



EARLES
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**Farmyard with planning permission for 7 properties,
Village Farm, Fillongley, Warwickshire. CV7 8EU**

Guide Price £850,000+ (Plus Fees)

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

These farm buildings, having the benefit of outline planning permission for the conversion of the traditional farm building into two dwellings and the erection of five new dwellings and garage block, will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 15th July 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (//glance.dance.rival).

Introduction

Village Farm is a prime development opportunity situated in the heart of the popular Warwickshire village of Fillongley. Outline planning permission has been granted for the conversion of the traditional brick, timber and tile barns into two dwellings and the erection of five new dwellings varying from two to four bedrooms with a total indicative house floor area of in excess of 946 sq. metres (10,190 sq. ft.). The site offers a valuable opportunity for a substantial, quality development which is becoming increasingly rare to find in today's market.

Purchasers will need to submit a 'Reserve matters' application for details such as site design, layout, landscaping schemes, wildlife mitigation measures such as nest boxes, and soil/surface water drainage plans etc.

It is felt that the mix of converted, traditional farm buildings and new build, both in shape and form, with the topography of the site, will result in a most attractive development, with wide ranging appeal for a diversity of buyers.

Fillongley is a popular village, having a village primary school, medical practice, service station with garage, public house/restaurant and the parish church of St. Mary and All Saints.

Situation

Village Farm site is situated in the heart of the mid-Warwickshire village of Fillongley which lies some 6 miles northwest of Coventry city centre and 14 miles east of Birmingham. The M42/J3 is within easy travelling distance, as is the M42 motorway and A5 trunk road. Fast inter-city trains from the recently refurbished Coventry Station run to London (Euston) and Birmingham (New Street). Local trains run from Canley and Tile Hill Stations, again to Coventry city centre and Birmingham.

Birmingham International Airport and the future HS2 interchange hub are also within easy driving distance.

The indicative features of each of the proposed units are as follows:-

Unit 1 (New Build)

3 bedroom, detached bungalow, 115.75 sq. m. (1,245 sq. ft.) (IFA)

Plot 2 (Conversion)

4 bedroom, semi-detached barn conversion, 151.14 sq. m. (1,626.85 sq. ft.) (IFA)

Plot 3 (Conversion)

3 bedroom, semi-detached barn conversion, 132.57 sq. m. (1,426.97 sq. ft.) (IFA)

Plot 4 (New Build)

2 bedroom semi-detached, 94.37 sq. m. (1,015.79 sq. ft.)

Plot 5 (New Build)

4 bedroom semi-detached house, 172.00 sq. m. (1,851.39 sq. ft.) (IFA)

Plot 6 (New Build)

3 bedroom detached house, 145.64 sq. m. (1,567.65 sq. ft.)

Plot 7 (New Build)

3 bedroom detached bungalow, 135.30 sq. m. (1456.35 sq. ft.) (IFA)

General Information

Planning

Outline planning permission has been granted by North Warwickshire District Council, application reference PAP/2024/0145, decision date 30th October 2024

Services

Mains electricity and water is understood to be connected to the site and the village is served by mains gas and foul drainage. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

Authorities

Warwickshire County Council – www.warwickshire.gov.uk
North Warwickshire Borough Council – www.northwarks.gov.uk
Severn Trent Water – www.stwater.co.uk
Western Power Distribution – www.westernpower.co.uk

Tenure and Possession

The property is freehold and vacant possession will be given on completion, scheduled for 28 days after the auction, ie Tuesday 12th August 2025 or earlier by mutual agreement) On the fall of the hammer the successful purchaser will be required to sign the contract and pay a 10% deposit to the vendor's solicitors, together with an administration fee of £950 plus VAT. to the Auctioneers, if the property is sold on the night, prior to, or post auction.

Tenant Right

There will be no ingoing valuation for UMV/RMV's and no claim for dilapidations (if any) will be entertained from the purchasers.

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist. It should be noted that a right of way for all purposes and at all times will be retained to Village Farm House.

Boundaries and Timber

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

Sporting and Mineral Rights

Sporting and Mineral Rights where owned are included in the sale of the freehold.

Plans

Plans shown are for identification purposes only.

Viewing

Strictly by prior appointment and accompanied only with the auctioneers/agents, Earles, 01564 794343.

Vendor's Solicitors

A full auction pack is available from the vendor's Solicitors.

Thomson & Bancks Solicitors,
9 Imperial Square,
Cheltenham,
Gloucestershire. GL50 1QB
Acting – Mr. John Stagg - Tel. No. 01242 235250 Email – john.s@tbsolicitors.co.uk

Directions

From Coventry and the south take the B4098 Tamworth Road northwestwards, pass

under the M6 motorway and into the centre of Fillongley village, turn left at the crossroads and the property will be found immediately on the left hand side, as indicated by the Earles auction boards.

From Nuneaton, the A5 and the northeast take the B4102 Astley Lane into the centre of the village. Pass over the crossroads and the property will be found on the left hand side as described above.

From Birmingham and the northwest take the B4098 south, again into the centre of Fillongley, turn right at the crossroads as above.

From Solihull, Meriden and the southwest take the B4102 Meriden Road enter Fillongley, where the property will be found on the right hand side, again indicated as above.

Post Code – CV7 8EU

What Three Words//squad.dose.decent

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 U.K. 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).



