

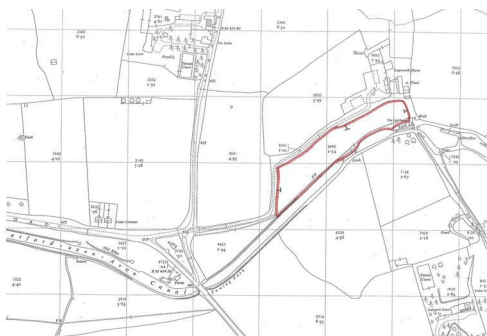


2.54 Acres Packwood Lane, Lapworth Solihull B94 6AU

2.54 acres (1.03 ha) of pastureland suitable for amenity use or as a pony paddock

For sale by Public Auction (subject to prior sale, conditions and reserve) Tuesday 10th May 2016 at 6.30pm

Henley Golf & Country Club, Stratford Road, Beaudesert, Henley-in-Arden, B95 5QA



Guide Price £35,000



JOHN EARLE

74 High Street • Henley-in-Arden • Warwickshire • B95 5BX
Tel: 01564 794343 • Fax: 01564 794957 • E-mail: info@johnearle.co.uk

www.johnearle.co.uk

2.54 Acres Packwood Lane, Lapworth Solihull B94 6AU

The above will be offered for sale by public auction, subject to prior sale reserve and conditions, on Tuesday 10th May 2016 at 6.30pm, Henley Golf and Country Club, Stratford Road, Beaudesert, Henley-in-Arden. B95 5QA

2.54 Acres Packwood Lane, Lapworth, Warwickshire. B49 6AU

An old established field of permanent pasture extending to 2.54 acres (1.02 ha) eminently suitable as a horse/pony paddock.

Guide Price - £35,000.00 to £45,000.00

Henley-in-Arden 4 miles, Solihull 5 miles, Warwick 8 miles, M42/J4 2 ½ miles. This roughly rectangular shaped parcel of old established permanent pasture would be eminently suitable for horse/pony grazing. It is bounded by well established Hawthorn hedging with mature hedgerow trees and is located within easy distance of both Solihull Riding Club and Swallowfield Equestrian Centre with their extensive range of equine facilities. Further afield the National Agricultural Centre, which hosts numerous equine events is within easy driving distance. The land is bounded to the southeast by the Stratford-on-Avon Canal and is situated just south of the National Trust owned Packwood House in glorious, traditional Warwickshire countryside.

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

Warwick County Council – www.warwickshire.gov.uk

Warwick District Council – www.warwickshire.gov.uk

Severn Trent Water – www.stwater.co.uk

Western Power Distribution – www.westernpower.co.uk

Tenure and Possession

The land is freehold, 10% of the hammer price is to be paid as a deposit to the vendor's Solicitors upon exchange of contracts in the auction room. Vacant possession will be given on completion, scheduled for 28 days after the auction, ie 7th June 2016.

Tenant Right

There will be no ongoing valuation for UMW/RMV's and no claim for dilapidations (if any) will be entertained from the purchasers.

Basic Payment Scheme (BPS)

It is understood that the land is registered with the Rural Payments Agency (RPA) for BPS purposes. No entitlements are available for transfer or purchase, those interested in the BPS Scheme should make their own enquiries of the RPA (www.gov.uk)

Rights of Way and Easements

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

Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing "T" mark.

Sporting and 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

The land may be inspected by prospective purchasers, in possession of a copy of these sale particulars, during daylight hours only, at their own risk. All gates must be left as found, no litter left, and no dogs whatsoever are allowed on the land.

Vendor's Solicitors

Shakespeare Martineau,
Bridgeway House,
Bridgeway,
Stratford-upon-Avon. CV37 6YX
Tel. No. 01789 416400
e.mail – peter.snodgrass@shma.co.uk
Acting – Mr. Peter Snodgrass

Directions

From Birmingham, Solihull, the M42 and the north take the A3400 south into Hockley Heath and in the centre of the village turn left onto the B4439 signposted to Lapworth and Warwick. After approximately 1 ¼ miles (just before the canal bridge) turn left into Packwood Lane (signposted to Packwood House) and, at the small triangle, the gateway will be found facing you. Proceed down the farm drive where the land will be found after approximately 100 yards on the right hand side as indicated by the John Earle auction sale board.

From the M42/J15 and the south take the B4439 north, pass through Rowington and into Lapworth, with the Boot Public House on your right proceed up the hill and bear right and, as you pass over the canal bridge, turn immediately right into the farm drive and proceed as above.

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 U.K. 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.

