



**Church Meadows,  
Dormston Lane,, Dormston, Inkberrow, WR7 4JX**  
**Guide Price £600,000+ (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 with 22.27 acres will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 17th June 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).***

## Introduction

Smallholdings with residential property, farm buildings, land and woodland only rarely come onto the open market in this area. Church Meadows gives potential purchasers a unique opportunity to acquire a property with all four features, set in idyllic, traditional Worcestershire countryside, quietly situated but within easy driving distance of local centres such as Worcester, Birmingham, Redditch, Alcester and Stratford upon Avon, together with the national motorway network.

The property has been a much-loved family home for many years and offers the purchaser(s) the opportunity to take the property forward, developing it to their own requirements for livestock and perhaps a sustainable lifestyle for the future.?

The auctioneers commend early viewing to fully appreciate the scope of the property.

Constructed in 1988/1990, the substantial bungalow property is approached via a slabbed path to a covered porch. The whole is fitted with plastic, wood-effect uPVC double glazing units throughout, enjoys high (2.56m) ceilings, with oak door frames, skirting boards, built-in cupboards and underfloor heating throughout.

The light and airy hall lies in a 'Z' shape, with the majority having ceramic tiled flooring.

From the Hall, part glazed double doors open into the

## South Facing Sitting Room

21'3" max x 12'5" max + bay window (6.5m max x 3.79m max + bay window)  
Having exposed ceiling joists, feature brick fireplace with multi-fuel stove with large Bressummer beam over. Double doors open into the

## Conservatory

12'8" x 11'3" (3.88m x 3.44m)  
Having tiled floor and polycarbonate roof with double doors opening to sitting area with views over the lake.

From the Hall, door opens into

## Breakfast Kitchen

21'7" max x 11'10" max (6.59m max x 3.62m max)  
With ceramic tiled floor, exposed ceiling timbers. The kitchen has an extensive range of built-in cupboards with Neff fridge freezer, a long run of base cupboards with drawers under, Neff dishwasher and end unit containing built-in Neff oven, with space for microwave, pan cupboards, extensive work surfaces with tiled splashbacks and Neff electric hob with extractor fan over, 1 ½ bowl single drainer sink with mixer taps over, further wall mounted storage cupboards and feature part glazed display cupboard with drawers under. To the centre is a free-standing island unit with timber work top over.

From the kitchen a feature archway opens into the

## Utility Room

7'5" x 5'10" (2.27m x 1.79m)  
Run of base and wall cupboards (matching the kitchen), together with work top and tiled splashbacks,

Worcester Heatslave 20/25 oil-fired central heating and hot water boiler.

Door to

## Rear Porch

With timber, part-glazed 'stable' door.

Door to

## L-Shaped Shower Room

7'0" max x 6'5" max (2.15m max x 1.97m max)

With tiled floor, part height tiling to walls with wet room shower, low level, close coupled W.C. and wash hand basin.

Hallway, with Cloaks/Broom Cupboard off, door to

## Farm Office

8'10" x 8'9" (2.70m x 2.68m)  
With oak fronted storage cupboards under timber effect work top.

A feature arched doorway leads to

## Inner Hall

With loft access hatch, doors radiating to

## Bedroom One (Rear)

13'11" max x 12'8" (4.26m max x 3.88m)  
Dual aspect with a run of built-in wardrobes, hanging rails and cupboards over. Door to

## En Suite Bathroom

8'5" x 6'4" (2.58m x 1.95m)  
With tiled floor, tiled walls, panelled bath with mixer tap, low level close coupled W.C. and basin set in vanity unit.

## Bedroom Two

13'2" x 8'5" (4.02m x 2.58m)  
With built-in wardrobes, hanging rails and cupboards over.

## Bedroom Three

12'1" x 8'6" (3.70m x 2.60m)  
Run of bi-fold wardrobe doors with shelving (cupboard to underfloor heating system circuits).

To the east of the property is a

## Detached Double Garage

21'5" x 19'1" (6.53m x 5.82m)  
With single personnel door and two GRP 'up and over' doors, loft access hatch, power and light.

To the rear of the property is an extensive paved seating area, whilst surrounding the bungalow on three sides is a lawned garden, banded oil storage tank, outside water tap. A particular feature is the farm lake with island, bounded by mature willow and conifer trees.

