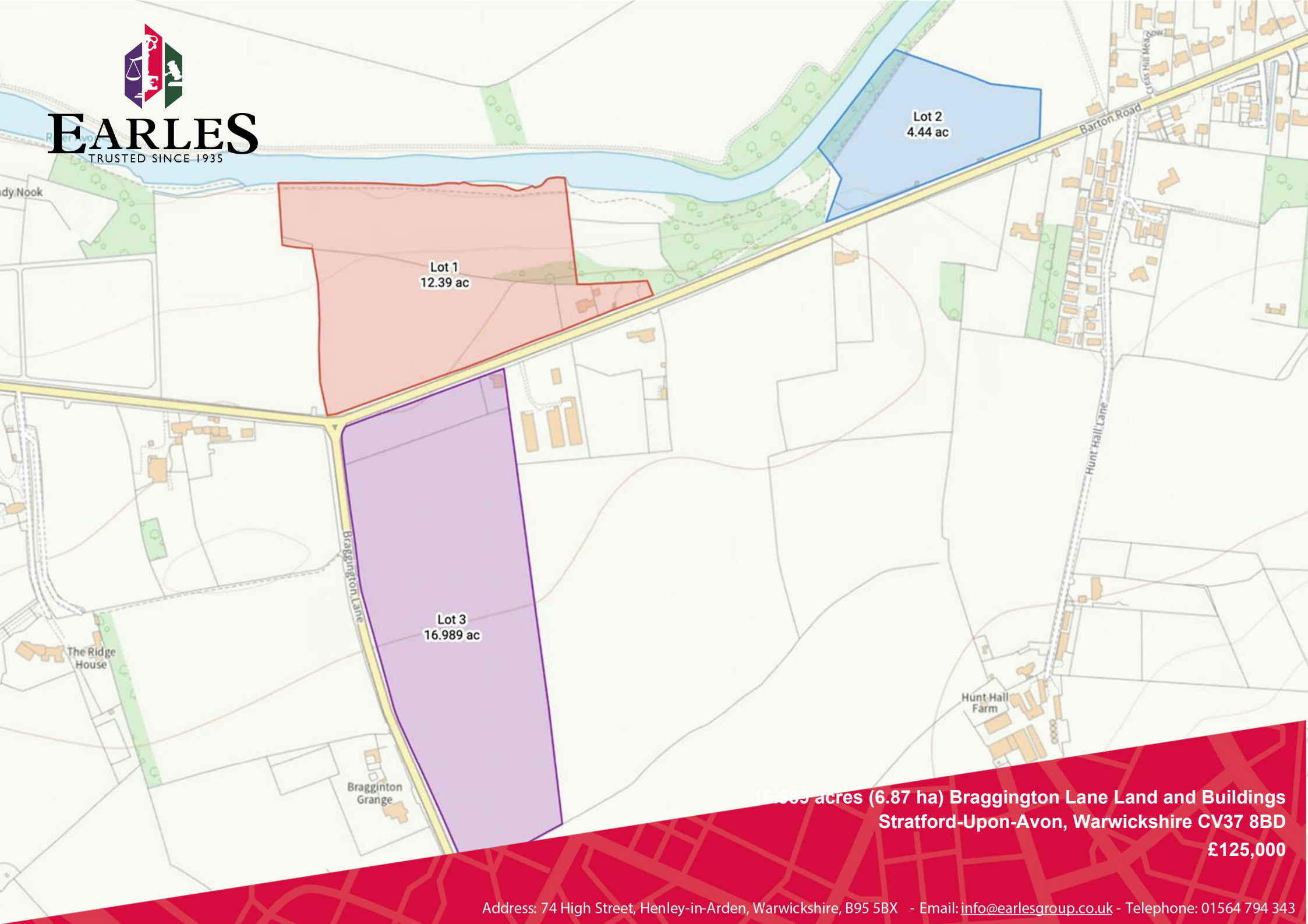




**EARLES**  
TRUSTED SINCE 1935



**16.989 acres (6.87 ha) Bragginton Lane Land and Buildings  
Stratford-Upon-Avon, Warwickshire CV37 8BD  
£125,000**

# Cress Hill Farm, farm buildings and approximately 34.692 acres (14.02 ha) of arable and pastureland will be offered for sale, in three lots, by public auction, subject to prior sale, reserve and conditions, at 6:30pm on Tuesday 6th December 2022, at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.

## Introduction

Cress Hill Farm comprises a detached property which lies approximately half a mile west of the sought after Warwickshire village of Welford-on-Avon, south of the River Avon. The property has been much extended, with a large two storey extension erected in the mid 1970's, mostly clad and constructed of reconstituted 'Bradstone' Cotswold stone blocks. The residential property lies in extensive grounds with a large detached double garage. To the east of the above (benefiting from road frontage and a separate gated access), are the concrete foundation bases of former outbuildings, which it is felt have great scope for various future uses (STPP if required).

Lying to the west of the property is an area of permanent grassland extending to some 11 ¾ acres (4.75 ha), with not only good, long road frontage but also extensive frontage to the south bank of the River Avon. (This land is let on an Agricultural Holdings Act tenancy.)

Two off-lying parcels of land are also being offered for sale:-  
Lot 2 – Approximately 4.44 acres (1.79 ha) a former orchard, now an enclosure of permanent pasture.

