



**1.52 Acres (0.61 ha) Three Corner Meadow,
Preston Fields Lane, Henley-In-Arden, B95 5EQ
Guide Price £38,000+ (Plus Fees)**

This parcel of land, known as "Three Corner Meadow", will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 20th May 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

This intriguing parcel of old established permanent pasture, tucked away ‘far from the madding crowd’, lies in an idyllic location, well off the beaten track, with access from a ‘green lane’ and is ideal for the horse/pony enthusiast, who could hack both north and south from the land along Preston Fields Lane and other lanes in the area, for many miles, without having to cross a main road.

For the wildlife enthusiast, the land runs down to a fast flowing brook, and it is felt that with little extra work, the whole would provide the enthusiast with a rich diversity of flora and fauna, to provide hours of interest.

Alternatively, the land could be used for say ‘wild camping’ and a family ‘back to nature’ bolt hole, little disturbed by the pace of modern life.

Accessed from the A4189 Henley in Arden to Warwick Road, just through the hamlet of Preston Bagot, it is well-located in the heart of rolling Warwickshire countryside, yet Birmingham, Solihull, Stratford upon Avon, Warwick and Leamington Spa are all within easy driving distance.

Located to the south west corner of the land is a pole barn, approximately 7.7m x 3.4m (25ft 3ins x 11ft), corrugated steel sheet clad under a corrugated steel, monopitch roof, subdivided into an open and closed store with part concrete base. To the side is a livestock loading race and ramp.

Small, handy parcels of land such as this only come to the open market occasionally, and therefore the auctioneers commend early inspection to appreciate all this land has to offer.

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
Stratford on Avon District Council –
www.stratford.gov.uk
Severn Trent Water – www.stwater.co.uk
Western Power Distribution –
www.westernpower.co.uk

Tenure & Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 17th June 2025 (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 (minimum of £5,000) to the vendor’s solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, which is to be paid whether the property is sold in the room on the night or prior to/post auction.

Tenant Right

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

Rights of Way & Easements

The land is sold 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

The land may be inspected by prospective purchasers, by prior appointment only with the auctioneers, Earles on 01564 794343, or in possession of these sale particulars, during daylight hours only and at their own risk. All gates must be left as found, no litter left and no dogs whatsoever are allowed on the land, as livestock may be grazing upon it.

Vendor's Solicitors

A full auction pack is available from the Vendor’s solicitors:-

Messers Wallace, Robinson & Morgan
4 Drury Lane
Solihull
West Midlands
B91 3BD

Acting Mr Tim Langford
Email: timlangford@wallacerobinson.co.uk
Tel: 0121 705 7571

Directions

From Henley in Arden take the A4189 Warwick Road eastwards and after approximately 1 ½ miles at the former Crabmill public house, turn left and then first right into Rookery Lane, past the medieval Preston Bagot church on your left, and in the hamlet of Preston Fields bear left at the grass triangle into Preston Fields Lane, proceed down this lane (which is narrow and unmade) and the land will be found on the right hand side, as indicated by the “Earles” auction board.

Although there is access from the Lowsonford direction, (Henley Road and Preston Fields Lane,) it is via a ford and narrow, unmade l’Green’ ane, which could be a challenge for large vehicles.

Postcode – B95 5EQ

What Three Words: plugs.verbs.mass

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).



