



**Newlands Farm and Buildings,
Grove Lane, Keresley End, Coventry, CV7 8JZ
Guide Price £650,000+ (Plus Fees)**

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

Of interest to both developers and those purchasers seeking a traditional property with outbuildings and land.

This property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 17th June 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).



Introduction
Newlands Farm comes onto the open market for the first time in many years, it gives potential purchasers an increasingly rare opportunity to acquire not only two residential properties, but also a range of traditional and more modern farm buildings, together with some pasture land, to either explore the development opportunities that such buildings offer, or indeed retain them as a small holding.

Located just 4.5 miles north of Coventry city centre, with Birmingham only some 17 miles to the west, Solihull is within easy driving distance, as is the M6 motorway (J3), the M42, Birmingham International Airport, Railway Station and when opened, HS2 travel hub. There are fast trains from both Birmingham International and Coventry railway stations to London Euston.

The property lies to the east of the West Midlands conurbation, with excellent transport links north, south, east and west, yet set in a very pastoral landscape.

Local schools lie close by, whilst the villages of Corley, Corley Moor, Fillongley and Astley, with footpaths and bridleways running over the undulating countryside.

Briefly comprising a pair of semi-detached cottages, farm buildings and land, more particularly described as follows:

Newlands Cottage
Approached over a brick path to a hardwood front door, opening into

Porch
6'5" x 5'1" (1.98m x 1.56m)
Part glazed door opens into

Kitchen
15'2" x 7'3" (4.63m x 2.23m)
Fitted with a run of base units under a roll top work surface, single bowl stainless steel sink with drainer, matching wall cupboards, space for washing machine, space for cooker, double radiator, doors radiate to

Dining Room
11'7" x 12'2" (3.54m x 3.72m)
With quarry tiled floor, single panelled radiator and feature corner fireplace with hearth. Door to

Pantry
6'3" x 4'0" (1.91m x 1.23m)
With Worcester Heatslave 15/19 oil-fired boiler, fuse board, electric meter. Door to

‘Covered Way’
20'0" x 4'2" (6.10m x 1.29m)
With exposed wall timbers, steel gate and slabbed floor. Door to

Living Room
16'2" x 13'5" (4.95m x 4.09m)
Fireplace and double panelled radiator. Door to

Enclosed Staircase
Rising to

First Floor Landing
10'7" max x 3'7" max (3.24m max x 1.11m max)
Door to

Bedroom One
14'2" x 9'9" (4.34m x 2.98m)
Single panel radiator

Family Bathroom
11'4" x 6'2" (3.47m x 1.89m)
Single panel radiator, matching white suite of panelled bath with shower on riser rail together with Triton electric shower, low level close coupled W.C., pedestal wash hand basin, airing cupboard.

From the Landing a steeply winding staircase rises to

Second Floor Landing (restricted height)
Door to

Bedroom Two
13'11" x 8'0" (to purlins, restricted height) (4.26m x 2.46m (to purlins, restricted height))
Double panel radiator. Door to

Roof Space

Bedroom Three
14'0" x 8'3" (to purlins, restricted height) (4.27m x 2.51m (to purlins, restricted height))
Double panel radiator.

It should be noted that above the Dining Room is located a further room (sealed and not inspected).

Exterior
To the rear of the property, accessed through the

‘covered way’, is a well laid out garden, with feature shrubs, extensive gravelled area, small lawn, patio and seating area, access to two former dog kennels.

Grove Cottage
Approached via a continuation of the aforementioned brick path to No. 1. Newlands Cottage, to the rear is a gravelled seating area, with slabbed patio and path running the length of the property. Access to

Cellar
15'4" x 14'0" (4.69m x 4.29m)
With setlas and internal staircase to pantry (sealed). A part glazed door opens into the

Kitchen
17'5" max x 7'3" (5.32m max x 2.23m)
With runs of base units with drawers over, under rolled top work surfaces, single drainer stainless steel sink unit, space for washing machine, space for fridge, single panel radiator.