## THE FARM BUILDINGS

The farm buildings form three distinct blocks. The first adjacent to the farm access drive

## Pole Barn

7'4" max x 29'9" m max (2.25m max x 9.08 m max)  
Part concrete block, part timber cladding over/part brick, under a pitched fibre cement roof, housing stables, hay storage, feed store and loose boxes.

## Cattle Yard (Former Poultry House)

80'8" x 48'8" (24.6m x 14.85m)  
Part concrete block walling, with corrugated steel sheet over, under a

part-insulated fibre cement roof, ceiling fans, central concreted feed passage. Half of one bay boarded out to form a feed store, housing farm, electric supply and meters.

To the front of the building is a

## Wash/Shower Block

20'8" x 9'10" (6.3m x 3.0m)  
Of concrete block construction under a monopitch corrugated steel sheet roof, housing farm workshop, shower, W.C. and wash hand basin.

Attached to the east of the barn is an

## Attached Lean-To

74'9" x 8'10" (22.8m x 2.7m)  
Of timber framed construction under a monopitch corrugated steel sheet roof.

To the west elevation is a run of

## Cattle Lyes

74'11" x 9'6" (22.86m x 2.9m)  
Timber framed, under a corrugated steel monopitch sheet roof, part corrugated sheet cladding.

Situated within the woodland

## Neata' Former Laying House

40'0" x 129'11" (12.2m x 39.62m)  
Timber framed with concrete block walling, timber cladding over, under a pitched corrugated steel sheet roof.

To the east elevation is a

## Former Free Range Covered Area

9'10" x 129'11" (3.0m x 39.62m)  
Of timber pole barn construction, under part corrugated steel sheet monopitch roofing and similarly clad walls.

To the west elevation is a similar

**Former Free Range Covered Area**

9'10" x 129'11" (3.0m x 39.62m)  
Of timber pole barn construction, under part corrugated steel sheet monopitch roofing and similarly clad walls.

Galvanised "Collinson" Feed Bin

**THE LAND**

The land extends in total to some 22.27 acres (9.01 ha), in three distinct blocks, with the farmhouse, farm buildings, lake and immediate paddocks extending to approximately 4.34 acres (1.76 ha). 5.17 acres (2.09 ha) of Poplar woodland and 12.75 acres (5.15 ha) of old established pastureland lying in three enclosures.

The land is eminently suitable for livestock grazing and, as the property was for many years run as a poultry enterprise, there is scope for the buildings to be either replaced or refurbished to bring them up to modern standards, perhaps running a poultry unit from the property.

**GENERAL INFORMATION**

**Services**

Prospective purchasers should make their own enquiries with appropriate utility companies for the verification, availability (or otherwise) of services.

**Authorities**

Worcestershire County Council – [www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)  
Wychavon District Council – [www.wychavon.gov.uk](http://www.wychavon.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 & Possession**

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 15th July 2025 (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 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.

Prospective purchasers should note that 4.10 of the RICS auctioneers selling real estate (incorporating common auction conditions) used in this auction are varied as the property is offered to be sold under a conditional contract. The sale of Church Meadows is subject to a Section 106 Agreement which currently restricts disposal of part of the legal title. A Deed of Variation is being sought to vary this, and completion of the sale will be conditional upon the successful completion of that deed. The contract for sale is therefore offered on a conditional basis – being that the Deed of Variation must be completed prior to legal completion. If the Deed of Variation is not completed within 18 months of this auction, nor is accepted by the Local Authority the buyer is able to withdraw from the contract.

**Tenant Right**

There will be no ingoing valuation for UMV/RMVs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

**Right of Way & Easements**

The land is sold subject to all rights of way and easements that may exist.

**Boundaries & Timber**

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

**Sporting & Mineral Rights**

Sporting and mineral rights, where owned, are included in the sale of the freehold.

**Designations**

It is understood that the property is subject to an Agricultural Occupancy Condition (AOC) and prospective purchasers should be aware of the occupation requirements.

**Plans**

Plans shown are for identification purposes only.

**Viewing**

Strictly by prior appointment only with the sole selling agent, Earles, 01564 794343.

