



EARLES
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**38.53 Acres off Rookery Lane,
Lowsonford, Nr. Henley-In-Arden, Warwickshire, B95 5EL**

Guide Price £325,000+ (Plus Fees) (For Both Lots)

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

38.53 acres will be offered for sale in two lots (Lot A: 19.58 acres and Lot B: 18.95 acres) by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 18th November 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Introduction

Being offered for sale in two lots, this pastureland, totalling 38.53 acres, is naturally divided into two blocks by the water course that runs from North to South. For those who choose to walk all of the land and use the public footpaths that run across, it is to be noted that the lower lying areas towards the water course and canal to the Southern boundary can lie very wet (some parts in 'Flood Zone 3') in the winter months.

Both lots have good gated access from Rookery Lane and 'Lot B' has a small open-fronted tractor/machinery store to its North-Eastern boundary.

Situated midway between Preston Bagot and Lowsonford, these two lots are situated in a quiet rural corner of Warwickshire, all the while only being a short drive from Claverdon (2.6 miles), Henley-in-Arden (3.1 miles) and Lapworth (3.7 miles).

GENERAL INFORMATION

It should be noted that 'Lot B' will be offered to the successful purchaser of 'Lot A' at a fixed price of £190,000, with a separate contract to be signed and an additional administration fee of £950 (plus VAT) to be paid. If this option is not taken up, then 'Lot B' will be offered as a stand-alone lot.

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)
Lot A: Stratford-on-Avon District Council (www.stratford.gov.uk)
Lot B: Warwick District Council (www.warwickdc.gov.uk)
Warwickshire County Council (www.warwickshire.gov.uk)

Tenure and Possession

The land is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 16th December 2025 (or earlier by mutual agreement).

Fees

On the fall of the 'gavel', 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 buyer(s) will also be required to pay a contribution towards the vendor's legal fees of £1,250 per lot (plus VAT) and to reimburse the local search fees.

Rights of Way and Easements

The land is sold subject to all rights of way and easements that may exist. It should be noted that public footpaths traverse both lots on roughly North/South and East/West axis.

Sporting Rights

We believe the sporting rights run with the land and will be included in the sale of the Freehold.

Plans

Plans are shown for identification purposes (only).

Viewing

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

Directions

Post Code:
B95 5EL (approx.)

What3Words:
///only.lamenting.assembles (gateway for 'Lot A')

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.

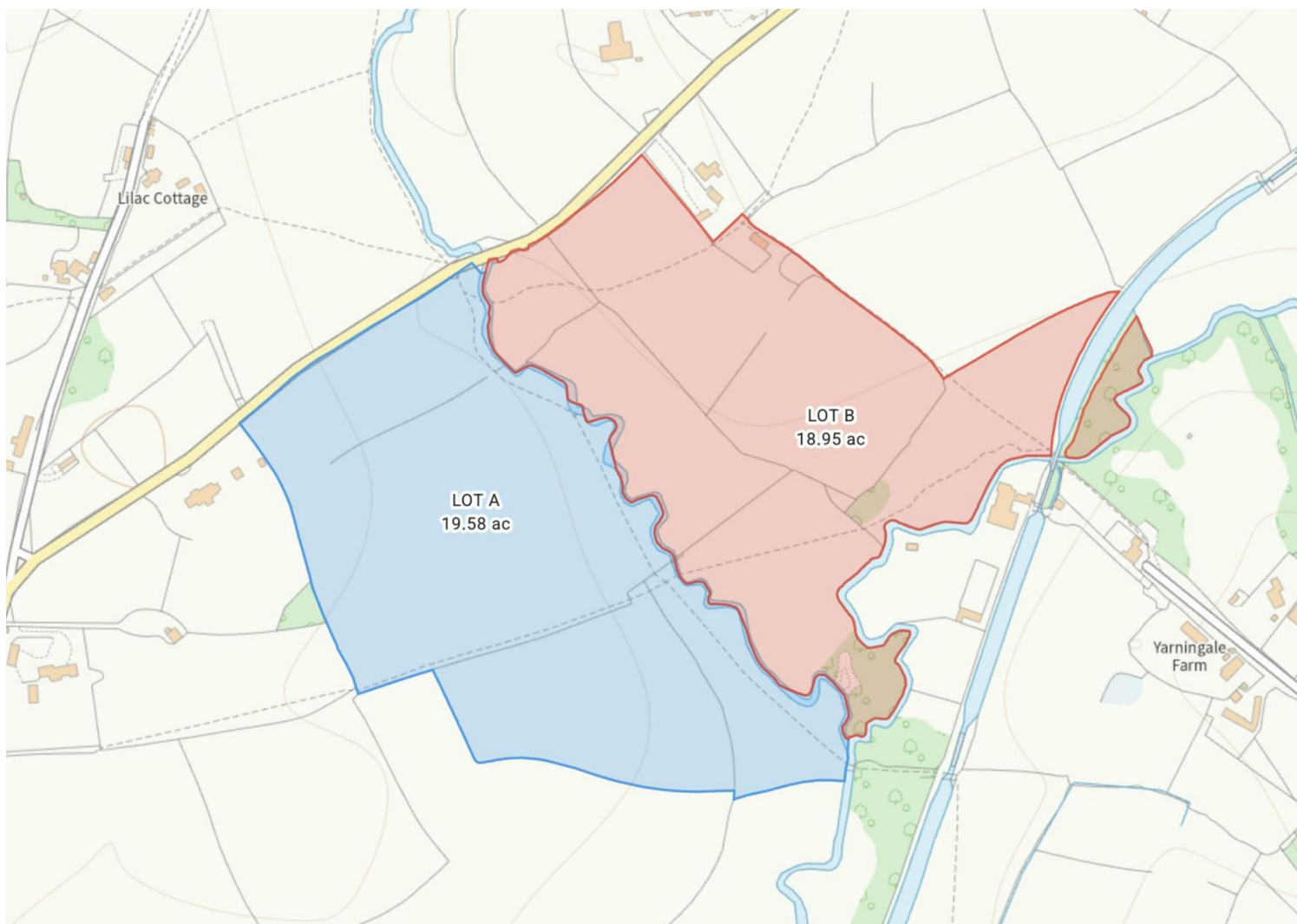
Money Laundering

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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LOT A



LOT A



LOT B



LOT B

