



**Barn (with Planning Permission) at Mill Lane
Alcester, Warwickshire, B49 6JA**

Guide Price £200,000+ (Plus Fees)

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

This property 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).



INTRODUCTION

A rare development opportunity to acquire a magnificent Grade II listed barn with full planning permission to convert to a residential dwelling. The property is situated within an idyllic setting nestled beside the picturesque Great Alne Mill. With full planning permission for two/three bedrooms, three bathrooms, open plan dining kitchen, snug/study, lounge and utility room, being over two stories, in accordance to the proposed floorplan. The property benefits from delightful gardens looking across the River Alne, private parking and fishing rights to the River Alne

Approved under Reference No: 21/04097/FUL, this project is perfect for developers or homebuilders seeking to create a spectacular home within an idyllic countryside setting.

Great Alne is a small village in Warwickshire, England, 7 miles (11 km) north-west of Stratford-upon-Avon, 3 miles (4.8 km) north-east of Alcester and 15 miles (24 km) from Warwick, on the road to Wootton Wawen. It takes its name from the River Alne and was first chronicled in the charter of King Ethelbald (723–737). In 1969 Warwickshire County Council designated part of Great Alne as a Conservation Area, including most of the village east of the Memorial Hall and twelve listed buildings of local architectural and historical value.

Within the village itself there is a fine 13th century parish church (St Mary Magdalen Church), village hall, local primary school and charming historical country pub (Mother Huffcap).

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.

We are told there is currently mains water, electricity and septic tank in place.

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.

Plans

Plans are shown for identification purposes (only).

Viewing

Strictly by prior appointment with the auctioneers - please call the office (01564 794 343 / 01789 330 915) to arrange a viewing.

Directions

Post Code:
B49 6JA

What3Words:
///abundance.petal.caused

Vendor's Solicitors

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

Ms Joanne Spittles
Paris Smith LLP Partner
1 London Road,
Southampton,
SO15 2AE

Telephone: 023 8048 2324
Email: Joanne.Spittles@parissmith.co.uk

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 they have inspected the Conditions or not.

