



EARLES
TRUSTEES SINCE 1935



**Lane House Farm Watery Lane
Birmingham, B48 7JN
Guide Price £775,000**

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

This substantial family home, sat on approximately 1.3 acres was constructed 60 years ago using reclaimed timbers and 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, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.

The accommodation is arranged over two floors, briefly comprising of: entrance hall, cloakroom, drawing room, kitchen/dining/family room, games room and utility room. To the first and second floor are five bedrooms, six bathrooms (three ensuite), store room and attic storage.

The plot size is approximately 1.30 acres in size and consists of mature gardens, triple detached open fronted garage, single garage and storage compound having its own private access.

Entrance Hall

Having timber effect flooring, exposed timbers, a staircase rising to the first floor and doors leading off to the;

Drawing Room

22'6" x 17'8" (6.88m x 5.4m)

Generously sized drawing room, having many exposed shipping timbers, an inglenook fireplace and a walk-in bay window.

Kitchen/Breakfast Room

27'0" x 13'1" (8.24m x 3.99m)

Having a range of wall and base units with worktops over, a range cooker, dishwasher, fitted microwave and space for a fridge freezer. Wood effect flooring, exposed ceiling timbers and a large open archway leading to;

Sitting Room

16'7" x 13'8" (5.07m x 4.18m)

Having exposed ceiling timbers, central log burning stove and wood effect flooring.

Snug

14'10" x 8'2" (4.53m x 2.5m)

A walk through snug area having a log burner and doorway leading to a WC.

Utility

10'3" x 8'6" (3.14m x 2.6m)

Games Room

23'4" x 16'0" (7.12m x 4.88m)

A generously sized room having a multitude of uses and can easily be converted to an annexe. Corner cupboard where the boiler is located.

Master Bedroom

22'7" x 13'9" (6.9m x 4.2m)

Having an ensuite shower room

Bedroom Two

14'4" x 13'2" (4.37m x 4.03m)

Having an ensuite shower room.

Bedroom Three

11'6" x 11'2" (3.53m x 3.41m)

Having an ensuite shower room and fitted wardrobes.

Five Piece Family Bathroom

Having a large walk in shower, WC, hand basin, roll top bath and bidet. Ceramic tiles to the floor.

Large Storage Area

14'4" x 8'3" (4.39m x 2.54m)

Having an ensuite shower room

Bedroom Four

19'1" x 13'8" (5.82m x 4.18m)

Located on the second floor, having fitted wardrobes.

Bedroom Five

11'1" x 10'11" (3.38m x 3.35m)

Having fitted wardrobes, dressing area and ensuite shower room.

Services

Mains water and electricity are connected to the property. There is a private drainage system. LPG fired central heating.

Authorities

National Grid (www.nationalgrid.co.uk)

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

Bromsgrove District Council (www.bromsgrove.gov.uk)

Tenure and Possession

The property is freehold and vacant possession will be given on completion, scheduled for 28 days after the auction i.e. 22nd October 2024 (or earlier by mutual arrangement).

Fees

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, in the room, on the night. There will also be a buyers premium of 0.25% (plus VAT) of the contract selling price.

Viewings

By appointment only.

Vendor's Solicitors

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

The Wilkes Partnership

Stanton House

54 Stratford Road

Shirley

Solihull

B90 3LS

Telephone number: 0121 733 8000

Acting - Amanda Holden

Email - aholden@wilkes.co.uk

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

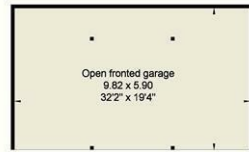
or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

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Agents Notes

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).

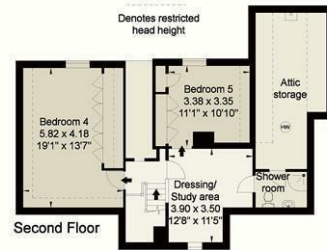




Not shown in actual location / orientation

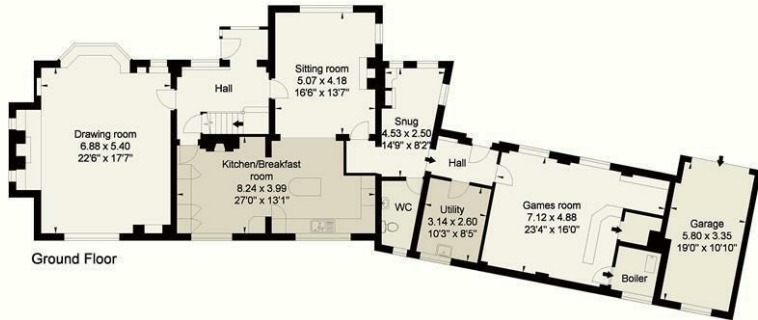


First Floor



Second Floor

Denotes restricted head height



Ground Floor

Lanehouse Farm
Weatheroak



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			
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Not environmentally friendly - higher CO ₂ emissions			
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