



EARLES
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Pine Tops,
Pratts Lane, Mappleborough Green, Studley, B80 7BN
Guide Price £750,000+ (Plus Fees)

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

This property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 24th September 2024 at The View (///glance.dance.rival), Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.

Introduction

Pine Tops is a substantial detached residence with an impressive internal floor area of over 5,500 sq. ft. It is essentially split into two fully self-contained units, which provides flexible accommodation, and is ideal for multi-family living. Alternatively, we have been advised by planning consultants that an application to redevelop the site for two new dwellings would fall in line with Stratford-on-Avon District Council's planning policy for the area. With a total plot size of some 1.37 acres, the property benefits from a large West-facing garden/paddock area, which formerly had a large manège and general purpose building thereon, together with a good range of outbuildings.

Located on a very popular residential lane in the sought-after village of Mappleborough Green, the property provides the perfect blend of rural living with the ease of access to main road and motorway networks, with the nearby A435, giving, in turn, links to the M5, M40 and M42 motorways. The village has a number of facilities to include; 'The Boot Inn' public house, well regarded primary school, several garden centres, and a Chinese restaurant. There is also a local bus service (512) that runs from Redditch to Stratford-upon-Avon (and vice versa). In addition, the property is conveniently placed for the wide range of amenities on offer in Redditch, Studley and Alcester slightly further afield.

This property is set back from the road, having two access points, each with a pair of wrought iron electric gates that lead onto two separate tarmac driveways, which provide parking for multiple vehicles.

• House One

The UPVC double glazed front door, with matching glazed screen to the side, opens into:

Reception Hall

18'0" x 11'9" (5.50m x 3.60m)

With part-voided ceiling, timber staircase rising to the first floor, and ceramic tiled flooring. Step into:

Sitting Room

16'4" x 13'9" (5.00m x 4.20m)

With UPVC double glazed windows to the front (either side of the chimney breast) and side, and high level cupboard housing the trip circuit fuseboard.

Breakfast Kitchen

18'4" x 16'0" (5.60m x 4.90m)

With a pair of wide UPVC double glazed doors leading to the conservatory, fitted kitchen with a range of wall, drawer and base units with roll edged laminate work surfaces over, inset twin bowl stainless steel sink, fitted gas-fired AGA with three ovens and extractor hood over, built-in "Belling" range-style cooker with three ovens, 7-ring gas hob and extractor hood over, integrated "Seco" dishwasher, breakfast island with inset storage cupboards, and ceramic tiled flooring. Wide opening through to:

Laundry/Utility Area

14'9" x 8'2" (4.50m x 2.50m)

With base units with roll edged laminate work surfaces over, décor panel to the integrated freezer, and ceramic tiled flooring. Door into:

Pantry

7'2" x 3'11" (2.20m x 1.20m)

With fitted shelving, mobile basket holding storage unit, and ceramic tiled flooring.

Shower Room

10'2" x 7'2" (3.10m x 2.20m)

With 3-piece suite comprising; large walk-in shower cubicle with glazed screens to the side and handheld shower attachment over, low level WC, vanity unit with inset large porcelain wash hand basin and central mixer tap over, extractor fan, tiling to splashback areas, chrome ladder-style towel rail, and ceramic tiled flooring.

Store Room

10'2" x 6'6" (3.10m x 2.00m)

With fitted shelving, hanging rails, power points, and ceramic tiled flooring.

Conservatory

20'0" x 10'5" (6.10m x 3.20m)

Of cavity brick construction; with pitched roof, central circulation fan with light, UPVC double glazed windows to the side, two pairs of bi-fold doors leading to the rear garden, and low brick stud walls.