Money Laundering

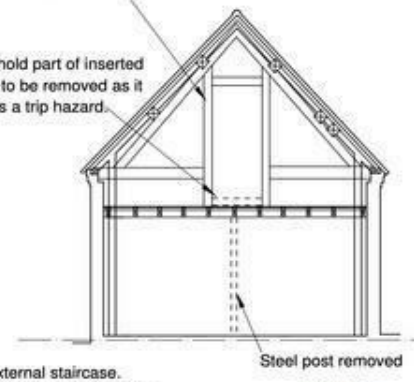
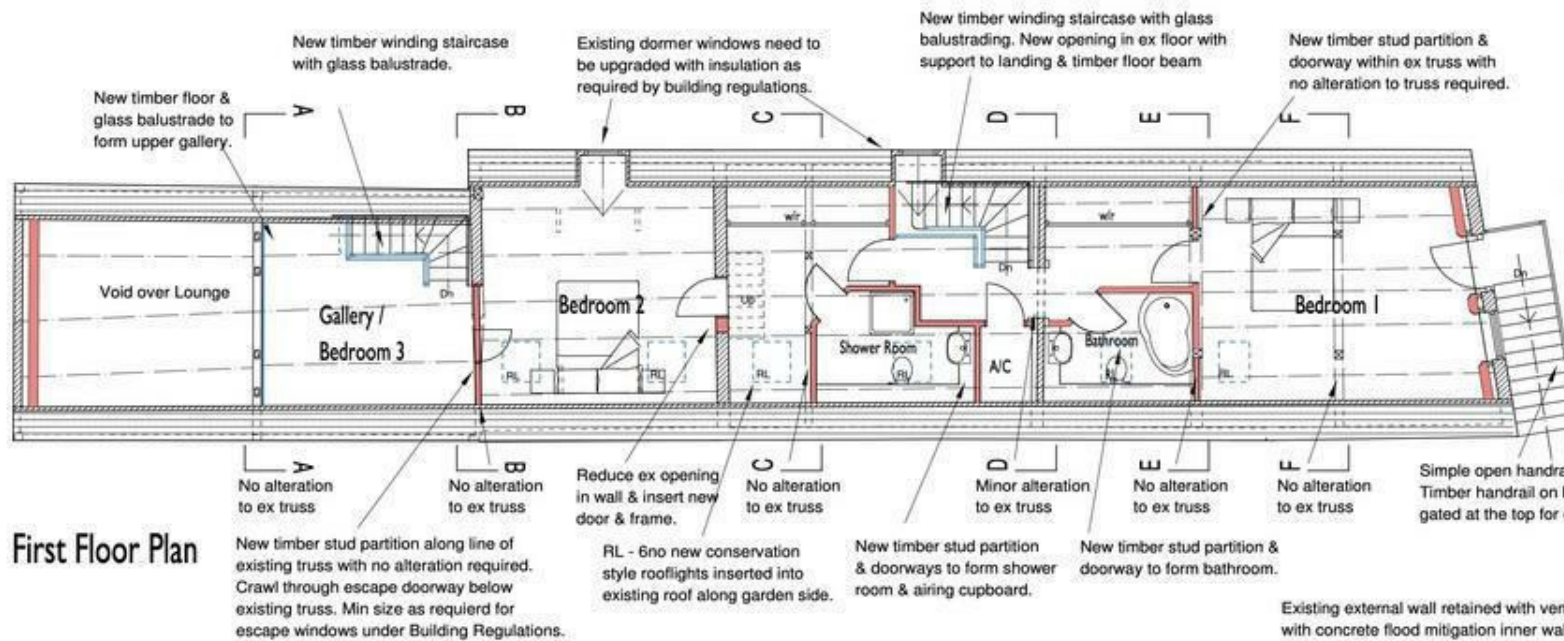
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company 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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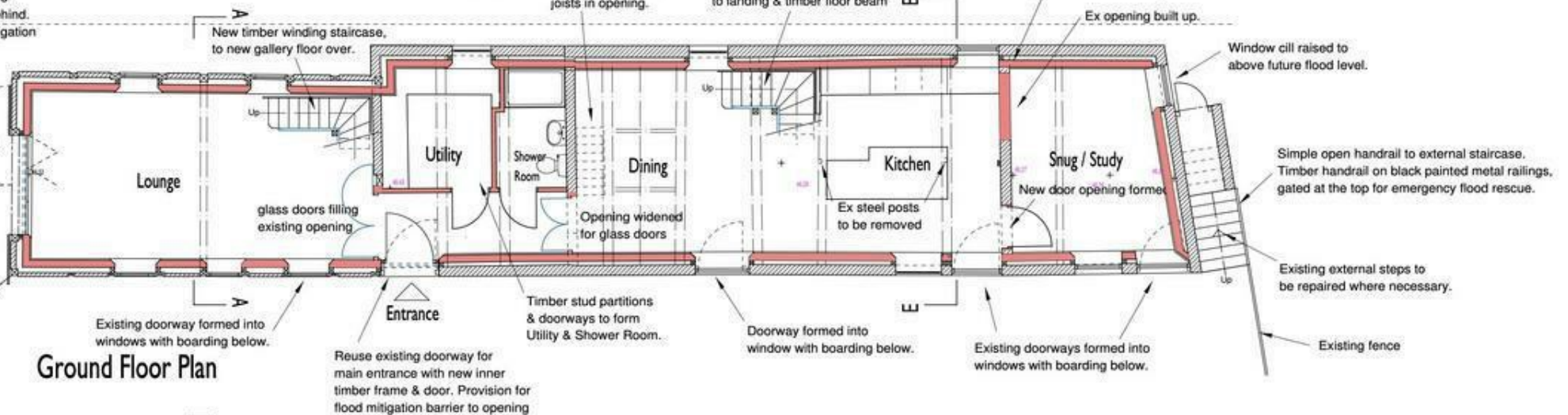


Section D-D
This truss is the only one to be altered.

Existing external wall retained with ventilated /insulated cavity with concrete flood mitigation inner wall up to future floor levels. Tanking membrane to outer face. Above this level & up to roof level an insulated timber frame inner skin constructed with vapour barriers & boarding.

New outer timber doors with glazing screen behind. Provision for flood mitigation barrier in opening.

Mill Lane



1 : 100 FLOOR PLANS AS PROPOSED



Rev A: Altered to match new sketch layout. 25/05/22



