



6.96 Acres known as Bridge Meadow, Stratford Road, Hockley Heath, Solihull, B94 5NP

6.96 acres of pastureland will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 15th July 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).



Guide Price £100,000+ (Plus Fees)

Introduction

This parcel of land has good stoned access from the A3400, which is owned by a third party, but enjoys a right of access at all times and for all purposes via a second gate that leads onto a further driveway and large area of hardstanding, with an agricultural field shelter to the right-hand side. The pastureland sits beyond, with a narrow gateway leading from the first field through to the second field.

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

National Grid (www.nationalgrid.co.uk)
Severn Trent Water (www.stwater.co.uk)
Stratford-on-Avon District Council (www.stratford.gov.uk) - Western part fronting the road / Warwick District Council (www.warwickdc.gov.uk) - Eastern part and bulk of the land
Warwickshire County Council (www.warwickshire.gov.uk)

Planning

A certificate of lawfulness (Ref: SLDCE96/0006) was granted by Stratford-on-Avon District Council on 10th December 1996 to use the land for the deposit and storage of road surfacing materials.

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 12th August 2025 (or earlier by mutual agreement).

Fees

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. Upon completion, the purchaser will also be required to pay a buyer's premium of 2% of the contract sale price (plus VAT).

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:
B94 5NP (approx.)

What3Words:

///hike.ditching.shelving (driveway)

Vendor's Solicitors

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

The Wilkes Partnership
Stanton House
54 Stratford Road
Shirley
B90 3LS

Acting: Ms Tina Field

Email: tfield@wilkes.co.uk

Telephone: 0121 733 8000

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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