



1.47 Acres at Bakers Lane, Knowle, Solihull, B93 8PS

The above land will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 9th June 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).



Guide Price £40,000+ (Plus Fees)

Introduction

This diverse parcel of mixed amenity land and fir woodland which extends to some 1.47 acres and has access directly off Bakers Lane.

Situated near the sought-after location of Knowle, the land is well placed and is within easy travelling distance of Dorridge and Solihull. The site is easily accessed from the M42 (J3) and M40 (J15) of the Midlands motorway network,

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. However, to our knowledge, there are no services connected.

Authorities

Warwickshire County Council (www.warwickshire.gov.uk)
Warwick District Council (www.warwickdc.gov.uk)
Severn Trent Water (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)
British Gas (www.britishgas.co.uk)

Tenure & Possession

The land is Freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 7th July 2026 (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 (plus VAT) to the auctioneers, if the land is sold in the room on the night or prior to/post auction. Upon completion, the purchaser will also be required to pay a buyer's premium of 2% (plus VAT) of the contract sale price.

Flood Risk

The land is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Broadband and Mobile Coverage

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE and Vodafone being rated 'Good outdoor, variable in-home' and O2 and Three being rated 'Good outdoor'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenant Right

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

Rights of Way and Easements

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

Boundaries and Timber

All growing timber is included in the sale.

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).

Vendor's Solicitors

A full auction pack will be available from:
Wadsworths Solicitors
325 Stratford Road
Shirley
Solihull
B90 3BL

Acting: Ms Alexandra Tait

Email: alexandra.tait@wadsworthslaw.co.uk

Telephone: 0121 745 8550

Viewing

Strictly by prior appointment through the auctioneers, Earles (T: 01564 794 343 / 01789 330 915). It should be noted that when viewers go around the site, they do so entirely at their own risk and should take great care. No children or pets are permitted on-site.

Directions

From the M42, exit at Junction 3, then at the roundabout take the exit onto the A322 (Warwick Road) towards Knowle and Solihull. Continue on this road for 1.5 miles, heading into Knowle. Stay on the A322 as it becomes the High Street (A4141) and continue down this road through the village centre. The junction to Bakers Lane will come up on the right-hand side. Follow this road for a short distance, and you will approach Acorn Cottage, which is the neighbouring property to the land.

Post Code: B93 8PS (approx.)

What3words: [///inserted.deadline.creatures](#)

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).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.