



**EARLES**  
TRUSTED SINCE 1935

# SOLD PRIOR

7.55 Acres to the Rear of Glenhurst Farm,  
Claverdon, Warwickshire, CV35 8PS

Guide Price £150,000+ (Plus Fees)

**7.55 acres of pastureland will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 16th July 2024 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.**

This well-located block of old-established permanent pasture lies to the north of the A4189 Warwick Road, on the outskirts of Claverdon. The land is slightly elevated, some 2 miles west of Henley in Arden, 5 miles from Warwick, 10 miles from Solihull and 6 miles from Stratford upon Avon.

Lying along the length of the eastern boundary, the land has long frontage to Hercules Lane, a green lane/bridleway leading to Lye Green and Yarningale Common, with its quiet country lanes and bridleways, ideal for the equestrian enthusiast. In addition, the land has in place a stoned track leading from the public highway (Henley Road) along the southern boundary, before turning northwards to a cleared area where there is planning permission (20/01398/FUL) granted by Stratford on Avon District Council (27th January 2021) for the erection of a barn on the land for safe storage. The proposed 4-bay, steel portal framed barn would measure some 24m x 12m, providing secure indoor storage for farm machinery and fodder, which, when erected will be of considerable benefit to the land and occupier.

#### **GENERAL INFORMATION**

##### **Services**

Prospective purchasers should make their own enquiries with the appropriate utility companies with the verification as to the availability, or otherwise, of services, although it is understood that mains water and electricity are available in the locality.

##### **Authorities**

Warwickshire County Council ([www.warwickshire.gov.uk](http://www.warwickshire.gov.uk))  
Warwick District Council ([www.warwickdc.gov.uk](http://www.warwickdc.gov.uk))  
Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))  
National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))

##### **Tenure & Possession**

The land is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 13th August 2024 (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% deposit to the vendor's solicitors (minimum £5,000), together with an administration fee of £800 + VAT to the auctioneers, if the land is sold in the room on the night, prior to or post auction.

##### **Tenant Right**

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

##### **Rights of Way and Easements**

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

##### **Boundaries & Timber**

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

##### **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.

##### **RPA (Rural Payments Agency)**

The land is registered with the Rural Payment Agency (RPA) and has historically been subject to Basic Payment Scheme (BPS) claims. Due to the new Defra policy of de-linked payments, there will be no entitlements to transfer and any payment history will be retained by the seller. There are currently no environmental or SFI schemes on the land.

##### **Vendor's Solicitors**

A full auction pack is available from the vendor's solicitor,

##### Thursfields Solicitors

9, The Courtyard

Solihull

West Midlands

B91 3DA

Acting: Ben Lyons

Tel: 0121 716 6700

Email: [BLYons@thursfields.co.uk](mailto:BLYons@thursfields.co.uk)

##### **Directions**

From the offices of John Earle & Son, take the A3400 south, at the traffic lights turn left onto the A4189 Warwick Road. After approximately 2 miles, the land will be found on the left-hand side, as indicated by the John Earle auction sale board.

From Warwick and Leamington Spa, take the A4189, pass over the M42 motorway and through the village of Claverdon, where, after approximately half a mile, the land will be found on the right-hand side, as indicated above.

Approximate postcode is CV35 8PS

What3Words: [wire.incurring.narrating](http://wire.incurring.narrating)

##### **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).



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



## Notice of Decision

### PERMISSION WITH CONDITIONS

Miss A Drewett  
MRT Architects  
The Old Granary  
Whitton Court  
Greenhill Street  
Stratford-upon-Avon  
CV37 6GG

Town and Country Planning Act, 1990  
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

**Field Adjacent To Glenhurst Farm, Henley Road, Claverdon,**

Submitted by: Mr & Mrs Chima

Received by the Council on 2 June 2020

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

#### Construction of a barn on the land for safe storage

Subject to the following condition(s) and reason(s), namely:-

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans:

Site Location Plan (HM Land Registry Plan ref. SP1865)  
Proposed Site Plan 2951-051 Rev. F  
Proposed Floor Plans 2951-060 Rev. C  
Proposed Elevations 2951-070 Rev. D

Case Officer: Sarah MacPherson  
Reference No. 20/01398/FUL



Proposed South West Elevation



Proposed South East Elevation



Proposed North East Elevation



Proposed North West Elevation

D Events height reduced to the following  
from 6.00m to 5.00m  
C Design amendments following comments  
from the Planning Authority  
B Access door amended  
19.08.2020  
A Elevation amended following planning  
comments from the Planning Authority  
REV DESCRIPTION DATE  
01 Events height reduced to the following  
from 6.00m to 5.00m  
02 Design amendments following comments  
from the Planning Authority  
03 Access door amended  
19.08.2020  
04 Elevation amended following planning  
comments from the Planning Authority  
27.05.2020

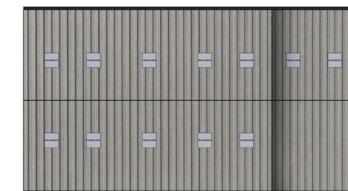
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Mervyn Rutledge Taylor LLP  
Architects and Surveyors  
The Old Granary, Whitton Court, Stratford-upon-Avon - CV37 6GG  
T: 01789 260211 E: office@mrtarchitects.co.uk  
COTSWOLD STUDIO  
Ivy House, High Street, Miserden, Chipping Campden, GL55 6SL  
T: 01608 652222 E: office@cotswoldstudio.co.uk  
E: office@cotswoldstudio.co.uk

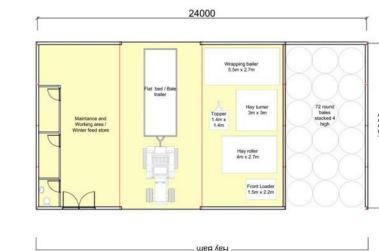
CLIENT  
Mr and Mrs J Chima  
PROJECT  
New Barn Land Adj Glenhurst Farm, Henley Road, Claverdon CV39 0PS

#### Proposed Elevations

DRAWING NO 2951-070 DRAWING STATUS Planning  
REVISION D DATE Oct 2019  
SCALE 1:100 AD



Proposed Roof Plan



Proposed Ground Floor Plan



C Design amendments following comments  
from the Planning Authority  
B North Access amended / additional access  
19.08.2020  
A Pier amended following planning comments  
27.05.2020  
REV DESCRIPTION DATE  
01 Design amendments following comments  
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02 North Access amended / additional access  
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#### Proposed Floor Plans

DRAWING NO 2951-060 DRAWING STATUS Planning  
REVISION C DATE Oct 2019  
SCALE 1:100 AD