



**EARLES**  
TRUSTED SINCE 1935



**15.42 Acres (6.24 ha) off Church Road,  
Ullenhall, Nr. Henley-In-Arden, Warwickshire, B95 5NR**

**Guide Price £230,000+ (Plus Fees)**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01564 794 343

# **15.42 acres of permanent pasture, having both main road and lane frontage, will be offered for sale by public auction, subject to prior sale, reserve and conditions, at 6.30pm on Tuesday 21st May 2024 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.**

## **Introduction**

This attractive parcel of permanent pasture has the benefit of road frontages to both the A4189 and Church Road, Ullenhall, from the latter of which a gateway gives access to the land, which lies in one ring fenced block backing onto a number of substantial residential properties.

Mainly level, the land comprises well grazed permanent pasture with a number of mature hedgerow trees, and runs down to a brook on the southeast boundary.

Situated on the outskirts of Ullenhall, the land is within easy driving distance of Birmingham and the national motorway network, Henley-in-Arden lying approximately 1 ½ miles due east, Redditch 2 miles west, with Alcester and Stratford-upon-Avon within easy driving distance. The M42/J3 and the A435 dual carriageway gives easy access into Birmingham city centre, yet the land lies within rolling Warwickshire countryside.

## **General Information**

### **Services**

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services, although it is understood that both mains water, electricity and drainage are available in the locality.

### **Authorities**

Warwickshire County Council – [www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)  
Stratford District Council – [www.stratford.gov.uk](http://www.stratford.gov.uk)  
Severn Trent Water – [www.stwater.co.uk](http://www.stwater.co.uk)  
Western Power Distribution – [www.westernpower.co.uk](http://www.westernpower.co.uk)

### **Tenure and Possession**

The land is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, ie Tuesday 18th June 2024 (or earlier by mutual agreement). On the fall of the hammer the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £800 plus VAT to the auctioneers if the land is sold in the room on the night, prior to or post auction.

It should be noted that the land being sold is that included in Land Registry Title No. WK386532. There is a rectangle of land situated on the northeastern boundary which has, to the best of the vendor's knowledge, never been registered, but has always formed part of the field, fenced, grazed and cultivated as part of the field for in excess of 30 years.

### **Tenant Right**

There will be no ongoing valuation for UMV/RMV's and no claim for dilapidations (if any) will be entertained from the purchasers.

### **Rights of Way and Easements**

The land is subject to all rights of way and easements that may exist. A Public footpath passes over the land on a roughly north/south axis.

### **Boundaries and Timber**

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

### **Sporting and Mineral Rights**

Sporting and Mineral Rights where owned are included in the sale of the freehold.

### **Rural Payments Agency**

The land is registered with the Rural Payments Agency (RPA) but no entitlements/payments are available for sale or transfer. We understand that the land has not been entered into any DEFRA scheme, Sustainable Farming Initiative (SFI), or any other wildlife support regime.

### **Plans**

Plans shown are for identification purposes only.

### **Viewing**

The land may be inspected by prospective purchasers in possession of a copy of these sale particulars, during daylight hours only and at their own risk. It is specifically requested that potential purchasers, when viewing, have regard that the land may have livestock grazing upon it. All gates must be left as found, no litter left and no dogs whatsoever are allowed on the land.

### **Vendor's Solicitors**

A full auction pack is available from the vendor's Solicitors.

The Wilkes Partnership LLP,  
41 Church Street,  
Birmingham. B3 2RT  
Tel. No. 0121 710 5868  
Acting – Mr Mark Hodgson  
Email – [mhodgson@wilkes.co.uk](mailto:mhodgson@wilkes.co.uk)

### **Directions**

From Birmingham and the north, the A435, J3 of the M42 motorway, take the A435 dual carriageway south to Mappleborough Green, turning left at the 'Dog Island' onto the A4189 signposted to Henley-in-Arden and Warwick. After approximately 2 miles the land will be found on the left hand side, as indicated by the Earles auction board.

From Warwick, Henley-in-Arden and the east, take the A4189, passing over the traffic lights at the crossroads at the bottom of Henley-in-Arden High Street, proceed towards Redditch and after approximately 1 ½ miles the land will be found on the right hand side, indicated as above.

