



EARLES
TRUSTED SINCE 1935



**Cobley Hill Farm Barns and 13.58 Acres (5.50ha) at Cobley Hill,
Alvechurch, Birmingham, B48 7DE
Guide Price £495,000+ (Plus Fees)**

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

An extensive range of traditional and modern farm buildings with some 13.58 acres (5.50ha) of pasture land to be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 18th June 2024 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.

Introduction

Originally forming part of the “Earls of Coventry” estate, the farm was purchased by the late owner in 1955, and therefore comes to the open market for the first time in 69 years.

The farm buildings are conveniently situated some 9 miles from Birmingham City Centre, 13 miles from Worcester and some 16 miles from Stratford-upon-Avon. The farm has easy access to both the M42 and M5 motorways (J2 and J4 respectively), whilst Birmingham International Airport, NEC and the future HS2 Hub are all within easy driving distance.

Trains on the newly upgraded “Cross City” line to Lichfield run from nearby Alvechurch station to Birmingham (New Street), a journey of less than half an hour.

The property comprises two distinct ranges of farm buildings, the ‘traditional’ range with extensions totals some 4030 sq. ft. (374 sq. m.) and the modern farm buildings to no less than 16,244 sq. ft. (1,509 sq. m.).

It is felt that there is great scope (STPP) to convert either all or some of the buildings to residential use and perhaps retain the modern farm buildings for use as an indoor school/stabling. There thus would be the opportunity to create a bespoke equestrian establishment with some 13 acres of surrounding pastureland, having extensive views over rolling Worcestershire countryside.

To be offered in one lot, the property is more particularly described as follows:

Having good road frontage, the property is approached from the public highway by a stoned access drive, which opens into the mainly concreted farmyard/courtyard, off which is located

Farm Workshop

24'11" x 22'3" (7.6m x 6.8m)

Of brick construction, under a pitched, profile fibre cement roof, having concrete floor.

L-Shaped range comprising;

Traditional Threshing Barn

54'11" x 19'0" (16.76m x 5.8m)

Of 2-storey brick construction under a pitched corrugated steel sheet roof, having central Lias slabbed former threshing area with six loose boxes either side and loft over part.

To the west of the above is a

Range of Loose Boxes

41'0" x 15'7" (12.5m x 4.75m)

Of single storey brick construction under a pitched clay tiled roof, housing four loose boxes.

Attached to and lying south of the Threshing Barn is a further

Range of Loose Boxes

43'11" x 13'7" (13.4m x 4.15m)

Single storey, brick construction under a pitched corrugated steel sheet roof.

To the north of the Threshing Barn is an

Attached Barn

54'1" x 21'11" (16.5m x 6.7m)

Timber framed, brick walled with part corrugated steel sheet over, under a monopitch corrugated steel sheet roof with concrete floor, housing four loose boxes.

Modern Barn

177'1" x 70'0" (54m x 21.35m)

Atcost 14-bay concrete portal framed barn under a pitched corrugated fibre cement roof with steel corrugated sheet walls and gables, stoned/dirt floor.

To the north of which is a

Lean-To

36'1" x 11'1" (11m x 3.4m)

Timber framed pole barn under monopitch part corrugated steel sheet roof.

Lean-To

75'1" x 15'1" (22.9m x 4.6m)

Steel framed, part clad under a monopitch corrugated fibre cement roof.

The Land

The land, which surrounds the buildings to the north and east extends to approximately 13.6 acres (5.5ha) of old established permanent pasture, in two main enclosures, with two smaller holding paddocks, with gated road access. The land is east and west facing, lying as it does on the ridge of Cobley Hill, bounded by mature hawthorn hedging, with a number of hedgerow trees.

General Information

Services

Mains electricity and water is connected to the property. There is believed to be a cess pool for surface water located to the west of the farm buildings.

We understand that some of the land has the benefit of under-drainage schemes installed in 1954 and 1972, copies of the plans are available from the auctioneers.

Authorities

Worcestershire County Council (www.worcestershire.gov.uk)

Bromsgrove District Council (www.bromsgrove.gov.uk)

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

Western Power Distribution (www.nationalgrid.co.uk)

Tenure & Possession

The property is freehold and vacant possession will be given on completion, scheduled for 28 days after the auction i.e. 16th July 2024 (or earlier by mutual arrangement).

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 £800 + VAT to the auctioneers, whether the property is sold in the room on the night, prior to or post auction.

Tenant Right

There will be no ingoing valuation for UMs/RMs and no claim for dilapidations (if any) will be entertained from the purchaser.

Basic Payment Scheme (BPS)

The land is registered with the Rural Payments Agency (RPA) for BPS purposes. No entitlements or 'run off' payments will be available for transfer or be transferred. The land has not been entered into a Countryside Stewardship, Sustainable Farming Initiative (SFI) or -;similar support scheme. Those interested in the SFI scheme should make their own enquiries of the RPA (www.gov.uk).

Rights of Way & Easements

The property is being sold subject to all rights of way and easements that may exist. It should be noted that a number of electricity lines pass over the property.

Boundaries & Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by 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.

Vendor's Solicitors

A full auction pack is available from

Thursfields Solicitors,
9-10 The Tything,
Worcester,
WR1 1HD

Acting: Emma Hughes
Email: ehughes@thursfields.co.uk
Tel: 01905 896321

Viewing

Strictly by prior appointment and accompanied only through the auctioneers, Earles. Please telephone the office 01564 794343 to arrange a viewing.

All viewings are undertaken entirely at prospective purchaser's risk. Neither the vendors, nor the agents, Earles, will be liable for those persons ignoring this. Care and common sense must be taken by all viewers.

Directions

From the A441 and the south, proceed into the village of Alvechurch. At the village square turn left

into Bear Hill, then into Station Road and Scarfield Hill, passing over the canal. At the top of the hill turn left into Cobley Hill Lane where the property will be found on the left-hand side, as indicated by the Earles' auction sale boards.

From the B4120 Redditch Road and the north, the M42 motorway, proceed into the village of Alvechurch. Turn right at the village square following the above directions.

Postcode B48 7DE

What3Words hood.late.itself

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.

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).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.





