



BLACKTHORN COURT

**Flat 24, Blackthorn Court,
Chestnut Walk, Henley-In-Arden, Warwickshire, B95 5GN**

Guide Price £50,000+ (Plus Fees)

The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6.30pm on Tuesday 9th June 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Waven, Warwickshire, B95 6DE (///glance.dance.rival).

Blackthorn Court is one of two separate apartment blocks, Aspen Court and Blackthorn Court, set within landscaped grounds, each with three floors, a lift and stairway access. Each block has 51 self-contained apartments benefitting from a secure communal entrance hall, communal sitting room, communal gardens and car park. Blackthorn Court features a communal laundry facility and Aspen Court has a well equipped guest suite, which is available for visitors at a very reasonable charge. In addition, a visiting manager is on-site for 15 hours a week and personal alarm systems are installed for added peace of mind.

Flat 24 is situated on the second floor of Blackthorn Court (with lift access).

The front door opens into:

Entrance Hall

A light and welcoming entrance hall with radiator, telephone intercom, emergency alarm system, storage cupboard with automatic lighting. Airing cupboard housing the hot water cylinder and fitted shelving.

Lounge

12'11" x 11'9" min / 12'11" max (3.94m x 3.60m min / 3.96m max)

A fantastic light living room with picturesque views over the tree & roof tops, and 'Henley Mount' beyond. Feature flower balcony and radiator.

Re-Fitted Kitchen

7'10" x 7'8" (2.39m x 2.36)

A modern shaker style kitchen with a range of high gloss wall, base and drawer units with wooden effect work surfaces over and feature brick tiling to the walls. Inset circular sink and drainer unit with chrome mixer tap over. Built in eye level 'Zanussi' oven and built in eye level 'Zanussi' microwave. Inset 'Zanussi' 4-ring-induction hob with matching extractor hood over. Space and plumbing for an automatic washing machine, integrated fridge/freezer, integrated drinks rack, pull out larder unit and pull out waste bin in unit.

Bedroom

10'9" to wardrobe fronts x 10'5" (3.29m to wardrobe fronts x 3.20m)

Built in wardrobe with hanging rail and shelf above, radiator and window overlooking the tree tops beyond.

Re-Fitted Shower Room

6'7" x 6'6" (2.02m x 1.99m)

Modern shower room comprising: Walk in shower unit with glazed sliding door and mains fed shower over (1150mm to shower tray), vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C with concealed cistern, radiator, shaving point and extractor fan.

Communal Sitting Room

To the ground floor, there is a communal seating area for residents to socialise.

Guest Accommodation

A well equipped guest suite is available for visitors at a very reasonable charge, within Aspen Court.

Laundry Facilities

Located in Blackthorn Court; with large commercial washing machines and tumble dryers. Tokens for use can be collected from the manager's office on-site.

Communal Gardens

Mainly laid-to-lawn with mature borders and a number of benches.

GENERAL INFORMATION

Services

Mains drainage, electricity and water are connected to the property.

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 and Possession

The property is Leasehold with a term of 125 years from 1st January 1989. The Freeholder is Family Housing Association (Birmingham) Ltd. Vacant possession will be given upon completion scheduled for 28 days after the auction. i.e. 7th July 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 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

Fixtures and Fittings

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

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 and 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 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor

O2 - Good Outdoor and In-home

Three - Good Outdoor, Variable In-home

Vodafone - Good Outdoor and In-home

For more information, please visit:

<https://checker.ofcom.org.uk/>.

Vendor's Solicitors

A full auction pack will be available from:
Davisons Law
20A Rother Street
Stratford-upon-Avon
Warwickshire
CV37 6NE

Acting: Mr Daniel Coultous-Pitt

Telephone: 01789 641 338

Email: d.caultous-pitt@davisons.law

Viewing

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

Directions

Postcode: B95 5GN

What3Words: ///lamenting.dove.yell

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

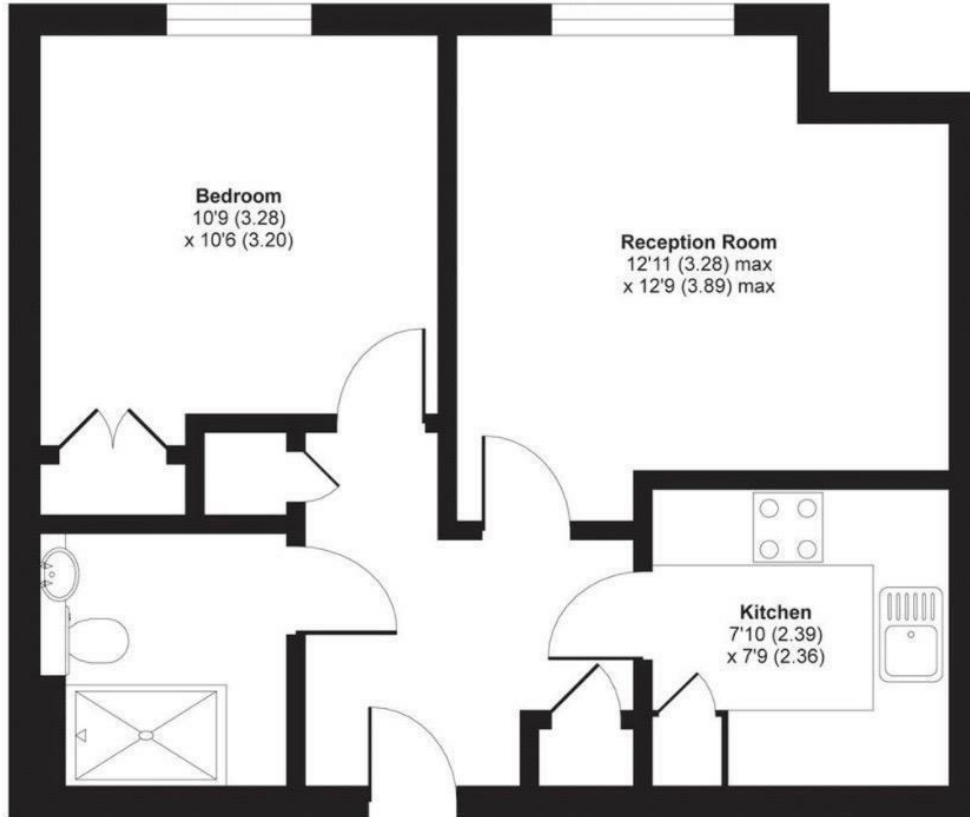
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Dra', Personal/Company 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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APPROX. GROSS INTERNAL FLOOR AREA 466 SQ FT 43.2 SQ METRES



SECOND FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	79
England & Wales			England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC



