



Old School *house* & Ladburgha *house*

TWO GRADE II LISTED PROPERTIES | 65 & 67 HIGH STREET, BROADWAY



The Opportunity

Joint sole agents Savills and KBW are delighted to bring to the market a rare opportunity to acquire two prominent Grade II listed, 17th century properties situated in the desirable Cotswold village of Broadway, Worcestershire.

Both properties benefit from being in close proximity to the independent shops, cafes, restaurants and wider amenities Broadway high street has to offer. The properties are offered to the market on a joint or individual basis.



Location

Broadway (population c.2,700) is a picture perfect village, known as the Jewel of the Cotswolds. The village, which lies midway between Evesham and Moreton-in-Marsh, provides a gateway for exploring the Cotswolds and notably sits on the Cotswold Way; the national trail that runs 102 miles from Chipping Campden to Bath.

In the 17th century, Broadway was a welcome overnight stop for travellers on the busy London - Worcester coach route with over 30 coaching inns including the Angel Inn at Tudor House, now the Broadway Museum.

Broadway is a little over 2 hours from central London and within easy reach of Shakespeare's, Stratford-upon-Avon, England's finest medieval castle in Warwick, the Festivals of Cheltenham, the dreaming spires of Oxford and Cirencester, the capital of the Cotswolds.

Evesham	6 miles	Worcester	22 miles
Cirencester	9 miles	Leamington Spa	30 miles
Stratford on Avon	15 miles	Birmingham	37 miles
Tewkesbury	15 miles	Oxford	41 miles
Cheltenham	16 miles	London	92 miles





Broadway Museum & Art Gallery, High Street



Broadway Tower



Renowned for its art galleries, antique shops, museums, hotels and tea rooms. Visitors are drawn to Broadway from across the world.



Galleries and independent shops opposite the village green



The Lygon Arms, High Street



Old School *house*

67 HIGH STREET BROADWAY WR12 7DP | SHOWROOMS | OFFICES | STORAGE | KITCHEN FACILITIES OVER TWO FLOORS

A Grade II listed building of Cotswold ashlar with tile and stone slate roofs. Built in 1856 and enlarged in 1869, it retains many period features including a spire topped by a weather vane, and a clock known as ‘The Dummy’ because the clock is an empty case, and the mechanism is inside the building. The Dummy was erected to commemorate Queen Victoria’s Diamond Jubilee in 1887.

Originally a school, it became a library when the school closed in 1914. Most recently it was used as an art gallery but is now unoccupied.

Internally, the ground floor comprises two showrooms / offices, storage and kitchen and WC facilities. Additional showroom and office accommodation is provided on the first floor.

GROUND FLOOR

Showroom/office	72.15 sq m (777sq ft)
Showroom/office	20.38 sq m (219 sq ft)
Showroom/office	32.91 sq m (354 sq ft)
Stores	10.98 sq m (118 sq ft)
Kitchen	2.81 sq m (30 sq ft)

