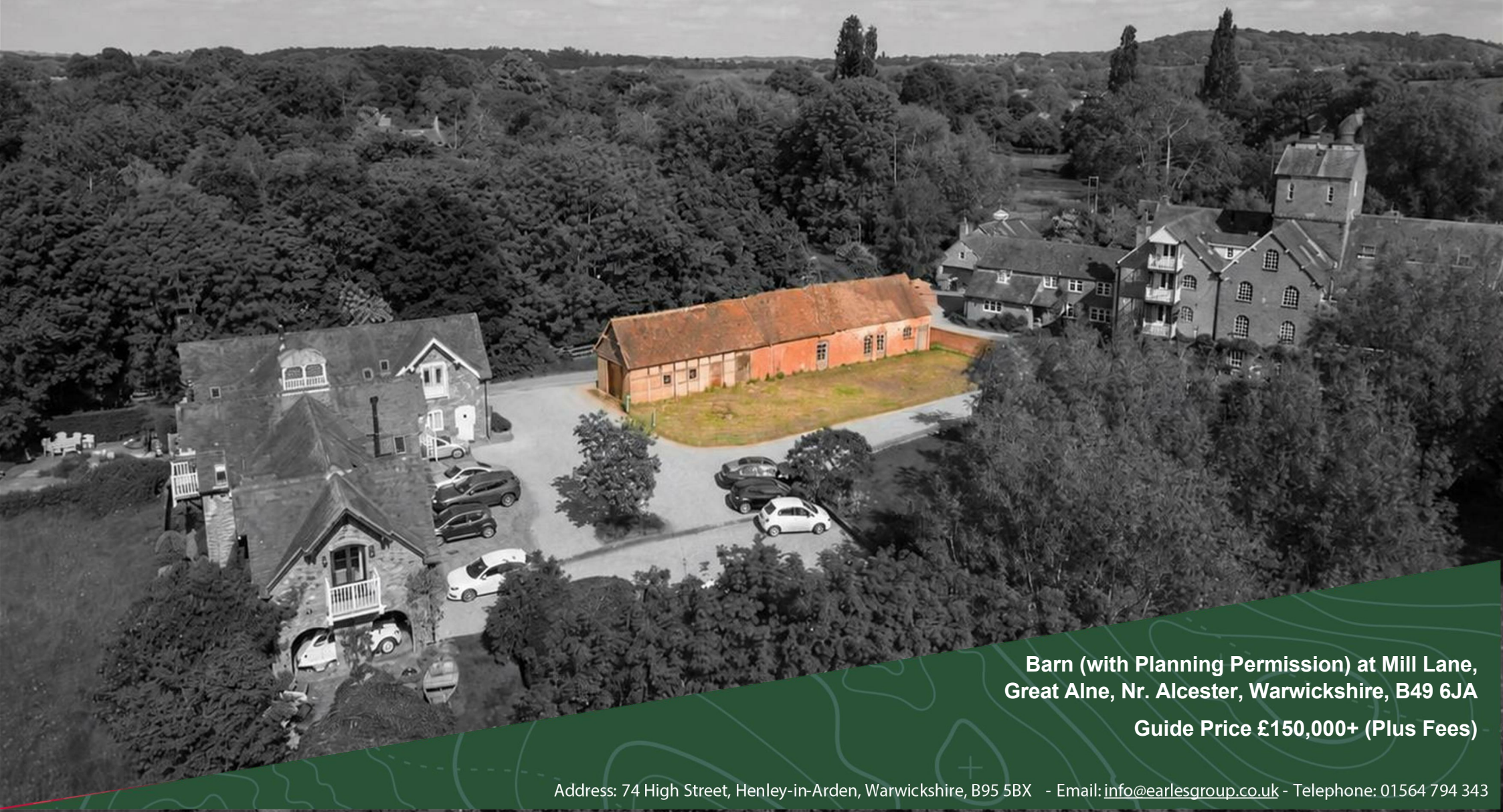




**Barn (with Planning Permission) at Mill Lane,
Great Alne, Nr. Alcester, Warwickshire, B49 6JA
Guide Price £150,000+ (Plus Fees)**

This property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 13th October 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

INTRODUCTION

A rare development opportunity to acquire a good sized Grade II listed barn with full planning permission to convert to a residential dwelling. The property is situated within an idyllic setting nestled beside the picturesque Great Alne Mill and has full planning permission for two/three bedrooms, three bathrooms, open plan dining kitchen, snug/study, lounge and utility room, laid out over two stories, in accordance to the proposed floorplan. The property benefits from a garden area looking across the River Alne, private parking and fishing rights on the River Alne

Approved under Reference No: 21/04097/FUL, this project is perfect for those wishing to convert an historic building with character to create a spectacular home within an idyllic countryside setting.

