For Sale

Site area
approximately
247 acres (100 ha)

Hewell Grange

Hewell Lane, Redditch, B97 6QS

CUSHMAN & WAKEFIELD

Property Highlights

Impressive late 19th century Grade I Listed former country house, with associated outbuildings, walled market garden and farm, set in picturesque Grade II* Listed gardens, principally designed by Lancelot "Capability" Brown.

A number of other listed buildings and structures as well as other outbuildings

Located within the rural village of Tardebigge, Worcestershire

Decommissioned as a prison by the Ministry of Justice (MoJ) in 2020, with vacant possession to be provided

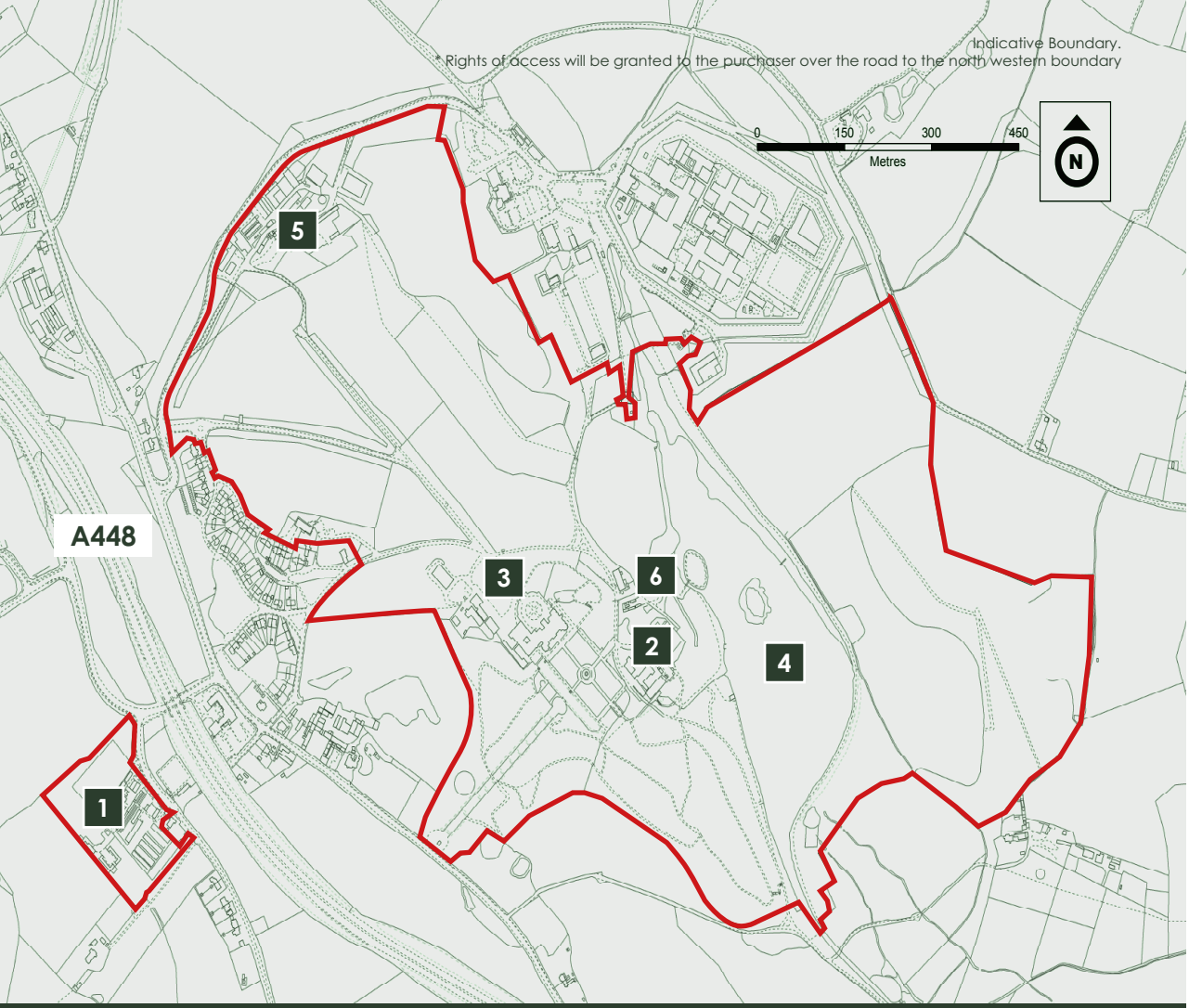
Seeking suitable and sensitive redevelopment to bring this historic property back into use

Suitable for a variety of uses, subject to planning and listed building consent, including residential, leisure, education and commercial

On behalf of the Ministry of Justice

Hewell Grange Main House

Site Area of 247 Acres (100 ha)



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1 Walled Market Garden

2 Former Real Tennis Court

3 Rear of Hewell Grange

4 Lake

5 Farm

6 The Old Hewell Grange Refurbished Ruins

Location

Hewell Grange lies east of the village of Tardebigge, separated from it by the B4096 and the A448 which run parallel to each other, the latter connecting Bromsgrove 3.8 miles to the north-west and Redditch 4 miles to the south-east.