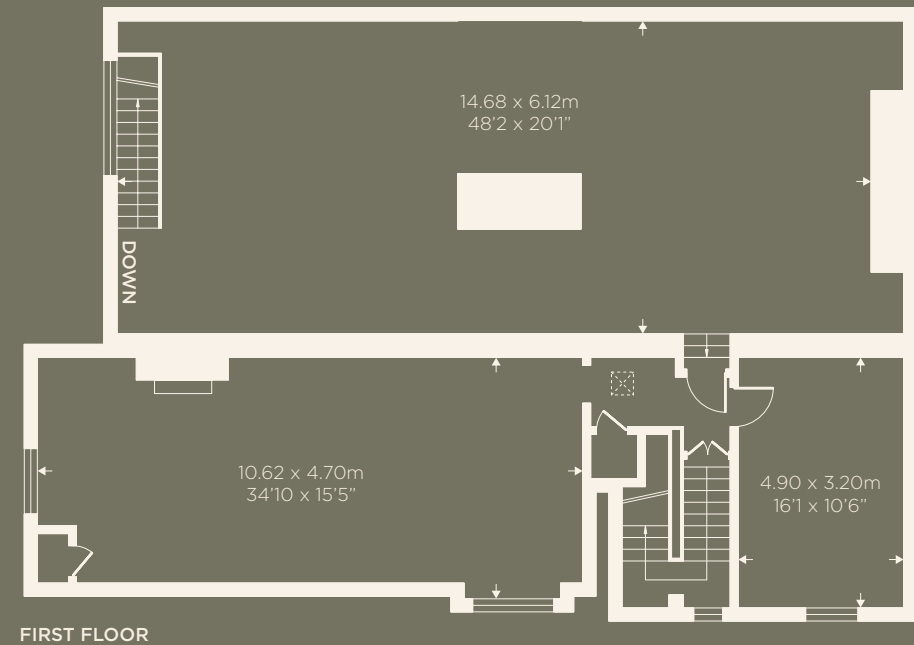
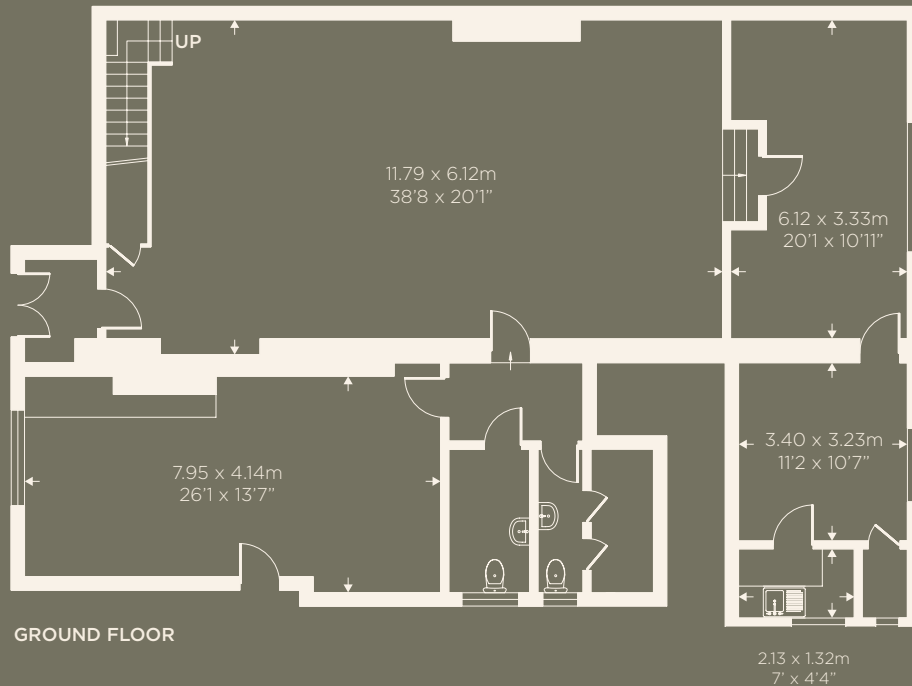
FIRST FLOOR

Showroom/office	89.84 sq m (967 sqft)
Showroom/office	49.91 sq m (537 sqft)
Office/store	15.68 sq m (169 sqft)

TOTAL	294.68 sq m (3,172 sq ft)
--------------	----------------------------------



FLOORPLANS FOR INDICATIVE PURPOSES ONLY | NOT TO SCALE



EPC

The building is listed and therefore believed to be exempt.

TENURE

The property is offered freehold with vacant possession on completion.

RATES

Rateable Value: £24,250. The Rateable Value was obtained from the Valuation Office website. Interested parties should make their own enquiries of Wychavon District Council - 03004 560 560, to verify the current rates payable.

VIRTUAL TOUR

A virtual tour of the property is available on request.

PLANNING

The property falls under the planning jurisdiction of Wychavon District Council and is situated within the Broadway Conservation Area in addition to being Grade II listed (listing entry 1215352). Therefore any incoming purchaser is required to abide to the requirements of such listings.



Eadburgha house

65 HIGH STREET BROADWAY WR12 7DP | RETAIL GROUND FLOOR WITH ANCILLIARY ACCOMMODATION

Sitting between Old School House and Tudor House (The Broadway Museum) on the south side of the High Street, Eadburgha House, 17th century, provides three floors of accommodation with gas central heating.

The retail ground floor features; bow windows, original fire place, wood panelling and part flagstone floors. The upper floors provide bright and largely open plan ancillary accommodation as well as a kitchen and two WC facilities.

The premises, currently unoccupied, has most recently had a combination of retail and leisure uses which fall under Class E.