First Floor Central Landing

7'10" x 5'6" (2.40m x 1.70m)

Door into:

Bedroom One

18'4" x 13'5" (5.60m x 4.10m)

With UPVC double glazed window to the rear and a range of built-in wardrobes. Door into:

Jack-and-Jill Bathroom

12'9" x 7'10" (3.90m x 2.40m)

With hatch giving access to the roof space, 4-piece suite comprising; large panelled bath with mixer tap over, shower cubicle with glazed screen, central mains fed shower and additional handheld shower attachment over, low level WC, vanity unit with inset twin porcelain wash hand basins and mixer taps over, tiling to the walls, chrome ladder-style towel rail, and ceramic tiled flooring. Door into:

Bedroom Two

18'8" x 9'2" (5.70m x 2.80m)

With UPVC double glazed window to the front.

• House Two

The UPVC double glazed front door, with matching leaded light glazed screen to the side, opens into:

Large Reception Hall

With double doors to cloaks cupboard. Arched opening into:

Kitchen

13'5" x 11'9" (max) (4.10m x 3.60m (max))

With a pair of UPVC double glazed French doors leading to the rear garden, fitted kitchen with a range of wall, drawer and base units with

laminate work surfaces over, inset "FRANKE" single drainer stainless steel sink with swing mixer tap over, built-in oven with grill, inset 4-ring electric hob, space for an American-style fridge-freezer, tiling to splashback areas, and ceramic tiled flooring.

Dining Hall

18'0" x 16'8" (including shower room) (5.50m x 5.10m (including shower room))

With UPVC double glazed windows to the side, staircase rising to the first floor, and door to understairs storage cupboard. Door into:

Shower Room

With UPVC double glazed window to the side, 3-piece suite comprising; shower cubicle with glazed door and "Triton" electric shower over, low level WC, corner wash hand basin, tiling to splashback areas, and ceramic tiled flooring.

Lounge

33'5" x 16'8" (10.20m x 5.10m)

With central circulation fan with light, UPVC double glazed windows to the side, a pair of UPVC double glazed doors leading to the rear garden, additional pair of sliding doors leading to the rear garden, and large central Inglenook-style fireplace with inset multi-purposes fuel burner and slate-style hearth.

Study/Bedroom Three

13'5" x 9'10" (4.10m x 3.00m)

With hatch giving access to the roof space, central circulation fan, and UPVC double glazed window to the rear.

Bedroom Four

14'9" x 14'1" (4.50m x 4.30m)

With a pair of UPVC double glazed doors, with matching glazed screen to the side, leading to the rear garden, and a range of built-in wardrobes.

Shower Room

9'10" x 6'10" (3.00m x 2.10m)

With 3-piece suite comprising; shower cubicle with glazed sliding door, central mains fed shower and additional handheld shower attachment over, low level WC, large pedestal wash hand basin with mixer tap over, extractor fan, tiling to the walls, storage cupboards, and ceramic tiled flooring. Door into:

Utility Room

7'2" x 6'10" (2.20m x 2.10m)

With wall units with laminate work surfaces below and inset single drainer sink.

First Floor Landing

16'8" x 9'10" (5.10m x 3.00m)

With timber staircase rising to the second floor. Door into:

Bedroom One Suite

Opening into:

- Vestibule Area

Door into:

- En-Suite Bathroom

16'0" (max) x 12'5" (max) (4.90m (max) x 3.80m (max))

With obscure UPVC double glazed windows to the side, 4-piece suite comprising; fitted Jacuzzi-style corner bath with central mixer tap, large walk-in shower cubicle, low level WC, vanity unit with inset wash hand basin and mirrored unit over, tiling to splashback areas, chrome ladder-style towel rail, and ceramic tiled flooring.

- Walk-In Wardrobe One

6'10" x 6'2" (2.10m x 1.90m)

With fitted shelving and hanging rails.

- Walk-In Wardrobe Two

6'10" x 6'2" (2.10m x 1.90m)

With fitted shelving and hanging rails.

- Bedroom Area

19'8" x 16'8" (6.00m x 5.10m)

With coving to the ceiling, central circulation fan, UPVC double glazed window to the side, and sliding UPVC double glazed doors leading to timber decked balcony area with wrought iron balustrading to three sides.

