



EARLES
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**Land at Alderhanger Lane,
Beoley, Nr. Tanworth-in-Arden, B98 9ED**

Guide Price £350,000+ (Lot 1) and £120,000+ (Lot 2) Plus Fees

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

36.37 acres (14.72 ha) of land with Fishing Lake to be offered in two lots (Lot 1: 26.11 acres and Lot 2: 10.26 acres) 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

The bringing to the open market of this 36.37 acres presents a rare opportunity and as the plan within the details indicates, it is being offered in two lots. Lot 1 includes a large area of water in a secluded location that is set well back from the public highways and over the years, it has been used for private fishing purposes. Lot 2 is ideal for equestrian minded people as it is better accessed from Blind Lane, down a substantial well-made track.

The land lies approximately 1.5 miles to the South-West of the popular village of Tanworth-in-Arden and its amenities. It also has very easy access onto the A435 dual carriageway that runs from M42 (J3) down to Mappleborough Green and Alcester beyond.

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.

Authorities

National Grid (www.nationalgrid.co.uk)

Severn Trent Water (www.stwater.co.uk)

Stratford-on-Avon District Council (www.stratford.gov.uk)

Warwickshire County Council (www.warwickshire.gov.uk)

Tenure and Possession

The land is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 18th June 2024 (or earlier by mutual agreement).

Fees

On the fall of the hammer, the successful purchaser(s) will be required to sign the auction contract and pay a 10% deposit (minimum of £5,000) to the vendor's solicitors, together with an administration fee of £800 per lot (plus VAT) to the auctioneers, in the room, on the night.

Rights of Way and Easements

This property is subject to all rights of way and easements that may exist.

Boundaries and Timber

All growing timber (where owned) 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.

Plans

Plans are shown for identification purposes (only).

Viewing

Viewing is strictly by prior appointment with the auctioneers (Earles). Please call the office (01564 794 343/01789 330 915) to arrange a viewing.

Directions

What3words:

///point.sway.chap

Vendor's Solicitors

A full auction pack is available from the vendor's solicitors and their details are as follows:

Sydney Mitchell LLP

346 Stratford Road

Shirley

Solihull

B90 3DN

Acting: Shilpa Unarkat

Email: s.unarkat@sydneymitchell.co.uk

Telephone: 0121 746 3347

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 UK 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).

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LOT 1



LOT 2