By Train

Bromsgrove	Redditch
Birmingham 30 mins	Birmingham 42 mins

By Car

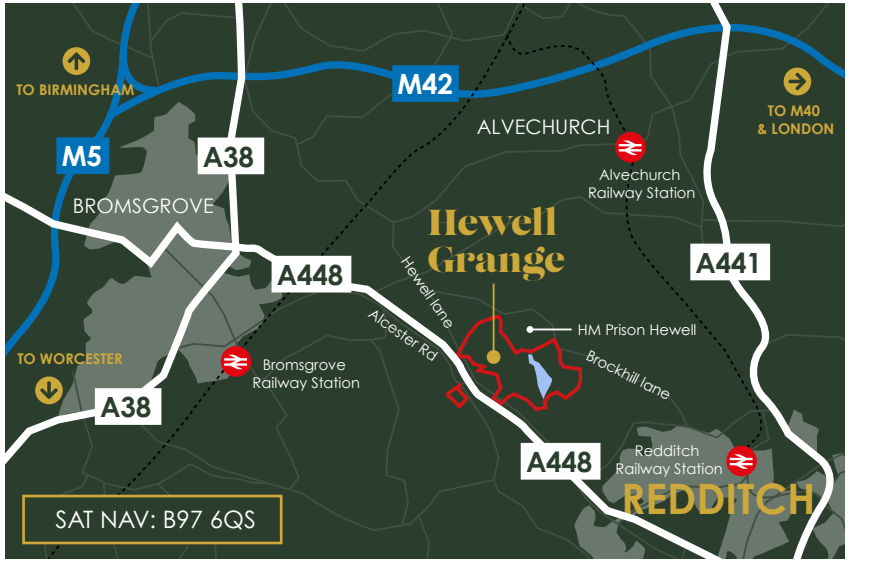
Birmingham	Worcester
17 miles to the north	15 miles to the south

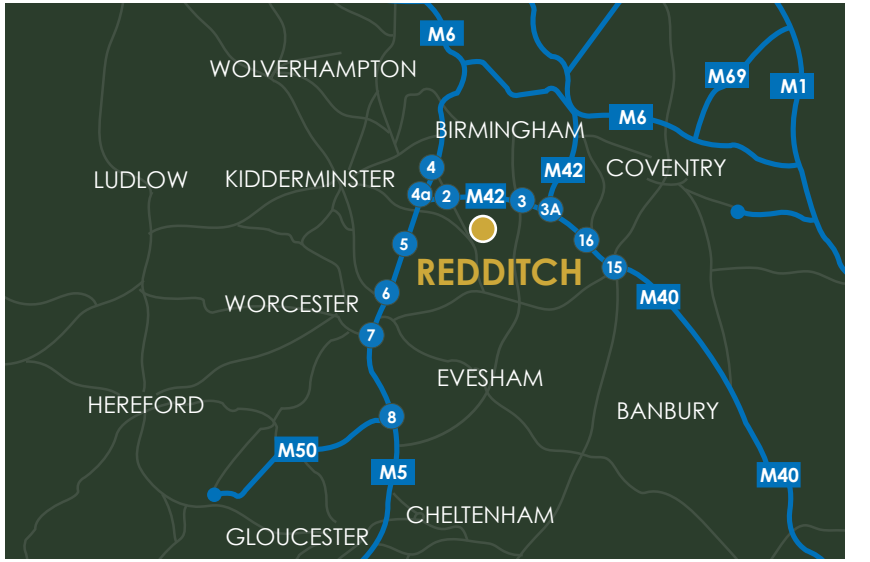
The nearest Railway Stations are located at Bromsgrove and Redditch, both of which have direct rail links to Birmingham city centre.

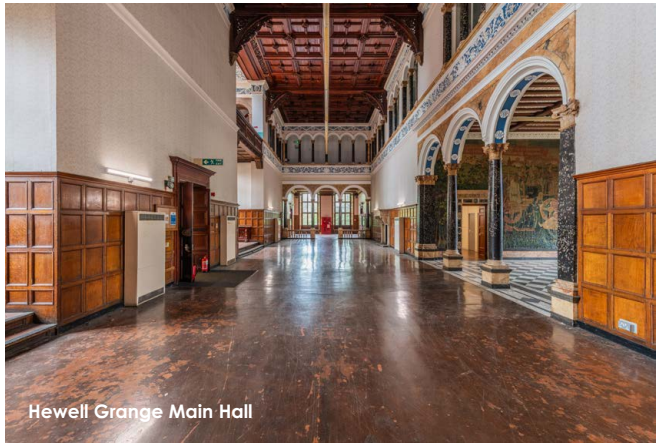
The surrounding area predominantly comprises rural villages, farmland and green belt land.

