



EARLES
TRUSTED SINCE 1935

**8.11 Acres (known as Checkleys Coppice),
Forshaw Heath Lane, Earlswood, Solihull, B94 5LH
Guide Price £100,000+ (Plus Fees)**

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

The above 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

The woodland has an excellent long road frontage to Forshaw Heath Lane, with a gate set well back from the public highway and to the east backs onto properties on Woodside Park and Juggins Lane.

We are informed that some of the woodland was replanted some 40/50 years ago, with primarily Norway Spruce/Douglas Fir, but around the edge has been retained a good perimeter of Oak, Beech, Ash and some Scots Pine, and a mix of Birch, Cypressus and Rowan.

It is considered that there is potential for some trees to become good 'planking' oak, although the Spruce and Fir would benefit from immediate thinning, which could generate an income for a purchaser straight away. The understorey is very clear, with a carpet of bluebells in the spring.

Within the woodland is a clearing with a substantial pole barn (35ft 9ins x 34ft) under a monopitch profile steel sheet roof, with corrugated steel sheet cladding, forming an extensive storage area with livestock penning, and has, it is felt ,potential for alternative future uses (STPP if required).

The diverse range of tree species and clear understorey have encouraged a wide range of birds and insects, and anyone looking for a wildlife haven within easy reach of the Birmingham conurbation and other local towns need go no further. The auctioneers commend early inspection of all that this woodland has to offer.

Access is off the aforementioned Forshaw Heath Lane, via a sheeted gate, the whole lies just off J3 of the M42 motorway.

GENERAL INFORMATION

Services

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

Authorities

Warwickshire County Council (www.warwickshire.gov.uk)
Stratford-on-Avon District Council (www.stratford.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The woodland 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% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, whether the property is sold in the room on the night or prior to/post auction.

Tenant Right

There will be no ingoing valuation for UMWs/RMWs 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.

Boundaries and Timber

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

Fixtures and Fittings

It should be noted that a certain quantity of builder's materials (some new), a number of caravans, and trailers, etc. lie upon the land. Any of these left upon completion will be taken by the purchaser(s) No extra charge will be made, nor deduction/set off will be allowed from the purchase price and all bidders are deemed to bid and purchase on the understanding and acknowledgement of the above.

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

Ultrafast broadband speed is available in the area, with a predicted standard available download speed of 5500 Mbps and a predicted standard available upload speed of 5500 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor, Variable In-Home
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 the vendor's solicitors:

Wallace, Robinson & Morgan
4 Drury Lane
Solihull
B91 3BD

Acting: Mr Tim Langford
Email: timlangford@wallacerobinson.co.uk
Telephone: 0121 705 7571

Viewing

The land may be inspected by prospective purchasers strictly by prior appointment only through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794343 (during daylight hours only, and at viewers' own risk). All gates must be left as found, no litter left, strictly no fires lit and no dogs whatsoever are permitted on the land.

Directions

From Birmingham and the north take the A435 Alcester Road dual carriageway south, past "Becketts Island". At the M42 J3 roundabout take the first slip road into Forshaw Heath Lane. After some 400 yards the woodland will be found on the right hand side, as indicated by the Earles auction sale boards.

From Stratford upon Avon, Redditch and the south, take the A435 dual carriageway north, again to M42 J3 roundabout. Take the third exit into Forshaw Heath Lane, where the woodland will be found as described above.

From Solihull and Dickens Heath, take Rumbush Lane past Earlswood Railway Station, which then leads into Forshaw Heath Lane, where the woodland will be found on the left hand side, as indicated above.

Approximate Postcode: B94 5LH

What3Words: ///mini.squad.fills

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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NOT TO SCALE



