

LOT A

LOT B

LOT C

Land at Claverdon Hall Farm,
Lye Green, Claverdon, Warwickshire, CV35 8HJ
Guide Price £365,000+ (For All Three Lots) (Plus Fees)

41.10 acres of pastureland will be offered in three lots (Lot A: 6.30 acres, Lot B: 17.69 acres and Lot C: 17.11 acres) for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 22nd October 2024 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (what3words: ///glance.dance.rival).

The extensive block of permanent pastureland is situated on the northern outskirts of the village of Claverdon and extends to approximately 41.10 acres (16.62 ha) over three lots and six main enclosures. The majority is old established pasture, with good road frontage and access thereof, with all three lots having frontage to Hercules Lane and its offshoot onto Lye Green Road. Hercules Lane is a 'green lane' which gives access via Common Lane onto Yarningale Common and thereafter many miles of quiet country lanes and bridleways, ideal for the equestrian enthusiast, not having to cross a main road.

The enclosures are bounded by well-established hawthorn hedgerow and trees, suitable for livestock grazing, equestrian use or other recreation use (STPP if required). With the movement towards renewable energy, the land may be suitable for solar panels or enhancing its biodiversity for BNG and perhaps carbon capture and the sale of carbon credits.

There is great scope for wildlife conservation, with the hedges being preferred wildlife corridors, using the green lanes, or indeed the planting of trees to further enhance the area.

The land is extremely well situated, being some 15 miles south of Birmingham city centre, 4 miles west of Warwick, whilst Stratford upon Avon lies some 5 miles to the south.

The national motorway network is easily accessible via J15 of the M40 and J4/5 of the M42. Birmingham International Airport and the future HS2 hub are also within easy driving distance.

Lot A: 6.30 acres ("Village Field")
Lot B: 17.69 acres ("Front Field", "Lower Front" and "Corner")
Lot C: 17.11 acres ("Long Field", "Bungalow Field" and "Far Corner")

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies with the verification as to the availability, or otherwise, of services. It is understood that mains water is available in the locality.

Authorities

Warwickshire County Council (www.warwickshire.gov.uk)
Stratford-on-Avon District Council (www.stratford.gov.uk)
Severn Trent Water (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The land is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 19th November 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 to the vendor's solicitors (minimum £5,000), together with an administration fee of £800 + VAT to the auctioneers per lot, if the land is sold in the room on the night, prior to or post auction.

It should be noted that the land is currently subject to a grazing/mowing licence.

Tenant Right

There will be no ingoing valuation for UMGs/RMGs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Rights of Way and Easements

The land is subject to all rights of way and easements that may exist.

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 (RPA)

The land is registered with the Rural Land Register. The vendors will retain the historic element of the basic payment scheme. The land is not within a CSS or SFI scheme.

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, at their own risk, following a prior appointment with the auctioneers, Earles, 01564 794343.

It is specifically requested that potential purchasers, when viewing, disturb owners/occupiers of neighbouring properties, , all gates must be left as found, no litter left and no dogs whatsoever are allowed on the land as livestock will be grazing thereon.

Vendor's Solicitors

A full auction pack is available from the vendor's solicitor:

Blythe Liggins
Edmund House
Rugby Road
Leamington Spa
CV32 6EL

Acting: Nick Watts

Email ndw@blytheliggins.co.uk

Telephone: 01926 831 231

Directions

From Leamington Spa, Warwick, Coventry and the north east take the A46 dual carriageway Hatton/Warwick junction, turning right onto the A4177. After approximately 1.5 miles in the village of Hatton, bear left onto the B4439, pass through Little Shrewley and at the crossroads, turn left into Shrewley village. Pass over the railway line and M40 motorway, through Pinley Green, and after approximately half a mile, on entering the village of Claverdon, the land will be found on the right hand side, as indicated by the Earles auction boards.

From Redditch, Henley in Arden and the west, take the A4189 from Henley in Arden and after approximately two miles, on entering the village of Claverdon, turn left (signposted to Shrewley). After approximately 300 yards the land will be found on the left hand side, indicated as above.

Approximate Postcode: CV37 8HJ

What3words:

Lot A: obliging.fuels.prance

Lot B: outs.radically.mush

Lot C: flattens.project.beaned

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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