



**EARLES**  
TRUSTED SINCE 1935



**7.81 Acres (known as "Welford Fields") off Binton Road,  
Welford-On-Avon, Nr. Stratford-Upon-Avon, Warwickshire, CV37 8PR**

**Guide Price £80,000+ (Plus Fees)**

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



**Approximately 7.81 acres (3.16 ha) of land will be offered 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).**

This well-located block of level, fertile arable land is situated off a hard-stoned/tarmacadam track, which leads down to residential properties and the banks of the River Avon.

Formerly market garden land, adjacent to a plum orchard, the fertile, regularly shaped block of land has the remains of two timber corrugated steel sheet clad and roofed former packhouses/storage buildings.

It is bounded to the northeast and southeast by a mixture of quickthorn hedging and new deer fencing (erected by the neighbour). The boundary to the southwest is unfenced, as is that to the northwest.

Currently laid to a medium-term grass ley by the tenant, given the requisite notice the current tenancy could be terminated and the land taken back in hand, being suitable for a wide range of uses – horse/pony grazing, market gardening, or recreational use (STPP if required).

Being situated to the northwest of the village, there is easy access to Stratford-upon-Avon, Bidford-on-Avon and Meon Vale, with the national motorway network via the M42 and M40 motorways only a short distance away.

Opportunities to purchase such parcels of land in handy sizes in such a village location are few and far between. The auctioneers commend early inspection.

## 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

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

### Tenure & Possession

The land is Freehold, subject to a farm business tenancy, for a period of one year which commenced on 25th March 1997, and is thus 'rolling over' from year to year. This could be terminated upon giving at least 12 months' notice to the Tenant, prior to the 25th March in any one year. We are informed that the current rent is £675 per annum, payable half yearly in advance. (It should be noted that no apportionment of the rent already paid will be made upon completion). We understand that no notices to either terminate the tenancy or review the rent has been served by the vendors.

Completion is 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, if the land is sold in the room on the night, prior to or post auction.

### Tenant Right

There will be no ongoing valuation for UMWs/RMWs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

### Rights of Way & Easements

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

### Boundaries & Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

### Sporting & Mineral Rights

Sporting and mineral rights, where owned, are included in the sale of the Freehold.

### Plans

Plans shown are for identification purposes only.

### Viewing

Following a prior appointment with the auctioneers, Earles (01564 794 343), 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.

It is specifically requested that, when viewing, potential purchasers do not 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.

### Vendor's Solicitors

A full auction pack is available from the vendor's solicitor:  
Wallace Robinson & Morgan  
4 Drury Lane  
Solihull  
West Midlands  
B91 3BD

Acting: Tim Langford  
Email: [TimLangford@wallacerobinson.co.uk](mailto:TimLangford@wallacerobinson.co.uk)  
Telephone: 0121 705 7571

### Directions

From the M40 J15, Stratford-upon-Avon and the east, take the B439 from Stratford-upon-Avon signposted to Bidford-on-Avon and Evesham. After approximately 2 miles turn left into the village of Welford-on-Avon, pass over the river and the Four Alls public house on your left hand side. After approximately 100 yards, at the Earles property pointer, turn left down the farm track and the land will be found on the right-hand side, after approximately 100 yards, as indicated by the Earles auction board.

From Birmingham, the M42 J3, Redditch and the north, take the A435 dual carriageway south to Mappleborough Green and Studley. At the end of the Alcester bypass, at the Oversley roundabout, turn left onto the A46 towards

Stratford-upon-Avon. After approximately 2 miles turn right (signposted to Binton) past the Blue Boar public house, through the village of Binton, down the hill and join the B439, turning right then immediately left, following the directions as above.

From Chipping Campden, Mickleton, Meon Vale and the south, proceed north through Long Marston and into Welford-on-Avon. Just on exiting the village, turn right into the farm track indicated as above.

Approximate postcode:  
CV37 8PR

What3words:  
///pizza.mole.spillage

### 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).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.





