



EARLES
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**Fairlight Cottage,
177 Earlswood Common, Earlswood, Solihull, B94 5SQ
Guide Price £400,000+ (Plus Fees)**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

The above property 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

Offering this property for sale by public auction provides the market with a lovely opportunity to acquire a cottage that dates from the 18th Century and that was quite substantially extended towards the end of the 20th Century. The whole site sits within the defined boundary of Earlswood village so interested parties should make their own enquiries about planning possibilities.

In all, the site totals just under two-thirds of an acre and includes a small copse area beyond what would have been the cottage's formal gardens.

Located at the Southern end of Earlswood Common, the property is less than a mile from the amenities at the heart of the village, including a shop, public house, garage and village hall.

This property is set back from the road behind a diamond brace field gate that leads to a stoned driveway, which provides parking for multiple vehicles and gives access to the double garage to the right-hand side. The front door (with recessed canopy porch above) opens into:

Entrance Hall

12'1" x 5'10" (3.70m x 1.80m)

With staircase rising to the first floor and door to understairs storage cupboard. Door and step down into:

Reception Room (Living Room/Study)

21'3" x 13'1" (into bay) (6.50m x 4.00m (into bay))

Split into two parts (measurements overall); exposed timbers to the ceiling, deep recessed Inglenook fireplace, and part-flagged/part-quarry tiled floor.

Kitchen

17'0" x 10'9" (5.20m x 3.30m)

Strip light to the ceiling, a range of wooden faced wall, drawer and base units with laminate work surfaces (with wooden edging) over, and inset twin bowl stainless steel sink with swing mixer tap over. Door into:

Utility Room

10'5" x 6'10" (3.20m x 2.10m)

With base units and inset double drainer stainless steel sink. Door into:

Ground Floor Bathroom

6'10" x 6'2" (2.10m x 1.90m)

With panelled bath, pedestal wash hand basin, and thermoplastic tiled flooring.

Separate WC

With low level WC.

Boiler/Boot Room

12'9" x 4'7" (3.90m x 1.40m)

With wall mounted gas-fired "Potterton" boiler with mechanical programmer. Door into:

Double Garage

17'8" x 16'8" (5.40m x 5.10m)

Housing the electrical consumer unit; with up-and-over door to the front.

First Floor Landing

13'1" x 11'9" (max) (4.00m x 3.60m (max))

L-shaped; with door into:

Airing Cupboard

Housing the factory insulated copper hot water cylinder with immersion heater.

Main Bathroom

8'10" x 8'2" (2.70m x 2.50m)

With Velux window to the rear elevation, 3-piece suite comprising; panelled bath, low level WC, and pedestal wash hand basin.

Bedroom One

11'5" x 10'5" (measured 4'11" from floor height) (3.50m x 3.20m (measured 1.50m from floor height))

With large Velux window to the front elevation and gable windows to the side.

Bedroom Two

12'9" x 11'5" (measured 3'7" from floor height) (3.90m x 3.50m (measured 1.10m from floor height))

With Velux window to the side elevation and gable window to the rear. Door into:

Walk-In Storage Cupboard

With hanging rail.

From the landing, there are two steps down to:

Lower Landing Area

With door into:

Bedroom Three

11'1" x 10'2" (3.40m x 3.10m)

With windows to the front and rear, and double doors to wardrobe with hanging rail.

Bedroom Four

8'2" x 8'2" (2.50m x 2.50m)

With window to the front and double doors to wardrobe with hanging rail.

Garden

The gardens have recently been cleared and contain quite a large number of mature and semi-maturing trees including; birch, hazel, mountain ash, oak and poplar. There is an extensive paved area to the rear of the property and beyond, is a concrete base that was formerly the site of a cattery/kennel building.

As can be seen from the plan in these sale particulars, the site extends to some 0.59 acres and includes the wooded area beyond the post-and-three rail fence towards the end of the more formal gardens.

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. That being said, we understand that mains drainage, electricity, gas and water are connected to the property, but none of these services have been tested.

Authorities

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

Planning

It should be noted that the property lies within the acknowledged developed boundary of the Earlswood settlement and therefore, the planning policy in the Neighbourhood Plan and the Stratford-on-Avon District Council's Core Strategy Plan is likely to apply to this site.

Tenure and Possession

The property is Freehold and vacant possession will be given upon completion, which is scheduled for 28 days after the auction i.e. 21st October 2025 (or earlier by mutual agreement).

Fees

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.

Plans

Plans are shown for identification purposes (only).

Viewing

Strictly by prior appointment with the auctioneers. Please call the office (01564 794 343 / 01789 330 915) to arrange a viewing.

Directions

From the reservoir in and the other amenities at the crossroads at the centre of Earlswood village, proceed South for about 0.8 miles and the cottage will be found on the right-hand side, just after the turning for Springbrook Lane, as indicated by two 'Earles' auction boards.

Post Code:
B94 5SQ

What3Words:
///then.panel.daily

Vendor's Solicitors

A full auction pack is available from the vendor's solicitors:
Wadsworths Solicitors
325 Stratford Road
Shirley
Solihull
B90 3BL

Acting: Ms Alexandra Tait
Email: alexandra.tait@wadsworthslaw.co.uk
Telephone: 0121 745 8550

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 they have inspected the Conditions or not.