Pantry
7'8" x 3'3" (over cellar staircase) (2.35m x 1.01m (over cellar staircase))
Fitted with Worcester Greenstar Heatslave 3 oil-fired boiler (2023), door to

Dining Room/Hall
16'1" x 14'2" (4.92m x 4.33m)
With decorative encaustic tiled floor, double panel radiator, exposed wall timbers, former bread oven, open fireplace. Door to

Entrance Hall
8'3" x 3'7".m (2.52m x 1.1.m)
With tiled floor, electrical switch gear and meters. Part glazed door to

Glazed Porch
5'4" x 4'4" (1.64m x 1.33m)

From the Dining Hall, door leads to

Living Room
15'5" x 14'2" max (4.72m x 4.34m max)
Double panel radiator, exposed wall and ceiling timbers, open fireplace with slate hearth.

From the Kitchen, steep stairs with quarter turn lead to

First Floor Landing
Doors radiate to

Bedroom One
15'5" x 14'0" max (4.7m x 4.28m max)
Double panel radiator, stripped floor timbers, fireplace (sealed) with quarry tiled hearth

Family Bathroom
11'7" x 4'3" (3.55m x 1.30m)
Single panel radiator, matching white suite of low level close coupled W.C., panelled bath with shower mixer attachment, tiled splash back, pedestal wash hand basin with tiled splash back.

Bedroom Two
16'1" x 9'4" (4.92m x 2.87m)
Single panel radiator, fireplace (sealed), door to under eaves cupboard, exposed ceiling and wall timbers.

Exterior
To the front of the property is a large area of lawn.

Farm Buildings

Stable Block
41'4" x 16'2" (12.6m x 4.95m)
Of brick construction, under a pitched clay tiled roof, comprising; loose box, former stables with tile and Boosey, now formed into two loose boxes with central passage, blue brick floor with drainage channel, feature cast iron windows, loft over (not inspected)

Concrete Sectional Garage
16'6" x 8'8" (5.05m x 2.65m)
This building is to be removed by the purchaser within 12 months of completion.

Stables and Feed/Machinery Store
49'6" x 19'8" (15.1m x 6.0m)
Housing 3 calf boxes, large brick floored workshop/garage with feature cast iron window, brick walled, under a monopitch, plastic coated profile steel sheet roof, including 6m x 5.9m part steel frame, monopitch building, with corrugated fibre cement roof and part walls.

Cow House
54'11" x 28'8" (16.75m x 8.75m)
Brick walled under a steel trussed, pitched fibre cement roof, with dung passages, stalls, etc., former plant room/dairy.

Cart Lodge
30'10" x 18'4" (9.4m x 5.6m)
Three-bay under a pitched corrugated steel sheet roof.

Threshing Barn

51'6" x 19'4" (15.7m x 5.9m)

Two storey height, traditional Warwickshire threshing barn, red brick under a pitched felted and re-roofed clay tile roof, with former 'draw through' threshing floor, part timbered with brick infill panels, feature cast iron framed windows

Cow House

56'1" x 16'8" (17.1m x 5.1m)

Of Warwickshire brick with former cow standings, timber divisions under a pitched clay tiled roof.

Former Cart Lodge (now collapsed but part brick wa
approximately 64'11" x 12'9" (approximately 19.8m x 3.9m)

With brick gable wall standing to either end

The Land

The whole property extends to approximately 1.95 acres (0.79 ha). The land is all permanent pasture, bounded by old established hawthorn hedging. It lies mainly to the south and east of the property, providing a pastoral landscape from the residential properties and to the south of the threshing barn.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with appropriate utility companies for the verification, availability (or otherwise) of services. Within 12 months of completion, the purchaser will be required to install a new water supply to the property, for which an easement will be granted by the vendor.

Authorities

Coventry City Council - www.coventry.gov.uk
Warwickshire County Council - www.warwickshire.gov.uk
Sewer Trent Water – www.stwater.co.uk
Western Power Distribution – www.westernpower.co.uk

Tenure & Possession

The property is freehold and vacant possession of Newlands Cottage and the majority of the farm buildings will be given upon completion, scheduled for 28 days after the auction i.e. 15th July 2025, or earlier by mutual agreement.

Grove Cottage is subject to an unfurnished, assured shorthold tenancy agreement, which commenced on 24th June 2013, at a rent of £400 per calendar month in advance, for an initial 6-month period, now 'running on'. No notices have been served on the tenant.