GROUND FLOOR

Showroom/office	30.01 sq m (323sq ft)
Showroom/office	23.27 sq m (250 sq ft)

FIRST FLOOR

Showroom/office	48.63 sq m (525 sqft)
Kitchen	9.88 sq m (106 sqft)
Office/store	8.68 sq m (93 sqft)

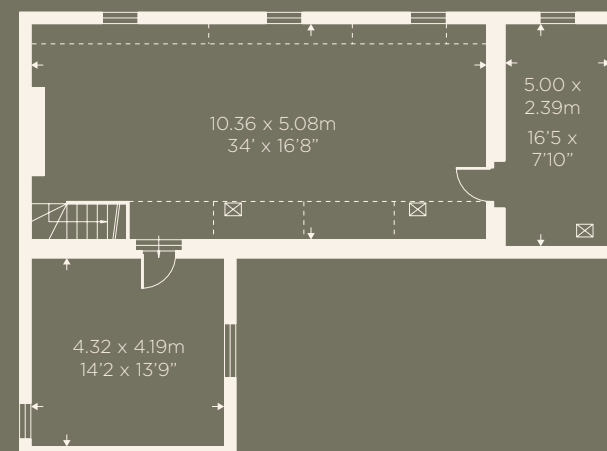
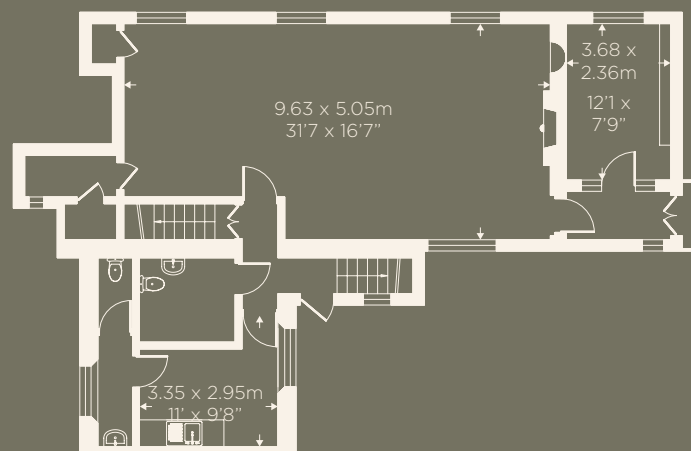
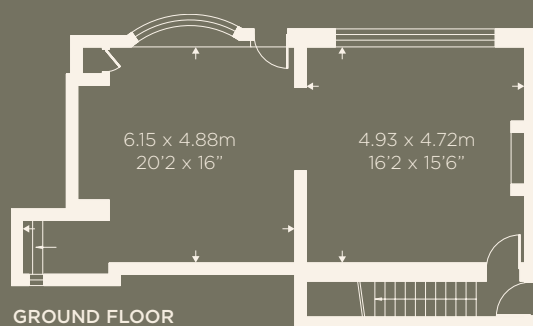
FIRST FLOOR

Showroom/office	52.63 sq m (566 sqft)
Office/store	18.10 sq m (195 sqft)
Office/store	11.95 sq m (129 sqft)

TOTAL	203.16 sq m (2,187 sq ft)
--------------	----------------------------------



FLOORPLANS FOR INDICATIVE PURPOSES ONLY | NOT TO SCALE



EPC

The building is listed and therefore believed to be exempt.

TENURE

The property is offered on a freehold and flying freehold basis with vacant possession on completion.

RATES

Rateable Value: £20,250. The Rateable Value was obtained from the Valuation Office website. Interested parties should make their own enquiries of Wychavon District Council – 03004 560 560, to verify the current rates payable.

VIRTUAL TOUR

A virtual tour of the property is available on request.

PLANNING

The property falls under the planning jurisdiction of Wychavon District Council and is situated within the Broadway Conservation Area in addition to being Grade II listed (listing entry 1215352). Therefore any incoming purchaser is required to abide to the requirements of such listings.

SERVICES

We understand that all main services are available to the properties however prospective purchasers must satisfy themselves with respect of availability and capacity.

PRICE

Prices associated for both properties are available on application. The vendor reserves the right to not accept the highest or any offer as part of this marketing process.

METHOD OF SALE

The properties are being sold on an informal tender basis. We ask that all parties seeking to submit an offer do so via populating the bid Proforma document situated in the data room.

VAT

VAT is payable on the purchase price.

VIEWING

Access is by appointment only and to be arranged through Savills & KBW.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

DATA ROOM AND VIRTUAL TOUR

A suite of documents and a virtual tour of each property are available in a data room which can be accessed on request. Please contact Tom Walker (tom.walker@savills.com) or Jasmine Hopkins (jasmine.hopkins@savills.com) to gain access.

CONTACT

Should you have any queries in respect of the opportunity please do not hesitate to contact us.

TOM WALKER MRICS

+44 (0) 7976 324 243
tom.walker@savills.com

JASMINE HOPKINS

+44 (0) 7816 184 108
jasmine.hopkins@savills.com

RICHARD KNIGHTLEY MRICS

+44 (0) 7917 155 760
richard.knightley@kbw.co.uk

LAURA HATTEN MRICS

+44 (0) 7769 254 158
laura.hatten@kbw.co.uk



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 03.07.2024