



**EARLES**  
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**Bungalow at Home Farm,  
Barton Road, Welford-On-Avon, Warwickshire, CV37 8HG  
Guide Price £400,000+ (Plus Fees)**

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

**This property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 15th July 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (//glance.dance.rival).**

## Introduction

This fascinating detached bungalow sits within nearly two-thirds of an acre of gardens and grounds. The dwelling received planning permission in 1982 to allow for the construction of a new agricultural bungalow, with its occupation being limited to a person :employed full-time or last employed locally in agriculture, as defined in Section 221 (1) of the Town and Country Planning Act 1962, or forestry or a dependant of such a person residing with him (but including a widow or widower of such a person)". The property has been vacant for some time and thus, it is ripe for complete refurbishment, renovation and modernisation. All those interested should make their own enquiries of the local planning authority with regard to alteration/extension of the property, as well as to the relevance of the occupancy condition contained within the planning consent granted in 1982.

The bungalow formerly had vehicular access over the driveway, which is now owned by a third party and will be the accessway to 5 new dwellings that are being converted out of former farm buildings at the rear. However, it has a right of access over this driveway (as cross hatched brown on the plan in the sales details) at all times and for all purposes, with there being no liability to contribute towards the maintenance and repair of the driveway in perpetuity. Currently, as the building works are ongoing, it has been agreed with the developer that the bungalow will be accessed from the public highway via the mouth of the driveway and all interested parties are asked not to walk onto the development site for health and safety reasons. If the parking at the rear could be accessed, there is a pathway that leads up to the back door and an old pathway goes around to the front door.

This property is located less than a mile from the centre of the popular village of Welford-on-Avon, which offers a range of amenities to include; three public houses (the Bell Inn, the Four Alls Inn, and the Shakespeare Inn), general store, garage, well-regarded primary school, sports club, marina, 18-hole golf course, and two churches (the Parish Church of St Peter's and the Methodist Church). It also lies just 5.5 miles from Shakespeare's Stratford-upon-Avon to the East and 8 miles from the old Roman town of Alcester to the North-West, with both locations providing an excellent array of facilities.

The property is approached via a driveway, which also leads to the buildings (converted into residential dwellings) at the rear, that gives access to a parking area at the back of the bungalow. A pathway leads to the front and the front door opens into:

## Entrance Porch

With quarry tiled floor. Door into:

## Reception Hall

10'0" x 4'10" (3.06m x 1.49m)

With hatch giving access to the roof space, and radiator. Door into:

## Living Room

16'11" x 12'11" (5.17m x 3.96m)

With windows overlooking the garden to the South-West, open fire with stone surround and hearth, and radiator.

## Breakfast Kitchen

12'5" x 9'11" (3.80m x 3.04m)

With window giving aspect to the rear, fitted kitchen with a range of wall, drawer and base units with laminate work surfaces over, inset single drainer stainless steel sink with hot-and-cold taps over, and space for an electric cooker. Door into:

## Utility Room/Rear Entrance

8'9" x 5'3" (2.68m x 1.61m)

With glazed door leading to the garden, space and plumbing for a washing machine, oil-fired "Worcester" central heating boiler with 7-day electronic programmer, and fuse board. Door into:

## Shower Room

8'9" x 4'2" (2.69m x 1.29m)

With window, 3-piece suite comprising; shower cubicle with "Gainsborough Style 200" electric shower unit over, low level WC, pedestal wash hand basin, and tiling to splashback areas.

## Bedroom One

13'4" x 12'0" (4.07m x 3.67m)

With windows giving aspect to two sides and radiator.

## Bedroom Two

15'3" x 9'6" (4.67m x 2.91m)

With window overlooking the garden to the South-West and radiator.

## Bedroom Three

10'11" x 9'10" (3.35m x 3.01m)

With window to the rear and radiator.

## Family Bathroom

9'6" x 7'0" (2.91m x 2.14m)

With window, 3-piece suite comprising; panelled bath with hot-and-cold taps over, low level WC, pedestal wash hand basin, tiling to splashback areas, and radiator. Door into:

## Airing Cupboard

Housing the factory insulated copper hot water cylinder with immersion heater and shelving above.

## 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. That being said, we understand that mains electricity and water are connected to the property, while drainage is to an old septic tank that is located within the grounds. The heating is via an oil-fired boiler, which is located in the utility room/rear entrance.

### Authorities

National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))

Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))

Stratford-on-Avon District Council ([www.stratford.gov.uk](http://www.stratford.gov.uk))

Warwickshire County Council ([www.warwickshire.gov.uk](http://www.warwickshire.gov.uk))

### Planning

As mentioned above, planning permission (see extract in the sales details) was granted on 25th February 1982 for an agriculturally tied dwelling (Ref: S81/0987).

### Tenure and Possession

The property is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 12th August 2025 (or earlier by mutual agreement).

### Fees

On the fall of the hammer, 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.

### Plans

Plans are shown for identification purposes (only).

### Viewing

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

### Directions

Post Code:

CV37 8HG

What3Words:

//conforms.curls.crash

### Vendor's Solicitors

A full auction pack is available from the vendor's solicitors:

Hall Reynolds Solicitors

18 High Street

Bidford-on-Avon

Alcester

B50 4BU

Acting: Ms Stephanie Breeden

Email: [stephanie@hallreynolds.co.uk](mailto:stephanie@hallreynolds.co.uk)

Telephone: 01789 772 955

### 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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## NOTICE OF DECISION OF LOCAL PLANNING AUTHORITY

Town and Country Planning Act, 1971

Town and Country Planning General Development Order, 1977

Town and Country Planning General Development (Amendment) Order 1980

TO Mr. R. Sellars  
OF c/o B. Badger, Esq., Malt House, Oxhill, Warwick.

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered  
the application for permission to develop land at ..... Cress Hill, Welford

received by the Council on the ..... 4th day of ..... January 19 82

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

New agricultural bungalow.

Subject to the following conditions, namely:-

- (1) The development to which this permission relates must be begun not later than the expiration of five years from the date of this permission.
- (2) The occupancy of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290 (1) of the Town & Country Planning Act 1971, or in forestry, (including the dependants of such person residing with him) or a widow or widower of such a person.
- (3) A landscaping scheme, incorporating existing trees to be retained and new tree planting for the whole of those parts of the site not to be covered by buildings, shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within two years of planting shall be replaced by trees of similar size and species to those originally required to be planted.

CONDITIONS CONTINUED OVERLEAF

The reasons for the Council's decision to grant permission subject to the conditions hereinbefore specified are:-

- (1) To comply with Section 41 of the Town and Country Planning Act, 1971.

REASONS CONTINUED OVERLEAF

Determined by Committee on the ..... 25th day of ..... February 19 82

AUTHORISED OFFICER OF THE COUNCIL .....

NOTE: This permission does NOT give approval under Building Regulations.

IT IS IMPORTANT THAT YOU READ THE NOTES ON THE REVERSE SIDE OF THIS FORM.

## Home Farm Bungalow

Approx. 96.3 sq. metres (1036.5 sq. feet)



Total area: approx. 96.3 sq. metres (1036.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
81			
52			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
81			
52			