Approximate Post Code – B95 5NR  
What Three Words///Fencing.Circle.Studs

### **Conditions of Sale**

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's Solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

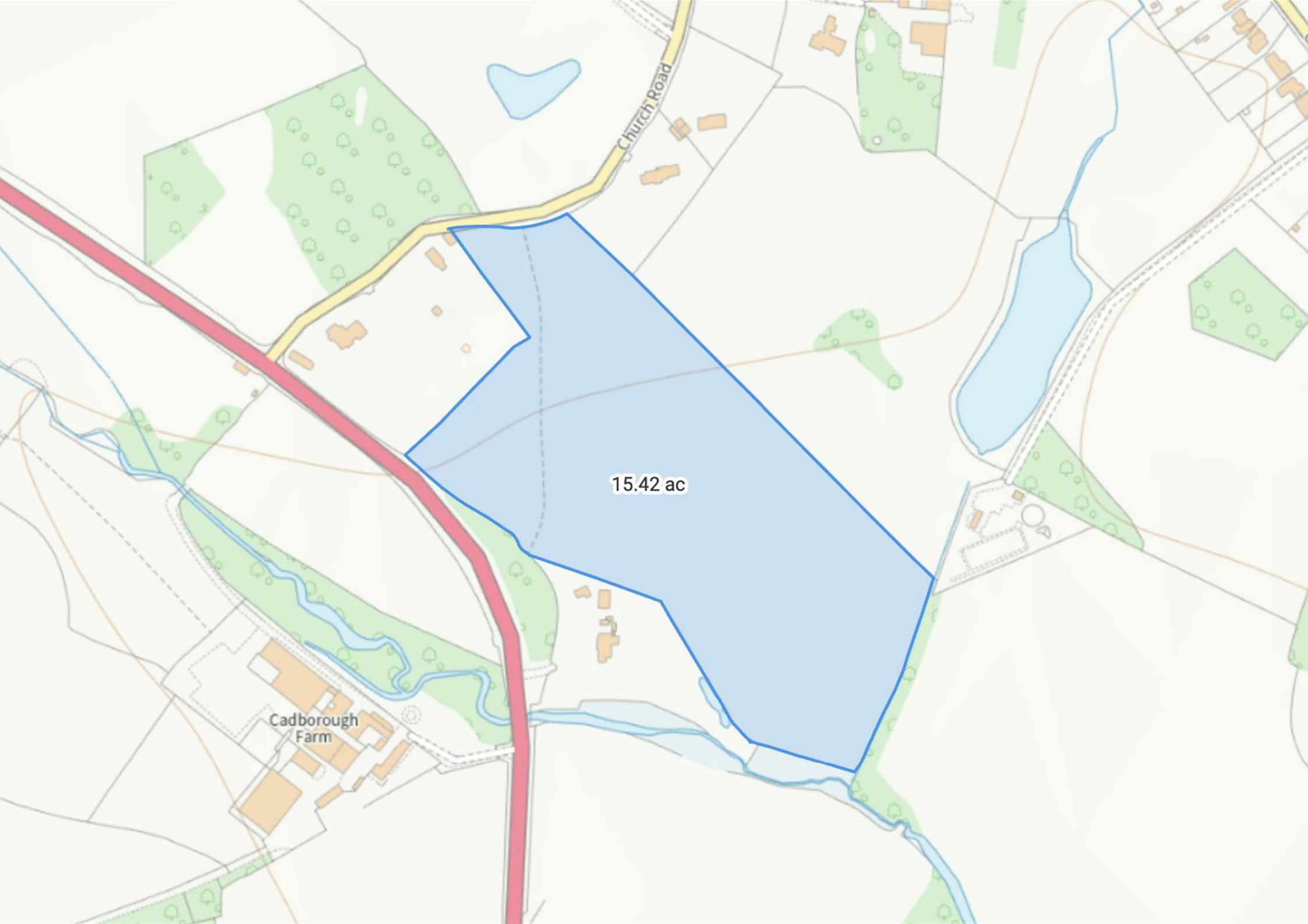
### **Money Laundering**

Money laundering regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full U.K. Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's Solicitor when signing the contract.

### **Agent's Note**

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price, and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide. (RICS Common Auction Conditions 7th Edition).

(Photographs Taken May 2023)



15.42 ac

Church Road

Cadborough Farm

