EARLES
TRUSTED SINCE 1935

4.97 Acres (2.01 ha) off Kixley Lane, Knowle, Solihull, B93 0JF

Guide Price £80,000+ (Plus Fees)

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

The above land will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6.30pm on Tuesday 15th September 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Introduction
This well-located parcel of old-established permanent pasture lies at the end of Kixley Lane, Knowle, itself a no-through road, and extends to approximately 4.97 acres (2.01 ha).

The land has a long frontage to the tow path of the Grand Union Canal to the west, whilst to the north and east is bounded by hawthorn hedging with mature hedgerow trees, together with post and wire fencing to adjoining pastureland. On the north-western boundary the land runs down to a brook, a tributary of the River Blythe.

Adjacent to the entrance, is an area of naturally regenerated land with Alder and Ash trees containing a spring, which could be further developed into a water feature. The whole being old-established grassland, and could offer a wildlife/nature enthusiast the opportunity to either re-wild and develop the existing flora and fauna, or, for the equestrian enthusiast, perhaps erect some stables and use the land for horse/pony grazing. There might even be scope for further development and alternative uses such as glamping or other recreational pursuits (STPP if required). The land is situated extremely close to the popular village of Knowle, with Solihull, Shirley and Birmingham City Centre, all being within easy travelling distance.

Small, handy parcels of pastureland on the edge of villages within the Birmingham conurbation rarely come onto the open market and thus the auctioneers commend early inspection to appreciate all this land has to offer.

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. It is understood that mains water and electricity are available in the locality.

Authorities
Solihull Metropolitan Borough Council (www.solihull.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession
The land is Freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 13th October 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% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus 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 property is subject to all rights of way and easements that may exist. It should be noted that a public footpath crosses the land from the end of Kixley Lane on a roughly west to east axis.

Boundaries and Timber
All growing timber is included in the sale. The ownership of the 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.

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
Superfast broadband speed is available in the area, with a predicted highest available download speed of 47 Mbps and a predicted highest available upload speed of 11 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor and In-home
O2 - Good Outdoor and In-home
Three - Good Outdoor and In-home
Vodafone – Good Outdoor and In-home

For more information, please visit:
https://checker.ofcom.org.uk/.

Vendor's Solicitor
A full auction pack will be available from:
Lodders LLP
Glensanda House
Montpellier Parade
Cheltenham
GL50 1UA

Acting: Ms Nicola Beach
Email: nicola.beach@lodders.co.uk
Telephone: 01242 229 085

Viewing
The land may be inspected by prospective purchasers, strictly by prior appointment only, through the auctioneers, Earles, Henley-in-Arden (T: 01564 794343), during daylight hours only and at viewers' own risk. All gates must be left as found, no litter left and no dogs whatsoever are permitted on the land as livestock may well be grazing upon it.

Directions
From the centre of Knowle take the B4101 Kenilworth Road, just past Knowle Parish Church, turn left down Kixley Lane. Proceed to the end of the lane, passing over the Grand Union Canal bridge, and the land will be found immediately in front , as indicated by the Earles auction board.

From Balsall Common, Coventry and the east, take the B4101 Kenilworth Road, pass over the Grand Union Canal and after approximately quarter of a mile turn right into Kixley Lane and follow the directions above.

Please park with due consideration to the neighbouring property, Kixley Farm (which has no connection to the land) and do not block other house gateways down the lane.

Approximate Postcode: B93 0JF

What3Words: ///pushed.barn.smile

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).

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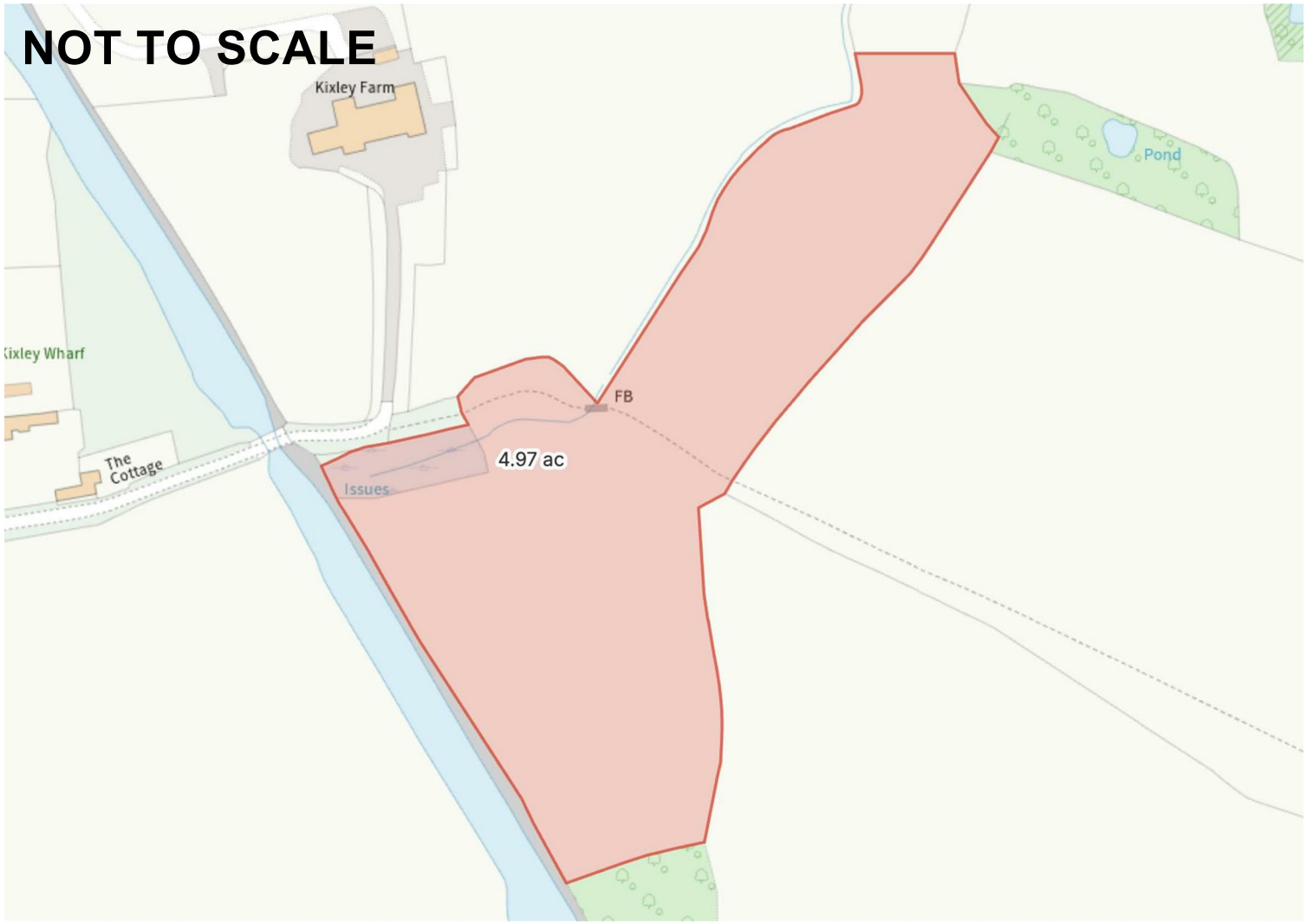

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