



23 & 23a Newton Road
Great Barr | Birmingham | West Midlands | B43 6AA

FINE & COUNTRY

23 NEWTON ROAD



Redevelopment Investment Opportunity
Barr House and 23a Newton Road are offered to market as an entire plot. Barr House is a Grade II listed building which is steeped in history. Dating back to the 1700's and once owned by Lady Scott of Great Barr, this property is a stunning example of early Georgian design. The property is currently divided into 4 large self-contained apartments each with their own private entrance. All of the apartments have a wealth of accommodation and period features. In addition, 23a Newton Road boasts a one-bedroom bungalow which sits in the footprint of the old barn. The plot is approx ¼ acre.



KEY FEATURES

Barr House

The apartments are as follows:

3 one-bedroom apartments and 1 three-bedroom apartment.

Apartment 1: One Bed: Entered through a private front door at the side of Barr House. Large welcoming reception hall, good size kitchen, large bathroom, stunning 21 ft x 16ft formal drawing room with dual aspect windows and one large bedroom with built in storage.

Apartment 2: One Bed: Entered from the rear carpark of the property through private front entrance into spacious hallway, leading off is the bedroom and good-sized bathroom. The spacious formal sitting room with beamed ceiling and feature fireplace. Off the formal lounge is a good size kitchen and further storage area.

Apartment 3: Three Bed: Entered through the main Barr House stunning frontage - beautifully set in wall covered ivy - one ascends the staircase to a communal lobby area. This communal lobby has private access to apartment 3 and private access to apartment 4. The entrance through the stained-glass front door to apartment 3, leads to a hallway, off which is the main bathroom and further sizeable central lobby/reception area, with feature fireplace and a staircase a doorway through to the formal lounge with feature fireplace and kitchen. The staircase leads to the top floor 3rd bedroom. The central lobby area also leads to a back hall off which are bedroom 1 & 2 both with built in storage.

Apartment 4: One Bed: Also entered through the stunning Barr House main entrance and up the stairs to the communal lobby which accommodates the private stained-glass front door. This opens to a lobby area with the bedroom to one side and the formal sitting room with feature fireplace, kitchen and bathroom to the other.









KEY FEATURES

Barr House requires refurbishment and must be viewed to appreciate the wealth of accommodation and potential on offer.

Accommodation Summary (run through of the house....)

Ground Floor: The Ground floor accommodation holds 2 of the sizeable one-bedroom apartments. Each apartment has its own private entry, a good size hall, large lounge, separate kitchen, bathroom facilities and one sizeable bedroom. All rooms have a wealth of character features.

Basement: The basement has ventilation from outside the property and is split into two good size areas. One of the areas could potentially be converted and the other area is an especially useful storage facility.

First Floor: The first floor is accessed from the grand original entrance door off Newton Road and leads into a hallway with access to the basement and a staircase which rises to first floor. On the first floor is a further large one-bedroom apartment and an extremely large three-bedroom apartment. The one-bedroom apartment is entered through a wonderful stained-glass front door into a good size hall and window overlooking the front of the property. This apartment has a large bedroom, kitchen, bathroom and beautiful living room. The three-bedroom apartment is also entered through a beautiful stained-glass door into a hallway, off which radiates the main bathroom and a further large lobby area, with feature shelving and beautiful fireplace. This large lobby area gives access to the to the large lounge with feature beamed ceiling and sizeable kitchen to one side of the lobby area with two of the bedrooms to the other side with their own private hallway. The staircase leads to the top of the property with the final bedroom and additional landing space (Please note there is restricted head height on this level).

SELLER INSIGHT

“ This impressive, spacious, property is set back from the road and conveniently close to the city centre, alongside a full range of local amenities which offer everything required for everyday living. As a child, its present owner, on his duties as assistant to the local milkman, had always admired the house as he passed by daily. Once an adult, he carefully observed its progress, until his long-held dream was fulfilled when he was able to purchase the house years later.

The elegant house, built in the 1700s, originally belonged to a local dignitary, Lady Batham Scott of Great Barr Hall. In the late 1950s, the then owner converted the large property into four separate, tasteful, apartments. Throughout the years, it has always been extremely well maintained, particularly since belonging to its present owner. Each of the stylish apartments is spacious and the unique charm of the property is obvious throughout, from its original fireplaces, beautifully panelled doors, together with its high ceilings and other features, all presenting a highly tasteful property. In addition, a traditional barn standing in the grounds has been cleverly converted into a compact, well designed, bungalow. There is ample parking space, and the rear garden is incredibly private. Mainly laid to lawn and bordered by mature trees and shrubs, it is a quiet, peaceful, haven.