Money Laundering

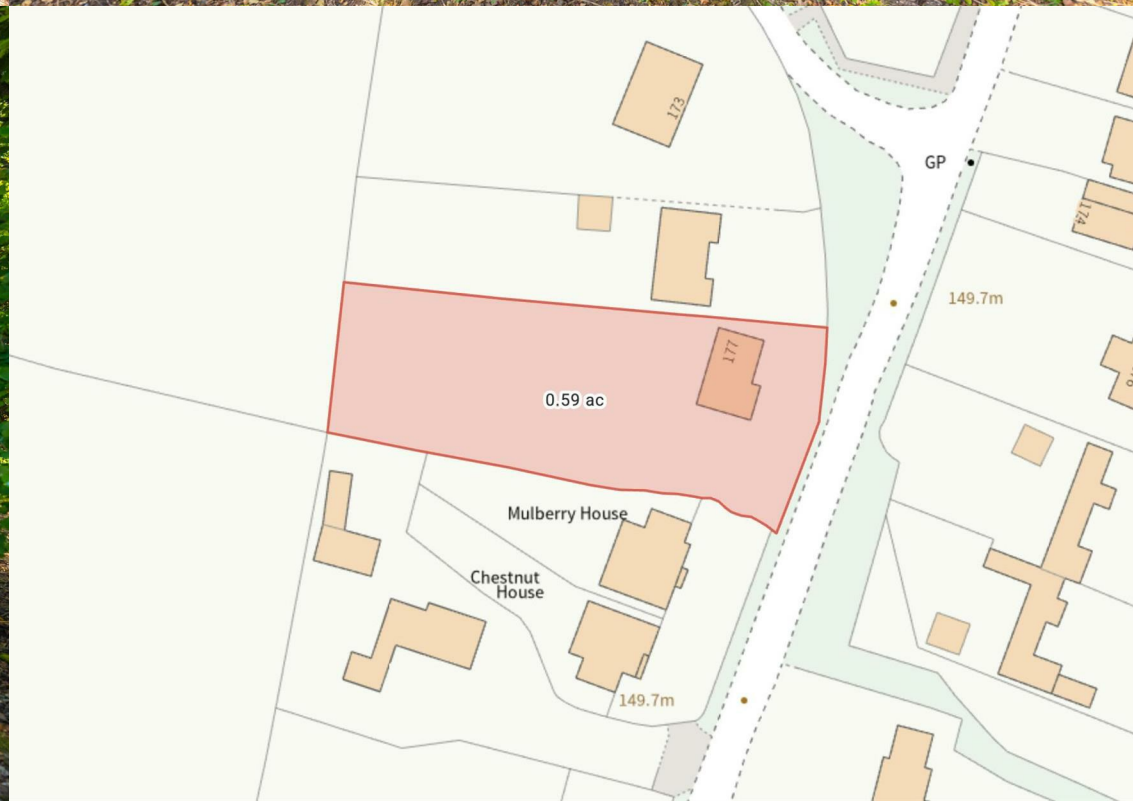
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company 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.

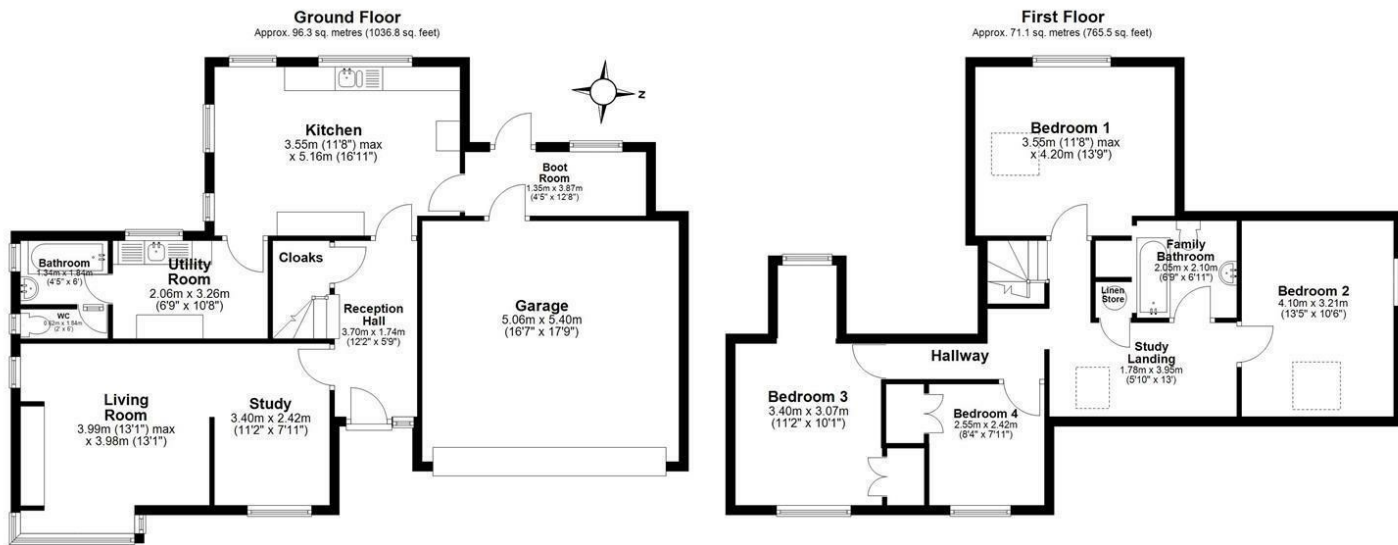
Agent's Note

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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Total area: approx. 167.4 sq. metres (1802.3 sq. feet)