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, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or 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

Strictly by prior appointment only with the sole selling agent, Earles, 01564 794343. The property is a working farm with animals, all viewings are undertaken entirely at own risk, neither the Auctioneers or Vendor accept any responsibility for injury to viewers howsoever caused.

Vendor's Solicitor

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

'Loxleys'
Langford Mill
Kingswood
Wootton Under Edge
Gloucestershire
GL12 8RL

Acting: Mr Andrew Baskerville
Email: andrew.baskerville@loxleylegal.com
Telephone: 01453 700620

Directions

From Coventry city centre take the A444 Phoenix Way dual carriageway north, at Rowleys Green roundabout, into Hen Lane and then immediately right into Burbages Lane. At Neals Green, bear right onto Wheelwright Lane and Ash Green. At the crossroads turn left into New Road, past Keresley, into Exhall Road, and at the T-junction turn right into Bennetts Road north. Just past Keresley Newland Combined School, turn right into Grove Lane and the property will be found at the end of this no-through lane, indicated by the Earles' auction boards.

From west Coventry, take the B4098, turning right at the roundabout into Keresley Green Road, which then runs into Bennetts Road south, and join the directions above.

From Solihull, Fillongley and the north west, take the B4098 signposted to Corley and Coventry, turning left in Corley Ash onto Highfield Lane and then right at the T-junction into Smorrall Lane, pass over the M6 motorway, carrying on into Bennetts Road north, where Grove Lane will be found on the left hand side, indicated as above.

Postcode: CV7 8JZ

What Three Words: [buddy.loose.cities](https://www.what3words.com/)

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).

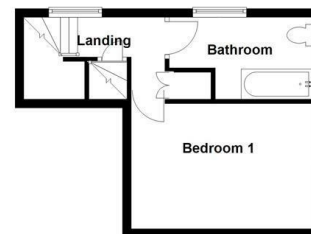


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	26 F	
1-20	G		

NEWLANDS COTTAGE



First Floor
Approx. 30.0 sq. metres (322.4 sq. feet)

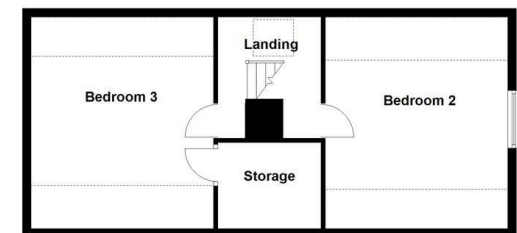


Space with no access above Dining Room

Ground Floor
Approx. 63.9 sq. metres (688.0 sq. feet)



Second Floor
Approx. 53.5 sq. metres (575.8 sq. feet)

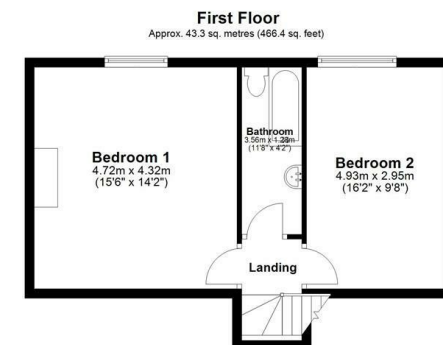
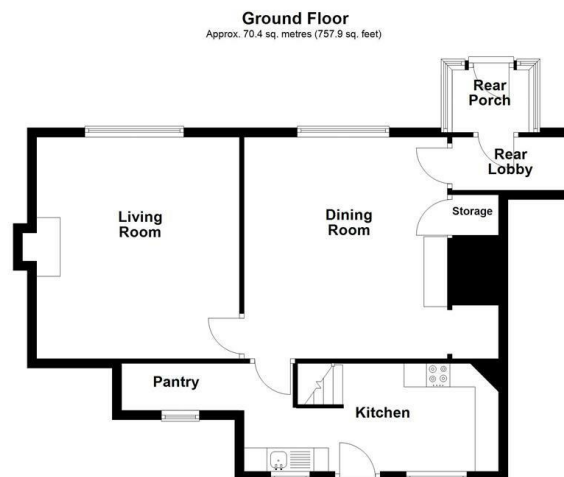


Total area: approx. 147.4 sq. metres (1586.2 sq. feet)



GROVE COTTAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	39 E	
21-38	F		
1-20	G		



Total area: approx. 113.7 sq. metres (1224.3 sq. feet)



