



**102.99 Acres (41.68 ha) at Wawensmere Road,
Wootton Wawen, Warwickshire, B95 6BS**

Guide Price £1,000,000+ (Plus Fees)

This most useful parcel of arable land, totaling 102.99 acres (41.68 ha) and with long road frontage, will be offered 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 (///glance.dance.rival).

INTRODUCTION

This good-sized parcel of arable land has excellent frontage to Wawensmere Road with a partly stoned access track, providing vehicular access to the land. Although having historically been farmed as one block, it could easily be sub-divided into more manageable sized enclosures.

Mainly level, the land is bounded by both woodland and neighbouring open farm land, it is classified as Grade 3 under the DEFRA land classification system, 'A gravelly marl, capable of growing heavy combinable crops.'

Situated to the north-east is a former marl pit, which could be further developed for wildlife conservation purposes, as could the other former ponds on the land.

Conveniently situated between Stratford upon Avon, Redditch and Henley in Arden, the block gives a wide range of purchasers the opportunity to acquire a good sized parcel of arable land, the likes of which rarely become available in this area.

There is easy access to both M42 (J3) and M40 (J15) motorways, whilst the A435 and A46 are all within easy travelling distance.

GENERAL INFORMATION

Services

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

Authorities

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

Tenure and Possession

The land 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 to the auctioneers, if the land 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).

Basic Payment Scheme (BPS)

The land has historically been registered for Basic Payment Scheme purposes. Any BPS 'run off' payments will be retained by the vendors.

The land has not been entered into any Countryside Stewardship, SFI or similar schemes.

Previous Cropping

2024/2025 Spring Barley

2023/2024 Linseed

2022/2023 Winter Barley (yielded 3.45 tonnes per acre)

2021/2022 Winter Wheat (yielded 3.8 tonnes per acre)

Rights of Way and Easements

The land is sold subject to all rights of way and easements that may exist. It should be noted that a public footpath crosses the land on a roughly south-west/north-east axis. In addition, a Severn Trent Water pipe also crosses the land on a similar axis.

Timber and Boundaries

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

Sporting Rights

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

Plans

Plans shown are for identification purposes only.

Viewing

The land may be inspected by prospective purchasers by prior appointment only with the auctioneers Earles on 01564 794343, and in possession of a copy of these sale particulars, during daylight hours only, at their own risk. 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 vendors' solicitors:

Messrs. Eddowes, Perry & Osbourne LLP

Mansell House

22 Bore Street

Lichfield

WS13 6LL

Acting: Mr Will Preece

Email: will.preece@e-p-o.co.uk

Telephone: 0121 686 9444

Directions

From the M42 (J3) and the north, take the A435 south to Mappleborough Green, at the roundabout turn left onto the A4189 Henley in Arden Road. After approximately $\frac{3}{4}$ mile at Outhill, turn right, passing straight over the crossroads and into Wawensmere Road, where, after approximately 1.5 miles the land will be found on the left hand side, as indicated by the Earles' auction boards.

From the south and east, take the A3400 north towards Henley in Arden, by the Bull's Head public house in Wootton Wawen, turn left onto the B4089, pass under the railway bridge, proceed up the hill, where the land will be found on the right hand side after approximately one mile.

Approximate Postcode: B95 6BS

What3Words: cyclones.sleepy.toasters

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).





