



EARLES
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4.86 Acres or thereabouts at Langley Road, Langley, Nr. Stratford-Upon-Avon, Warwickshire, CV37 0HJ

4.86 acres of land 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](http://glance.dance.rival)), Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.



Guide Price £65,000+ (Plus Fees)

Introduction

Situated just off Langley Road (C390), near the Hamlet of Langley. The land which extends to 4.86 acres (1.97 ha) or thereabouts, of a well established grass ley and is bounded by well-defined boundaries, the majority of which are backed by woven sheep wire fencing, which also backs the woodland.

The Grade 3 agricultural classified land has plentiful opportunities to explore a variety of Agri-environment schemes such as SFI, Countryside Stewardship, in particular Mid-tier, as well as the potential for a higher-tier scheme based off surrounding applications. Unique opportunities arise with it being within a Wildlife Package area. Countryside Stewardship, Mid-tier options such as pollen and nectar mixes and wild-bird seed mixes are a few that can be considered as an addition. (<https://magic.defra.gov.uk>). The opportunity to select these unique options results gives great scope for wildlife conservationist to further enhance the land.

The land is well located, and within easy travelling distance from Stratford-upon-Avon (approximately 7 miles). The site is easily access from the motorway network, via J15 of the M40, which provides easy access to the A46, and the route to the site. The land is close to the small, rural hamlet of Langley, where the Stratford to Leamington train line passes through.

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. Water supply available at the top of the site, which will be supplied through a sub-meter. perspective purchasers may wish to make their own enquiries to the utility companies for other 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. 22nd October 2024 (or earlier by mutual agreement). The contact will contain an uplift provision of 50% of the enhanced value, should the buyer or their successors in title in the next 20 years obtain planning permission for commercial or residential purposes.

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, 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. Boundary at South-East of the site is not fenced, corner has been marked by a red stake which is displayed as a X on the plan.

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

The land may be inspected by prospective purchasers, following prior telephone appointment only with the auctioneers (01564 794 343/01789 330 915), in possession of a copy of these sales particulars and during daylight hours only at their own risk. No litter is to be left and no dogs whatsoever are allowed on the land.

Directions

From Warwick, M40 (J15), At junction 15, take the A429 exit to Coventry/Stratford/A46/Warwick. At Longbridge Is, take the 2nd exit onto Stratford Road, at the second roundabout, take the 2nd exit onto B4463. After

1.2miles turn left onto Warwick Rd, follow this onto Wolverton road. After 1 mile turn left onto Saddlebow Lane and then turn right onto Langley Road. Follow this road for 1.2 miles, and to the auction sign will be stationed on the boundary of the plot.

Postcode: CV370NH

What3words: ///serenade.fittingly.unzips

Vendor's Solicitors

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

Wallace Robinson & Morgan
4 Drury Lane
Solihull
B91 3BD

Acting: Mr Gary Sawyer

Email: garysawyer@wallacerobinson.co.uk

Telephone: 0121 705 7571

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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