

**8.63 Acres (known as "The Orchard") off Evesham Road,
Binton, Nr. Stratford-Upon-Avon, Warwickshire CV37 9TE**
Guide Price £95,000+ (Plus Fees)

Approximately 8.63 acres (3.49 ha) of former orchard/market garden 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 intriguing block of south-easterly facing land is situated on the southern outskirts of the village of Binton, having excellent, long, gated road frontage to the High Street and a return frontage to the B439 Evesham Road.

Formerly an apple and plum orchard and market garden, the land rises to the north-west and is bounded by mature woodland, whilst the roadside boundaries are of well-tended hawthorn hedging with some mature hedgerow trees.

The land is split into three main areas, that to the north is orchard, with a variety of old apple trees, both eating and dessert, interspersed by rows of plum trees, including the famous 'Victoria', 'Warwickshire Drooper' and 'Yellow Pershore'.

The centre section, which is more open grassland is, in the spring, a carpet of daffodils of various varieties, including doubles, traditional and cultivated types, which were formerly cut for the fresh flower market.

The southern section is, again, planted up with mature fruit trees, apples in variety, plums as above, together with some pear and damson trees, together with the remains of a number of fowl pens, chicken runs, etc.

The land has easy access to Stratford upon Avon, Bidford on Avon, Meon Vale, together with the Birmingham conurbation via the M42/A435/A56 trunk roads, all being only a short distance away, yet set in rolling Warwickshire countryside and a haven for wildlife. Indeed, there may be an opportunity to further plant the land, perhaps with the planting of vines(?), other market garden crops, or perhaps develop the land for recreational or other uses – establishment of a farm shop(?) or similar.

Opportunities to purchase existing, traditional orchards in this area are few and far between, and the auctioneers commend early inspection.

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.

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, 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. No apportionment of any licence fee will be passed to the purchaser.

Tenant Right

There will be no ingoing valuation for UMVs/RMVs and no claim for dilapidations (if any) will be entertained from the purchaser(s). The land does not come with any 'Evesham Custom'.

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 vendor 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, do not disturb owners/occupiers of neighbouring properties and do not block access gates. 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:
Wallace Robinson & Morgan
4 Drury Lane
Solihull
West Midlands
B91 3BD

Acting: Tim Langford

Email: TimLangford@wallacerobinson.co.uk

Telephone: 0121 705 7571

Directions

From the M42 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 right towards the village of Binton, and the land will be found immediately on the left-hand side, as indicated by the 'Earles' auction board.

From Birmingham, the M42 J3, Redditch and the north, take the A435 dual carriageway south to the 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 just before joining the B439, the land will be found immediately on the right, as indicated above.

From Chipping Campden, Mickleton, Meon Vale and the south, proceed north through Long Marston and into Welford on Avon, proceed over the river bridge to the T-junction. Turn right towards Stratford upon Avon and then immediately left to Binton, and the land will be found on the left-hand side, indicated as above.

Approximately Postcode: CV37 9TE

What3Words: royal.prevented.waxing

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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