



**EARLES**  
TRUSTED SINCE 1935



**13.20 Acres (known as "The Hams") off Binton Road,  
Binton, Nr. Stratford-Upon-Avon, Warwickshire, CV37 9UA  
Guide Price £175,000+ (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 13.20 acres (5.34 ha) of pasture and amenity 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 ring-fenced block of land lies adjacent to the north bank of the River Avon. Old established permanent pasture with some 'ridge and furrow' bounded to the north by a new housing development and woodland. To the east are the former village osier beds, now managed on a voluntary basis by The Welford Millenium Project Trust.

There is a timber framed and clad, former fisherman's hut situated towards the northern boundary, together with a number of mature former hedgerow trees. The whole is west facing and an extremely attractive parcel of land for livestock, horse/pony grazing, or indeed for the wildlife and conservation enthusiast to develop further, the natural aspects of the land and/or (STPP if required) alternative recreational uses.

## 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 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 subject to a grazing/mowing licence, which expires on 29th October 2024. No apportionment of any licence fee will be passed to the purchaser.

### Tenant Right

There will be no ongoing valuation for U MVs/R MVs 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

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

The fishing rights were sold to Redditch Angling Club (R.A.C.) many years ago, in season the club has a right to enter the land in order to access a number of fishing pegs along the northern bank of the River Avon.

### 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, at their own risk, during daylight hours only.

It is specifically requested that, when viewing, potential purchasers do not block the access track, all gates must be left as found, no litter left and no dogs whatsoever are allowed on the land as sheep 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](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 towards the village of Welford-on-Avon, and the land will be found immediately on the right 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 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) pass the Blue Boar public house, and proceed 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. On leaving the village, pass the Four Alls public House, go over the river bridge and the land will be found on the left hand side, indicated as above.

Approximate postcode:  
CV37 9UA

What3words:  
///barbarian.har.p.radar

### 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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