to Dowles Brook on the left, with former Italian Rock Gardens on the right. Dowles Manor is located within mature gardens to the front, backing onto woodland and embankment sheltering the property from any road noise. The property extends to a total of 8.09 acres, including the manor, gardens, grazing land and woodland.

Location

The property is located within 1 mile north of the picturesque town of Bewdley supporting all the key local amenities, Kidderminster is located 4.2 miles east with a wide variety of shopping and leisure facilities. On a wider scale, Birmingham is 22.9 miles to the north east, with access to the M5 motorway 14.8 miles to the east at Bromsgrove.

Tenure & Possession

The property is freehold, and vacant possession will be available on completion.

Description

Dowles Manor was a former Grade II listed Black and White Timber Framed Manor House dating back to the sixteenth century. However, the property was largely damaged by fire in 1982, and as such the listing has been removed. Some rebuilding work has begun inside the property. In addition to the Manor House there is also an adjoining Lodge which has been used as living accommodation previously, and a small brick and tile outbuilding. There is 5.44 acres of land included within this lot, which extends to a mix of rough grazing and woodland.

Lot 2

In addition to the manor, there is a second lot of woodland available, extending to 4.67 acres outlined in blue on the plan, guided at £20,000.

Services

We understand there to be both mains water and electric available to the property.

Rights of Way and Covenants

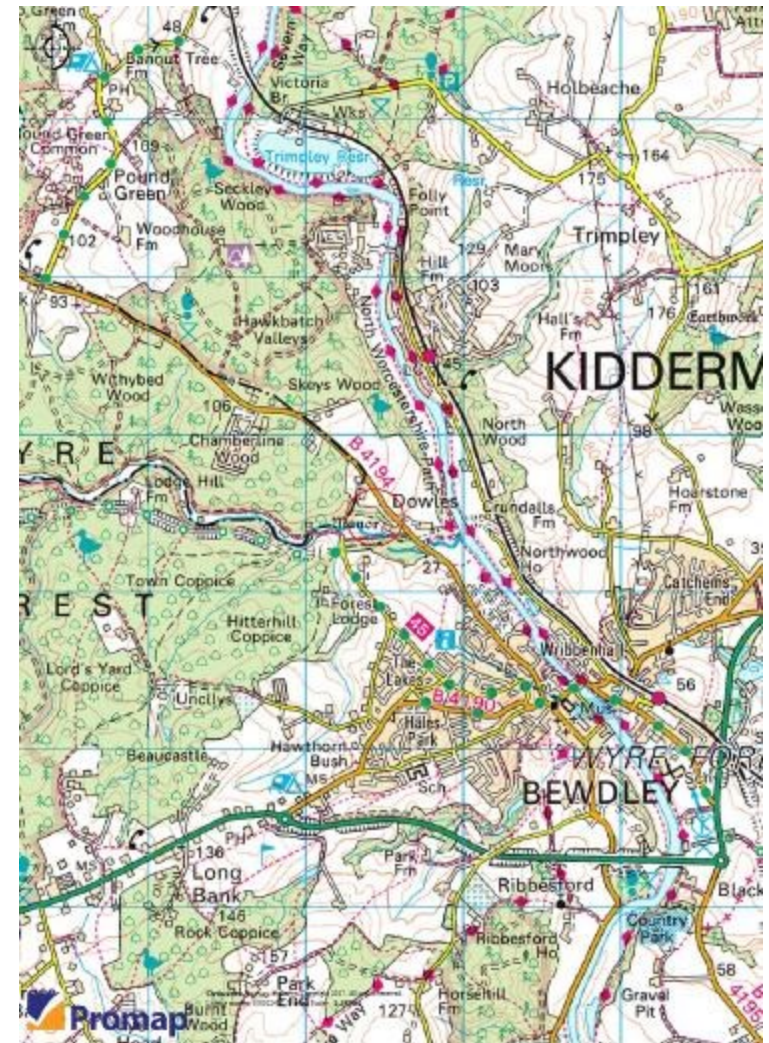
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these particulars or not.