**Vendor's Solicitor**

A full auction pack is available from the Vendor's solicitors who are

Messrs. HCR Legal LLP,  
Ellenborough House,  
Wellington Street,  
Cheltenham,  
Gloucestershire GL50 1YD

Acting: Chloe Haslam  
E: [Chaslam@hclaw.com](mailto:Chaslam@hclaw.com)  
T: +44 1242 246 442  
M: +44 7350 455 795

**Directions**

From Stratford upon Avon, Alcester and the east take the A422 Worcester

Road, passing through the village of Inkberrow. After approximately half a mile turn right, signposted to Dormston, and after the sharp left hand bend, Church Meadows will be found on the right hand side, as indicated by the Earles auction board.

From Worcester, the M5 J6 and J7, take the A422 (signposted to Alcester), passing through the villages of Broughton Hackett and Upton Snobsbury. After approximately 2 miles, turn left by the Red Hart public house, into Cockshot Lane. Take the first right into Dormston Lane, and the property will be found after approximately 300 yards on the left hand side, indicated as above.

From Birmingham, the M42 J3, Redditch and the north, take the A435 dual carriageway or A441 from J2 into Redditch, then take the A441 to Astwood Bank and the Ridgeway, turn right into Edgioake Lane and cross the B4090 onto the B4092 signposted to Inkberrow, adjoining the A422 Alcester to Inkberrow Road. Turn right and follow the directions as above.

Postcode – WR7 4JX

What Three Words:  
[puncture.presses.hulk](https://www.what3words.com/puncture.presses.hulk)

