

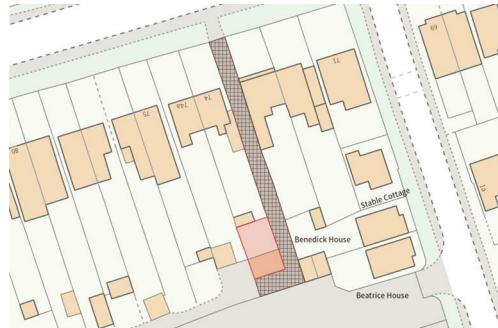


EARLES
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Two Garages to the Rear of 74 Evesham Road, Stratford-Upon-Avon, Warwickshire CV37 9BE

The above two lock-up garages will be offered for sale as 'one lot' by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 17th March 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (//glance.dance.rival).



Guide Price £15,000+ (Plus Fees)

Introduction

The garage block comprises two separate garages, traditionally constructed of solid brick walls under a monopitch, corrugated fibre-cement roof.

The garages are accessed via a stoned right of way between numbers 73 and 74 Evesham Road, Stratford upon Avon, a long-established residential area of the town, which of course is world-renowned as the home of The Bard, William Shakespeare.

There are excellent communications to the national motorway network (M40 J15 and M42), while Stratford upon Avon railway station has trains on the North Warwick line to Birmingham (Moor Street and Snow Hill).

It is felt that the garages will be of interest to those persons requiring garaging for motor cars (often helping to reduce insurance costs), general storage or perhaps workshop use, and are more particularly described as follows:

Lock-Up Garages

External Measurement

24'11" x 16'4" (7.6m x 5.0m)

Garage One (Internal Measurement)

15' x 13' (4.57m x 3.96m)

Garage Two (Internal Measurement)

15' x 10'2" (4.57m x 3.10m)

Both garages fitted with strip lights and double power points behind aluminium 'up and over' doors.

There is a parking/turning area to the front.

GENERAL INFORMATION

Services

It is believed that mains electricity is connected to the garages, and other services are believed to be in the locality.

Authorities

Warwickshire County Council (www.warwickshire.gov.uk)

Stratford on Avon District Council (www.stratforddc.gov.uk)

Severn Trent Water Ltd (www.stwater.co.uk)

National Grid (www.nationalgrid.co.uk)

Tenure & Possession

The garages are Freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 14th April 2026 (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% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

Fixtures & Fittings

All those items mentioned in these particulars will be included in the sale; others (if any) are specifically excluded.

Rights of Way & Easements

The property is subject to all rights of way and easements that may exist.

Flood Risk

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Broadband & Mobile Coverage

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1800 Mbps and a predicted highest available upload speed of 1000 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with O2 and Vodafone being rated 'Good outdoor', and EE being rated 'Good outdoor, good in-home' and Three being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Vendor's Solicitors

A full auction pack will be available from:
Lodders LLP
Glensanda House
1 Montpellier Parade
Cheltenham
GL50 1UA

Acting: Ms Sarah Buchanan

T: 01242 225320

E: sarah.buchanan@lodders.co.uk

Viewing

Strictly by prior appointment only through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794343.

Directions

From the centre of Stratford upon Avon, take the B439 Evesham Road out of the town, passing the Shell petrol station on your right hand side. After approximately 0.25 mile, passing Aintree Road on your left hand side, there is an access drive between numbers 73 and 74 Evesham Road. Turn down this driveway and the garage will be found at the bottom, as indicated by the Earles' auction board.

From Evesham/Bidford on Avon and the west, take the B439 towards Stratford upon Avon, pass over the new roundabout (leading to Luddington and the Racecourse), continue along Evesham Road towards the town, passing Hathaway Lane on your left hand side and the access drive will be found on the right hand side, just before Aintree Road, indicated as above.

Postcode: CV37 9BE

What3Words: [hidden.daring.quite](https://what3words.com/hidden.daring.quite)

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).

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