



EARLES
TRUSTED SINCE 1935



The Donkey Orchard, 0.86 Acres at Whitley Hill, Henley-In-Arden Warwickshire B95 5DL

This diverse piece of amenity land will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on 27th May 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Waven, Warwickshire, B95 6DE (w3w: ///comforted.targeted.performs)



£100,000

Introduction

This diverse piece of amenity land extending to 0.86 acres or thereabouts, located off the Warwick Road at Preston Green, and is accessed off a small road known as Hole Farm Lane. It provides a rare opportunity to purchase a piece of the Warwickshire countryside.

The site shows evidence of being a former orchard, which could give purchasers scope to reinstate the orchard, or developing it into another form of amenity use. Defined by a post and wire fence, and a wooden fence panels between the site and new development.

The site is well located and within easy travelling distance of Henley-in-Arden, as well as Warwick and Solihull. The main road that passes the site can be accessed from the M40, Junction 15.

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. To our knowledge, there are no services connected.

Authorities

Warwickshire County Council (www.warwickshire.gov.uk)

Stratford-on-avon District Council (www.stratford.gov.uk)

Severn Trent Water (www.stwater.co.uk)

National Grid (www.nationalgrid.co.uk)

British Gas (www.britishgas.co.uk)

Tenure and Possession

This land is Freehold and vacant possession will be given upon completion scheduled for 28 days after the auction ie. 28 DAYS FROM AUCTION 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, in the room, on the night. Upon completion, the purchaser will also be required to pay a buyers premium of 3% (plus VAT) of the contract price.

Tenant Right

There will be no ongoing valuation for UMs/ RMs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Rights of Way Easement

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

Boundaries and Timber

All growing timber is included in the sale. The ownership boundaries (where known) are delineated by inward facing T mark.

Sporting and Mineral Rights

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

Plans

Plans are shown 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 when viewing, potential purchasers have regard for neighbours to the site and do not block any roads or access ways. All gates must be left as found, there is to be no littering and no dogs whatsoever are allowed on the land. Please call 01564 794 343 to notify the main office when you are estimating to view.

Vendor's Solicitor

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

Hall Reynolds LLP

18 High St,

Bidford-on-Avon,

Alcester

B50 4BU

Acting: Stephanie Breeden

Email: stephanie@hallreynolds.co.uk

Telephone: 01789 772955

Directions

From Junction 15 of M40, take the exit that follows onto Stratford Road, at the second roundabout take the second exit onto the B4463. After 1.2 miles turn left onto the Henley Road (A4189). Follow this road for 5.5 miles and the off road will come up on your right (before Ashleigh House). Parking is found on a lay-by on the lefthand-side.

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Condition 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).