Bedroom Two

21'11" x 12'5" (measured at 4'3" above carpet leve (6.70m x 3.80m (measured at 1.30m above carpet leve)

With UPVC double glazed windows to the rear. Low doorway into:

Store Room

7'6" x 6'6" (2.30m x 2.00m)

With base units with roll edged work surfaces over and inset single drainer stainless steel sink.

Second Floor Landing

With Velux roof light. Door into:

Eaves Storage

11'5" x 7'6" (measured at floor level) (3.50m x 2.30m (measured at floor level))

Loft Room

39'0" x 11'5" (measured at floor level) (11.90m x 3.50m (measured at floor level))

With Velux roof lights and oriel window to the end gable.

• Outside

To the tarmacadam driveway to the left-hand side, through a pair of timber gates, the driveway gives access to:

Small Fuel and Log Store

Of brick construction; with flat felt roof.

Further Parking Area

Leading to a hardcore driveway area and giving access to:

Garage/Store

Of sectional metal construction; with gateway to the side leading to additional land.

Boiler Room

10'9" x 6'6" (3.30m x 2.00m)

Located behind 'House One' and of brick and block construction; with twin

pitched roof, inset single drainer stainless steel sink, space and plumbing for a washing machine, space for a tumble dryer, two "Worcester" gas-fired central heating and hot water boilers with adjoining "Megaflo" 300-litre hot water tank and immersion heaters, and concrete floor.

General Store

Of sectional metal construction and situated on concrete pad.

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. That being said, we understand that mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the boiler room.

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 property is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 22nd October 2024 (or earlier by mutual agreement).

Fees

On the fall of the hammer, the successful purchaser 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 (plus VAT) to the auctioneers, which is to be paid whether the property is sold in the room on the night or prior to/post auction.

Plans

Plans are shown for identification purposes (only).

Viewing

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

Directions

What3words:

///song.silks.apply

Vendor's Solicitors

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

Hadgkiss Hughes & Beale

47 Yardley Road

Acocks Green

Birmingham

B27 6HQ

Acting: Mr Martin Luscombe

Email: martinluscombe@hnb-law.co.uk

Telephone: 0121 707 8484

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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HOUSE ONE