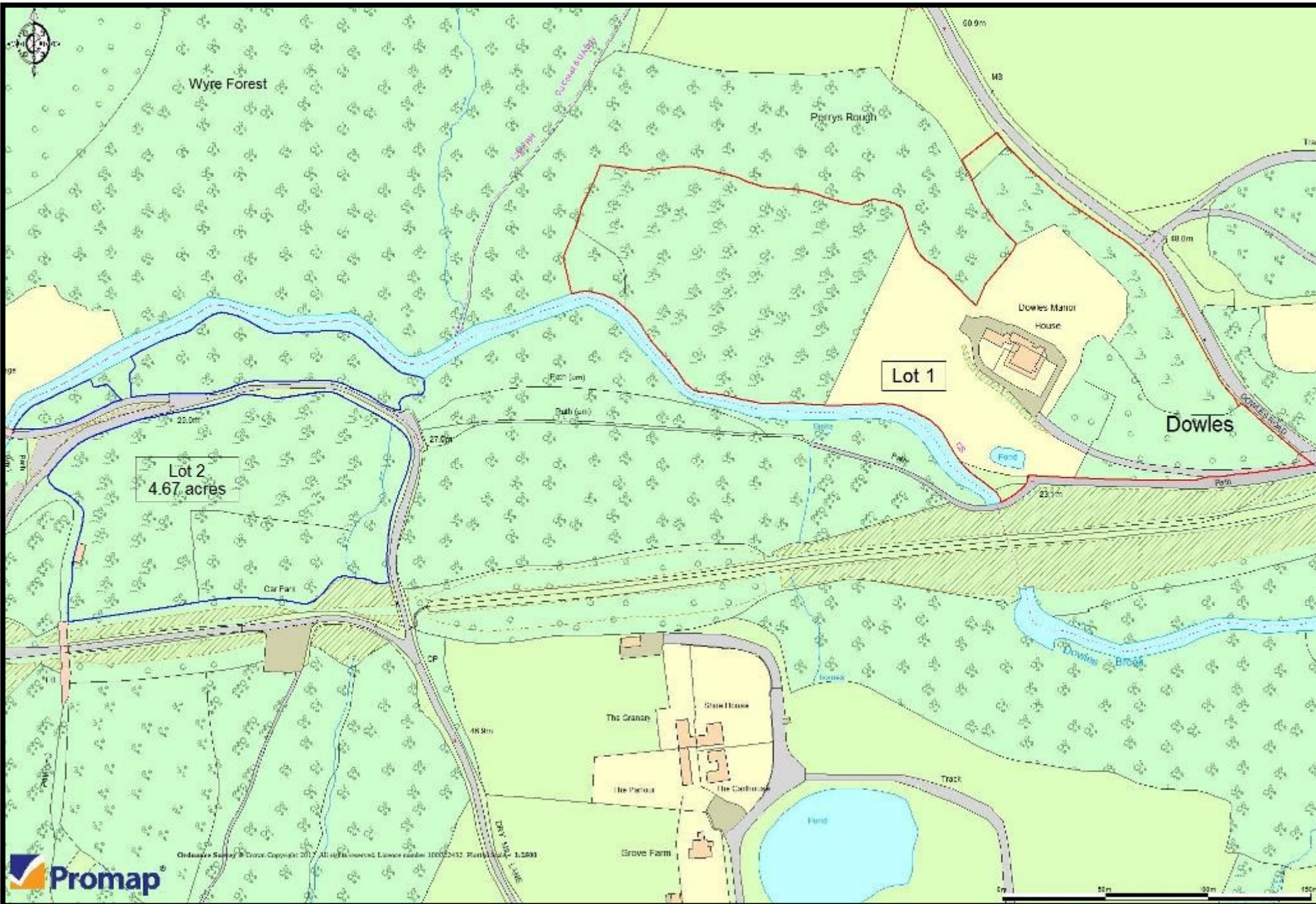
Viewing

Strictly by appointment only.

Important Notice

Please note care must be taken on entering Dowles Manor and you do so at your own risk. The owners and Agents accept no responsibility for any injury caused whilst viewing.





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Elevational Drawings of Dowles Manor



Front Elevation



Side Elevation

Local Authority

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF.

Method of Sale

The property will be offered for sale by Public Auction subject to the conditions of sale and or prior sale, on **Tuesday 20th June 2017 at 6.00pm** at Hogarths Stone Manor Hotel, Stone, Kidderminster, DY10 4PJ.

The vendor and their agents reserve the right to withdraw or divide the property and vary the sale method if required.

Conditions of Sale

Please note that the property is sold in accordance with the Auction Conduct Conditions (3rd ed. August 2009) and by reference to the Special Conditions available from the Auctioneers and the Vendors Solicitors. The contract of and Special Conditions will not be read by the Auctioneer at the auction but will be available for inspection at the **Auctioneer's offices and the office of the Vendors Solicitor** for a period before the auction date.

Purchasers will be deemed to have inspected the Special Conditions of Sale and will be legally bound by these Conditions which form part of and will be attached to the Sale Memorandum.

Buyers Premium

A Buyers Premium of £500.00 plus VAT is applicable to be paid to the sellers solicitor on the night of the auction.

Further Information

For further information contact Sarah Hlland or Daniel Lovatt: Gavel House, 137 Franche Road, Kidderminster, DY11 5AP.
Tel: 01562 820880
E: shlland@hallsgb.com



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Kidderminster Office: Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: shlland@hallsgb.com

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