Lot 3 – Approximately 16.989 acres (6.87 ha), the majority arable land, but with some permanent pasture, together with an agricultural building.

(Both of these blocks of land are also let on Agricultural Holdings Act tenancies.)

The property is situated some 3 miles southwest of Stratford-upon-Avon and 9 miles east of Evesham. There is good access to the national motorway network via J15 of the M42 and J9 of the M5 motorways. Rail services to London (Paddington and Marylebone) are available from local stations at Honeybourne and Warwick Parkway respectively. Birmingham can be easily reached from Stratford-upon-Avon station to Birmingham (Snow Hill and Moor Street stations) or from Redditch to Birmingham (New Street) on the 'cross city line'. Birmingham Airport and the new HS2 interchange/hub are within easy driving distance.

## LOT 3 - Guide Price £125,000

### Land at Braggington Lane/Barton Road

16.989 acres (6.87 ha)

Lying south and across Barton Road from the farmhouse, this parcel of land lies in two enclosures, one of approximately 3 acres (1.21 ha) being permanent pasture, the remainder in arable cultivation, with an area on the southern boundary set aside for wildlife conservation.

### Cattle/Fodder Storage Building

43'0" x 30'6" (13.11m x 9.30m)

Located in the northeast corner. Of concrete portal framed construction with lean-to, ¾ clad with plastic coated profile steel sheet under a pitched fibre cement roof, having a stoned floor. It is considered that this building has scope for alternative uses (STPP if required) (It should be noted that the land is occupied under an AHA tenancy by a local farmer).

## General Information

### Services

Mains water and electricity are connected to the residential property, an oil fired boiler supplies the domestic hot water and central heating

system, whilst it is understood that a separate oil fired boiler serves the swimming pool. Foul drainage is believed to be to a septic tank. Mains water is connected to the Barton Road land and the Braggington Lane land, building. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

### Authorities

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

Stratford District Council – [www.stratford.gov.uk](http://www.stratford.gov.uk)

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

Western Power Distribution – [www.westernpower.co.uk](http://www.westernpower.co.uk)

### Tenure and Possession

The property is freehold and vacant possession for the residential property, gardens and grounds to the east is scheduled for Thursday 12th January 2023 (or earlier by mutual agreement). The farmland is occupied subject to an Agricultural Holdings Act Tenancy, further details are available from the auctioneers. On the fall of the hammer the successful purchaser(s) will be required to sign the auction contract and pay a 10% deposit (minimum £5,000 per lot) to the vendor's solicitors, together with an administration fee of £500 plus VAT per lot to the auctioneers if the property is sold in the room on the night, prior to, or post auction.

### Tenant Right

There will be no in-going valuation for UMW/RMV's and no claim for dilapidations (if any) will be entertained from the purchaser(s).

### Basic Payment Scheme (BPS)

It is understood that the land is registered with the Rural Payments Agency (RPA) for BPS purposes. These are understood to belong to the tenant and, therefore, will not be available for transfer or purchase. Those interested in the BPS Scheme should make their own enquiries of the RPA on 03000 200301, [ruralpayments@defra.gov.uk](mailto:ruralpayments@defra.gov.uk) ([www.gov.uk](http://www.gov.uk))

### Environmental and Other Schemes

We are not aware of the farm having been included in any Countryside Stewardship, Entry Level or Higher Level Stewardship Schemes.

### 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 both Lots 1 and 2 on a roughly east/west axis, mainly parallel to and on the river bank. A number of electricity transmission lines cross the property. Full details are available in the auction packs.

### 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.

### Plans

Plans shown are for identification purposes only.

### Viewing

Strictly by prior appointment and accompanied only with the auctioneers, Earles, 01564 794343.

## Vendors' Solicitors

A full auction pack is available for each lot from the vendors' solicitors:

Lodders Solicitors LLP

Glensanda House,

1 Montpellier Parade,

Cheltenham. GL50 1UA

Acting - Mr. James Spreckley

Email - [james.spreckley@lodders.co.uk](mailto:james.spreckley@lodders.co.uk)

Telephone - 07880 195380

## Directions

From the M40/J15, Stratford-upon-Avon and the east, take the B439 Evesham Road out of Stratford-upon-Avon. After approximately 2 miles turn left into the village of Welford-on-Avon. Just past the maypole in the centre of the village, turn right into Barton Road, where the property will be found after approximately ½ mile on the right hand side, firstly Lot 2 and then where the road rises Lots 1 and 3 respectively, indicated by the Earles auction sale boards, each lot having main road frontage.

From Birmingham, the M42/J3 and the north, take the A435 south, skirting Redditch, Studley and Alcester, picking up the A46 dual carriageway to the 'Bidford Roundabout'. Turn left onto the B439, passing through the village of Bidford-on-Avon, and after approximately 2 miles turn right into Welford-on-Avon, following the directions as above.

From the M5/J9, Evesham and the south, take the A46 north as far as the 'Bidford-on-Avon Roundabout', then turn right onto the B439 and follow the directions as above.

Post Code – CV37 8HG

What Three Words –

Lot 1 – Sprays.Dumps.Juicy

Lot 2 – Onlookers.Snooty.Deploying

Lot 3 – Organisms.Nanny.Emulate

## 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 U.K. Passport





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

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