HMP Hewell is located adjacent to the site, to the immediate north-east and is an operational category B prison.

Ladybird Crane Hire occupy a site which is also located to the immediate north-east, previously home to the former HMP Brockhill.






Hewell Grange Main Hall

Hewell Grange Main House

Description

The Property extends to circa 247 acres (100 hectares), the majority of which is within the boundary of Hewell Grange Park and Garden which is Grade II* Listed.

- The main Hewell Grange building is Grade I Listed, constructed in 1884-91, for Lord and Lady Windsor, later the Earl and Countess of Plymouth. The building is a three-storey red sandstone, Jacobean style build, designed by Thomas Garner.
- The estate at Hewell Grange had been in the hands of the Windsor family since the Dissolution, and by the mid-19th Century, it comprised a large landscaped park principally designed by Lancelot 'Capability' Brown in the mid-18th Century, and later redesigned by Humphry Repton in the early 19th Century.
- The Property also comprises a further 21 listed buildings and structures, including the ruins of the old Hewell Grange (understood to have been constructed in 1712) as well as other associated outbuildings, a vacant farm to the northern boundary and a walled market garden to the west of the site.
- In 1946 the house and much of the park was transferred to HM Prison Service for use as a borstal. Hewell Grange remained in prison use until March 2020 and has seen some alterations over time to accommodate the use. Despite these, the house and its interior remain substantially intact.

Planning

The site is located within the Green Belt and Hewell Grange Conservation Area. Hewell Park Lake and Woodland is also designated as a SSSI.

- A bespoke, sensitive and flexible approach to redevelopment is needed, and prospective purchasers are encouraged to explore proposals with the Local Planning Authority at the earliest opportunity.
- A range of potential uses are likely to be considered appropriate, subject to detailed consideration.
- A planning brief has been prepared as part of the marketing process, which is available to view in the data room.

Tenure

Freehold

Further information

EPC
EPCs are available in the Data Room.

Method of Disposal
The Ministry of Justice is seeking to dispose of the whole but may consider selling in parts, with offers invited on both conditional and unconditional bases.

As part of their offer, prospective purchasers must complete the bid proforma, which will entail:

- Their proposed approach to the re-use of Hewell Grange.
- Their experience in dealing with the re-use of Listed Buildings
- Financial standing
- Funding proposals

The Ministry of Justice reserves the right not to accept the highest or any offer.

VAT
To be confirmed.

Legal and Surveying Costs
Each party to bear its own legal and surveying costs.

Anti-Money Laundering
To discharge its legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Documents
An online data room has been set up for interested parties to allow access to the relevant information. These documents include (but are not limited to):

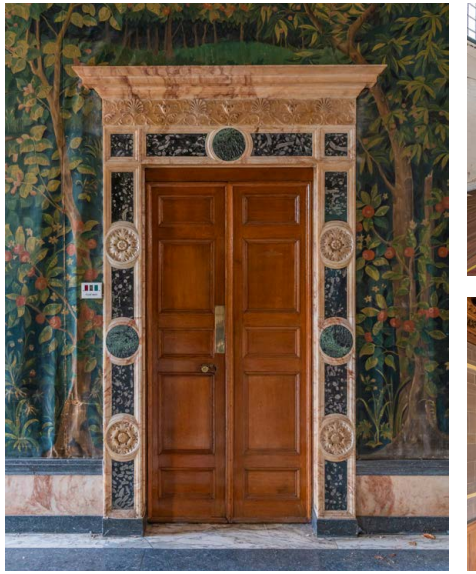
- Various Technical Surveys
- Report on Title
- Bid Proforma
- Heritage Assessment
- Redline Boundary Plan
- Building Condition Survey
- Planning Brief

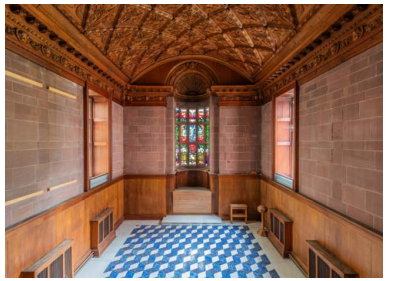
The data room may be updated from time to time and interested parties should have regard to the original issue date of the information provided and that it may not represent the current condition or circumstances relating to the Property.

Please contact Cushman & Wakefield for access to the online data room.

National Grid Reference
SP006690

Hewell Grange





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Viewings

A series of viewing days will be held with viewings by appointment with the sole agents, Cushman & Wakefield.

For more information, please contact:

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