The historical city of Birmingham is only six miles from the house, and which is such a fascinating city. Elegant shops, restaurants, museums, galleries and theatres are plentiful, as are quality shopping amenities. Birmingham International Airport and the National Exhibition Centre are easy to reach, with road and rail networks to all parts of the land very accessible.

The owner has adored being the custodian of his 'dream home', but it is now time for the next chapter in his life. His wishes its new owners much happiness and know they will treasure this special property.*



*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







KEY FEATURES

23a Newton Road

A one-bedroom bungalow in the footprint of the former barn. Having been completed in the late 1990's with full planning permission, this property also offers a sizeable amount of accommodation which includes a wonderful front lounge with dual aspect windows and feature fireplace, a galley kitchen/breakfast room, utility, study and large shower room with bath.









KEY FEATURES

Outside Front & Parking:

The exterior of the historic Barr House is extremely handsome in appearance. A stunning ivy feature covering the frontage, marking Barr House as one of the most noticeable properties in the area. The original front door is slightly elevated off Newton Road which adds to the grand appearance of this incredible property. There is parking to the side of the property and through the large gates, the rear of the property also has parking for a good number of vehicles on the $\frac{1}{4}$ acre (approx) plot. This area is laid to lawn and gravel. The one-bedroom bungalow is neatly placed to the side of the plot, overlooking the grounds and rear of Barr House.

The gardens are divided into 2 lawned areas both with a useful storage shed.





GREAT BARR

Great Barr was largely rural until the early 20th century, it was influenced by the early stages of the industrial revolution which affected the nearby towns of Birmingham and the Black Country. The rural economy was dominated by four great landowning families, the Wrylely Birches, Dartmouths, Scotts and Goughs. By the outbreak of the Second World War in 1939 it was a very busy residential area with good road connections to West Bromwich, Walsall and Birmingham. Expansion continued after the war, and during the 1960s the area received a motorway link when Junction 7 of the newly built M6 motorway, gateway road to the North & South of the whole UK, which was opened on the A34. It is also located close to the starting point of the M5, gateway to the South West, which can be accessed just one mile (1.6 km) northwards on the M6.

Great Barr offers a wide range of schools for children of all ages available in the vicinity. Beeches infant School, Beeches Junior School, Calshot Primary School, Dorrington Road Primary School and Ferndale Primary School. Fortis Academy is a mixed school catering for children aged 11 to 19. Barr Beacon School is a mixed school catering for children aged 11 to 19 and Arena Academy is a mixed academy catering for children aged 11 to 16. The University of Birmingham is 6.8 miles away, Aston University being 5.8 miles away and the University of Wolverhampton - Walsall campus just 3.3 miles.

Great Barr Medical Centre was first established in 1948. From then the centre has gone from strength to strength in the treatment of its patients and moved into our current purpose built, state of the art building in 2016 covering Great Barr. They are located next to the Asda in Queslett and are close to Scott arms.

A large selection of local providers have operated out of Great Barr for many years. There is a local Superstore ASDA also an Aldi as well as many main brands local supermarket shopping. A good selection of nail hair and beauty shops are also operational in the area.

The location of Great Barr is one of its main features. Having direct access to Junction 7 of the M6 this provides access to the greater Midlands area and further to North & South UK. Proximity to Birmingham City Centre which is approximately a 15 minute drive, Wolverhampton, Walsall and Sutton Coldfield are also on the doorstep of this very central area. There are good links to the national motorway network, with excellent access to Birmingham International Airport and The National Exhibition Centre. The property is less than 4 miles from Junction 3 of the M5 and around 1 miles from Junction 7 of the M6. Public transport by road and rail is also most convenient.

