

LOT B

LOT A

**Stables and Land,
Lowsonford, Nr. Shrewley, Warwickshire, CV35 7BE (In 2 Lots)**

Guide Price £170,000+ (For Both Lots)

Approximately 6.68 acres (2.70 ha) of old established permanent pasture with excellent road frontage, with one of the parcels of land having a timber-built stable block and area of hardstanding, will be offered in two lots (Lot A: 3.65 acres with stables and Lot B: 3.03 acres) for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 23rd September 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (what3words: ///glance.dance.rival).

Introduction

Well situated for access to the national motorway network, Solihull Riding Club and National Agricultural Centre, with its equestrian facilities and activities, High Cross Paddocks is surrounded by numerous country lanes and bridleways, leading up on to Yarningale Common, in rolling Warwickshire countryside. The land and buildings have been well maintained and are ready to “move into”.

LOT A

The buildings are located to the rear of a stoned parking/turning area with a brick edge raised bed. The area is surrounded by post and rail fencing with a gate to the paddock, personnel and vehicle access gates to a semi-circular stoned area behind a dwarf brick wall. The buildings have been exceptionally well maintained and comprise the following:-

Stable block (L shaped) 48’ x 24’ 6” (14.63 m x 7.47) overall, with veranda overhang of 6’ (1.83m) comprising a timber framed and clad building under profile coated pantile style sheet roof, by ‘The Stable Company’ (www.thestablecompany.com, tel: 01904 430630) comprising three stables, approximately 12’ x 12’ (3.66 x 3.66m) loose box 16’6” x 12’ (5.03m x 3.66m) tack room 12’ x 8’ (3.66m x 2.44m) the whole with concrete floor and concrete apron to the veranda. Fluorescent and ceiling mounted lights and switches are fitted throughout with electric generator connection. Outside water point.

The land, which extends to approximately 3.65 acres (1.49 ha) has good frontage to the lane and is well established permanent pasture set behind mature hedgerows having mature hedgerow trees.

LOT B

Lot B is accessed from Back Lane, via a wooden five bar gate and extends to approximately 2.98 acres (1.20 ha) The paddock rises up from the lane and comprises old permanent pasture surrounded by well-established hawthorn hedging with mature hedgerow trees.

GENERAL INFORMATION

Services

We are informed that a separate metered mains water supply is laid on to each lot. Prospective purchasers should make their own enquiries of the appropriate utility companies for verification as to the availability of other services.

Authorities

Warwick District Council (www.warwickdc.gov.uk)
Warwickshire County Council (www.warwickshire.gov.uk)
Severn Trent Water (www.stwater.co.uk)
National Grid (www.nationalgrid.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 21st October 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% (minimum £5,000) deposit to the vendor’s solicitors, together with an administration fee of £950 + 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 ingoing valuation for UMWs/RMWs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Rights of Way & Easements

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

Timber & Boundaries

All growing timber is included in the sale. The ownership of boundaries, where known, are delineated by an inward facing ‘T’ mark.

Fencing Obligations

It will be a requirement for the purchaser of Lot B to erect and thereafter maintain in perpetuity a treated softwood post, with no less than two strands of barbed wire and woven pig wire fence to be erected with suitable straining posts, between the points ‘X’ and ‘Y’ on the plan, within one month of completion.

Sporting Rights

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

Overage

Both lots (A & B) are being sold subject to an overage clause of 20% of the uplift in value, for a period of 20 years, should Planning Permission be granted for any use other than Agricultural, Horticultural or Equestrian. Full details are contained within the Auction pack.

Plans

Plans shown are for identification purposes only.

Viewing

The land may be inspected by prospective purchasers in possession of a copy of these sale particulars, during daylight hours only, at their own risk. It is specifically requested that potential purchasers when viewing have regard that the land may have livestock grazing upon it. All gates must be left as found, no litter left and no dogs whatsoever are allowed on the land.

Vendor's Solicitors

A full auction pack is available from the vendor’s solicitor:

Lodders Solicitors LLP
Glensanda House
1 Montpellier Parade
Cheltenham
GL50 1UA

Acting: Ms Lizzie Curnock
Email: lizzie.curnock@loddors.co.uk
Telephone: 01242 228 370

Directions

From Henley-in-Arden, take the A4189 Warwick Road to Claverdon. In the centre of the village turn left into Lye Green road towards Shrewley. Just before the M40 motorway bridge, turn left and follow the lane, taking the second turning on the right into High Cross Lane, where the land and stables will be found after approximately 400 yards on the right hand side, as indicated by the Earle’s auction sale board. Lot B will be found following the above directions, but taking the first turning on the right into Back Lane, where the land will be found on the left-hand side after approximately 400 yards, as indicated above.

What 3 Words

Lot A - ///asserts.tags.vandalism
Lot B - ///standards.blunt.dices

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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