HOUSE ONE

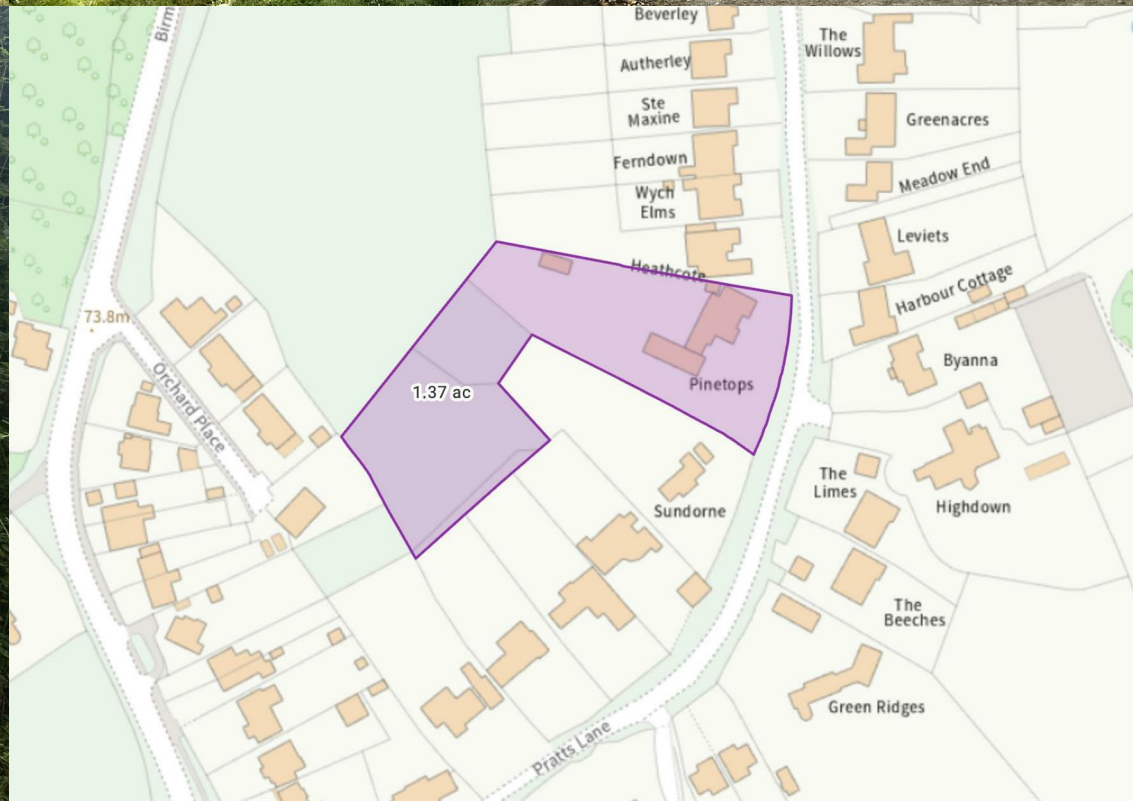


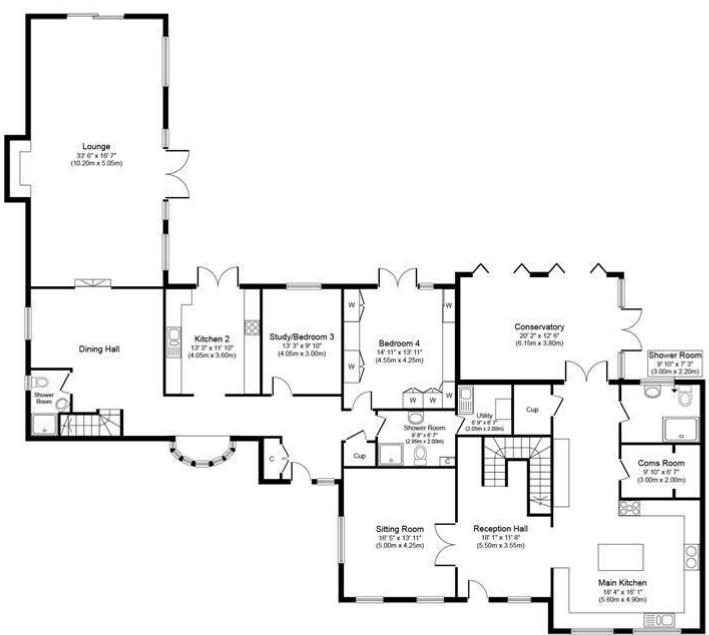
HOUSE TWO



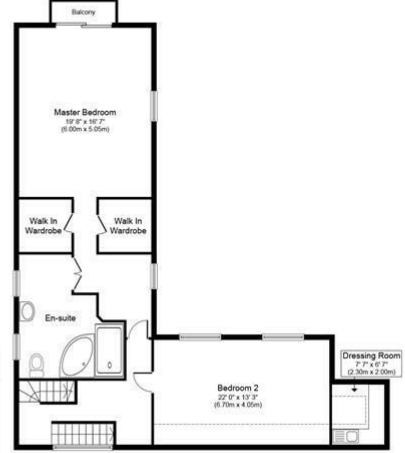
HOUSE TWO



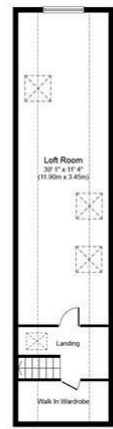




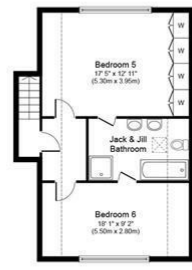
Ground Floor
 Approximate Floor Area
 3,072 sq. ft.
 (285.4 sq. m.)



First Floor
 Approximate Floor Area
 1,799 sq. ft.
 (167.2 sq. m.)



Second Floor
 Approximate Floor Area
 579 sq. ft.
 (53.8 sq. m.)



Approx. Gross Internal Floor Area 5,450 sq. ft. (506.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