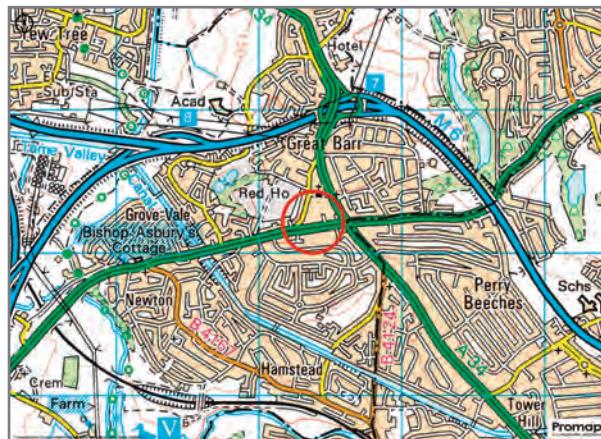
Great Barr is most probably renowned for the famous Great Barr Hall which in 2020 went up for sale in a completely derelict state along with 153 acres of park land and two lakes, for a whopping £7m price tag. The 18-century mansion which later turned into a psychiatric hospital, and eventually suffered years of neglect, and left to decay. Great Barr Hall was once owned by the Scott family who also owned a number of important and significant properties in the area. Great Barr Park and Red House Park offer wonderful parkland, lakes and Red House park has the benefit of tennis courts and the incredible Victorian mansion aptly named, Red House.

Barr House is also in close proximity to Barr Beacon park and nature reserve, also the famous Sutton Park which is one of the largest urban parks in the UK.

BIRMINGHAM

Lying at the seat of England's Industrial and commercial heartland, the "Second City" is the very model of a beaming cosmopolitan global city that sets the standard for others to mirror. Increasingly recognised as an important cultural hub with the Birmingham Royal Ballet based in the city, along with a magnificent and striking new library. Birmingham also boasts some of the best shopping in Europe with the superb Bullring Shopping Centre containing over 140 shops including a flagship Selfridges department store. The exclusive Mailbox development is host to a range of designer stores including Armani and Harvey Nichols. Birmingham currently leading the UK with its culinary explosion boasting 6 Michelin star restaurants amongst other popular culinary delights.





INFORMATION

Tenure:
Freehold

Barr House Services:
Mains Gas, Electric, Water (needs Reconnecting)

23A Newton Road Services:
Mains Gas, Electric, Water (all connected)

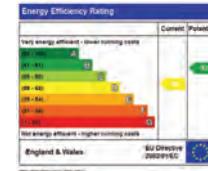
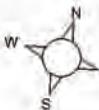
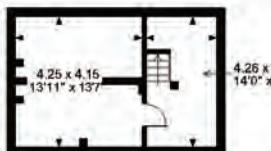
Local Authority:
Birmingham City Council
Council Tax Band A

Viewing Arrangements:
Strictly via the vendors sole agent Clara McDonagh on 07388 050838

Opening Hours:
Monday to Friday 9.00 am - 7.30 pm
Saturday 9.00 am - 7.30 pm

Barr House, Newton Road, Great Barr, Birmingham, West Midlands

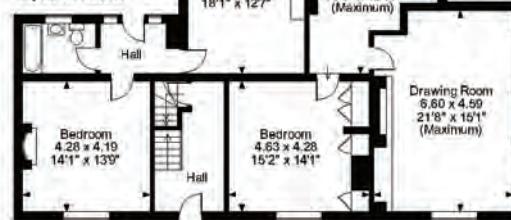
Approximate Gross Internal Area
Main House = 3629 Sq Ft/337 Sq M



Cellar



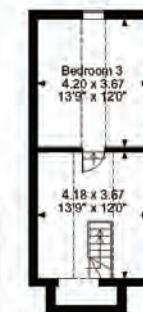
Apartment 2



Ground Floor



First Floor Apartment 4



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height

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Barr House, 23a Newton Road, Great Barr, Birmingham, West Midlands
Approximate Gross Internal Area
Bungalow = 702 Sq Ft/65 Sq M
Workshop = 89 Sq Ft/8 Sq M



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Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 20.07.2021



FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLARA MCDONAGH

PARTNER AGENT

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Clara has a true passion for the property market arising from a wealth of experience dealing predominately with exclusive and unique homes. Her vast knowledge and experience span over 18 years in sales, lettings and interior design. Having previously owned and operated an estate agency in Birmingham, Clara has now joined in partnership with Fine & Country. Clara brings her years of experience, exceptional business acumen and a considerable understanding of the property market. Firmly believing the combination of these key attributes along with Fine & Country's lifestyle approach and industry-leading strategies ultimately deliver success for her clients. Possessing a naturally friendly demeanour, Clara offers a dedicated service for every step of your journey, offering you expert marketing strategy advice and home staging skills, luxury branding and exceptional market evaluation credentials, all of which will ensure clients achieve the best market price.

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