**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).

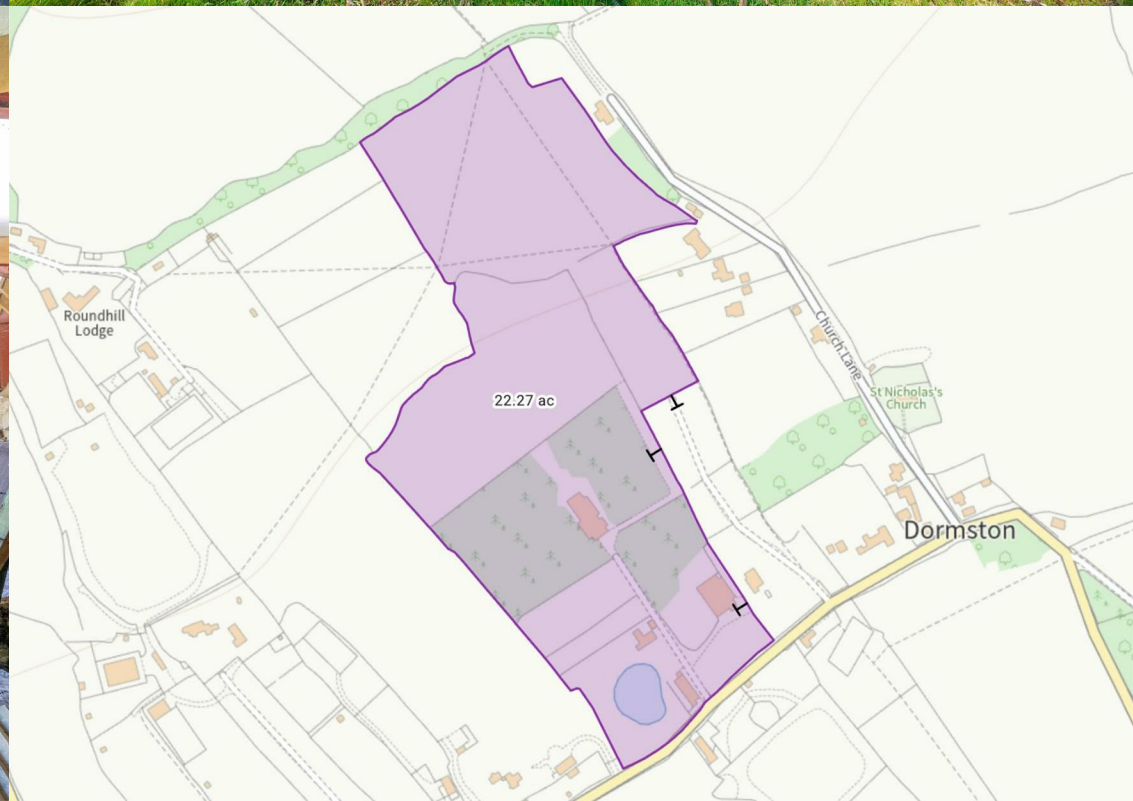




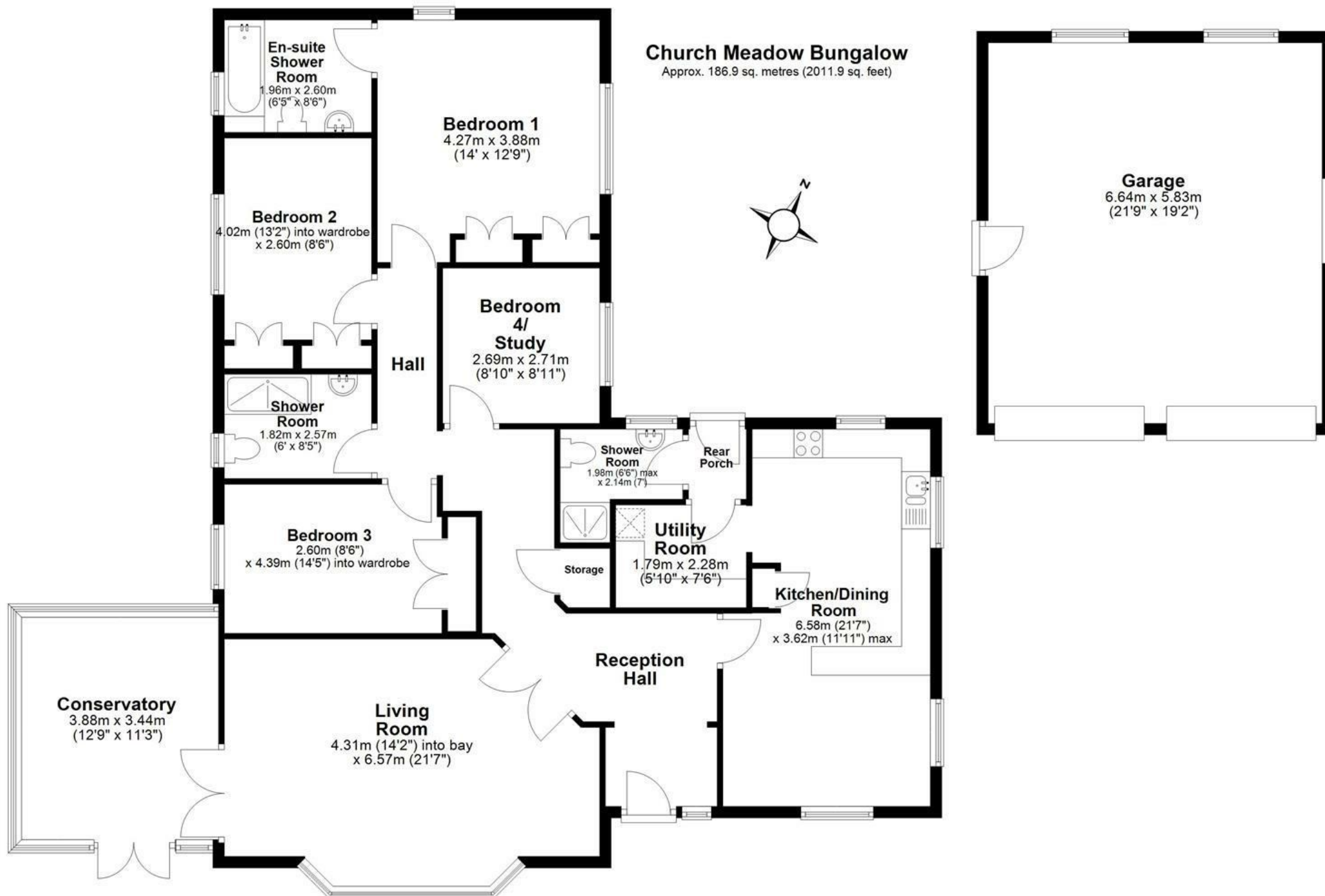






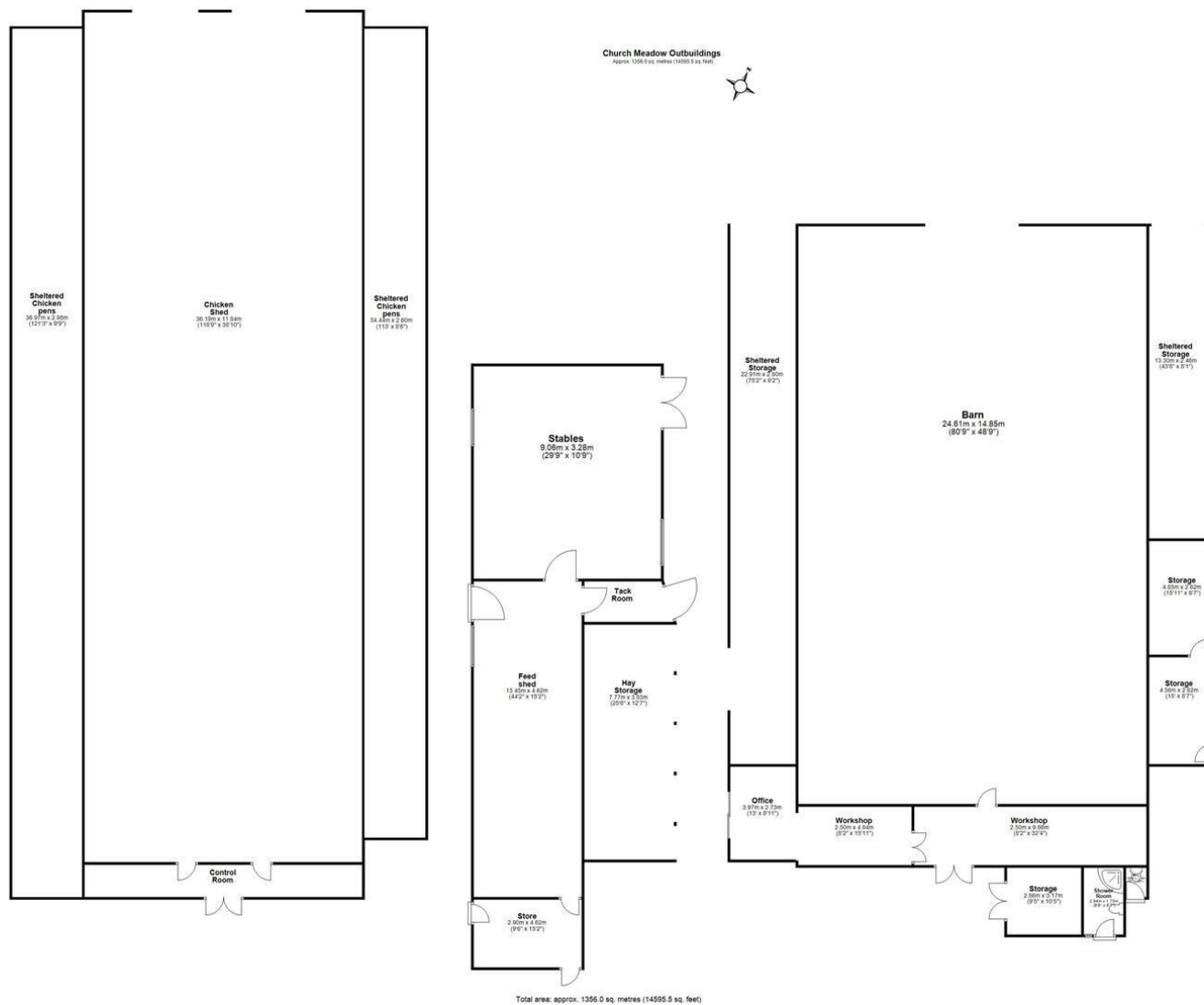






Total area: approx. 186.9 sq. metres (2011.9 sq. feet)





**Energy Efficiency Rating**

Rating	Score Range	Current	Potential
Very environmentally friendly - 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 environmentally friendly - higher running costs			
EU Directive 2002/91/EC			

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Score Range	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			
EU Directive 2002/91/EC			