Great Alne is a small village in Warwickshire, lying some 7 miles (11 km) north-west of Stratford-upon-Avon, 3 miles (4.8 km) north-east of Alcester and 15 miles (24 km) from Warwick, Birmingham City centre,, the M42 (Jn 3) and M40 (Jn 15) motorways are all within easy driving distance as is Birmingham International Airport and when completed the HS2 Travel Hub. Trains on the 'North Warwick Railway Line run from Stratford on Avon to Birmingham (Snow Hill & Moor Street) whilst those from Redditch, on the 'Cross City Line, run to Birmingham (New Street) & Lichfield.

Within the village itself there is a fine 13th century parish church (St Mary Magdalen Church), village hall, local primary school and charming historical country pub (Mother Huffcap).

GENERAL INFORMATION

Planning

The property has the benefit of Planning Permission for conversion (Ref. 21/04097/FUL). Subsequently, a Certificate of Lawful Proposed Use or Development was granted on 12th August 2025 (Ref. 25/01710/LDP). further details are available in the Auction pack or direct from Stratford District Council Planning dept.

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, we have been informed that there is mains water, electricity and a septic tank serving the property.

Authorities

Warwickshire County Council – www.warwickshire.gov.uk

Stratford on Avon District Council – www.stratford.gov.uk

Severn Trent Water – www.stwater.co.uk

Western Power Distribution – www.westernpower.co.uk

Tenure & Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 10th November 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% 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) to arrange a viewing.

Directions

From Henley in Arden and the North, take the A3400 South to Wootten Wawen. In the village (by the Bulls Head Public House) turn right on to the B4089 and follow the road signposted to Great Alne. On entering the village turn left in to Mill Lane (a no through road) and at the end, the property will be found indicated by the Earles' auction board.

From Birmingham, the M42 Jn 3 and the north, take the A435 South to Alcester. Follow the signs to the B4089 and Great Alne. Just before leaving the village, turn right in to Mill Lane and follow the directions as above.

From the M5, Evesham and the South, follow the A46 North to Alcester. Then on to the B4089 and the directions as above.

Post Code:
B49 6JA

What3Words:
///funky.kitten.wiggly

Vendor's Solicitors

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

Paris Smith LLP Partner
1 London Road
Southampton
SO15 2AE

Acting: Ms Joanne Spittles
Email: Joanne.Spittles@parissmith.co.uk
Telephone: 023 8048 2324

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

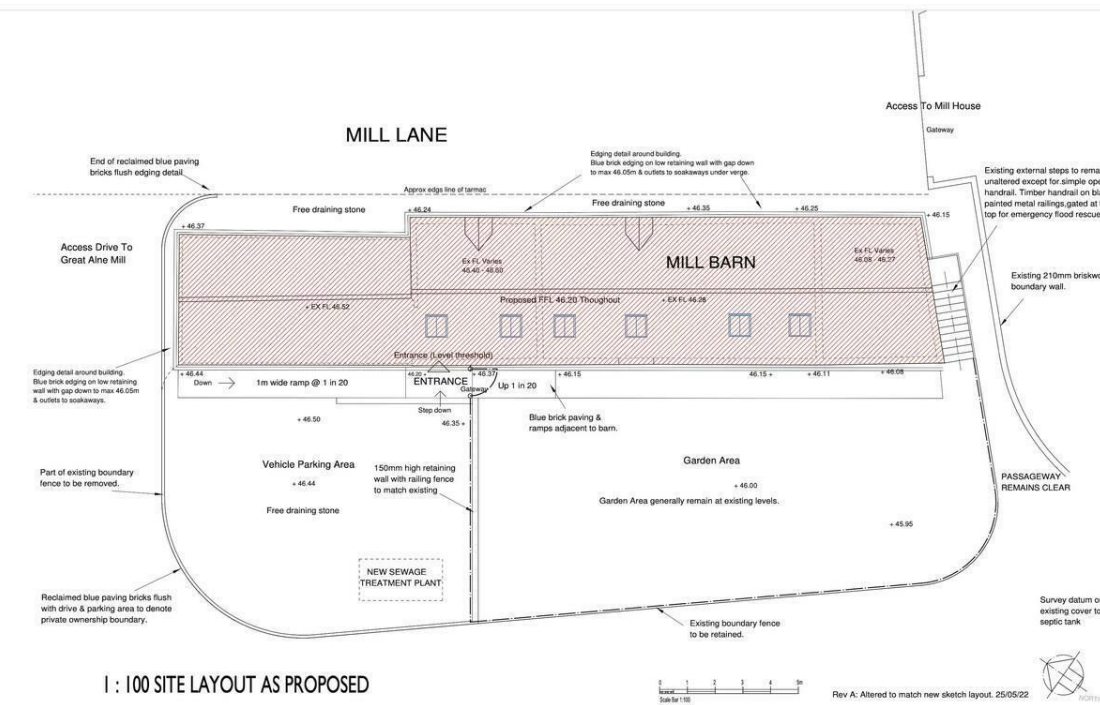
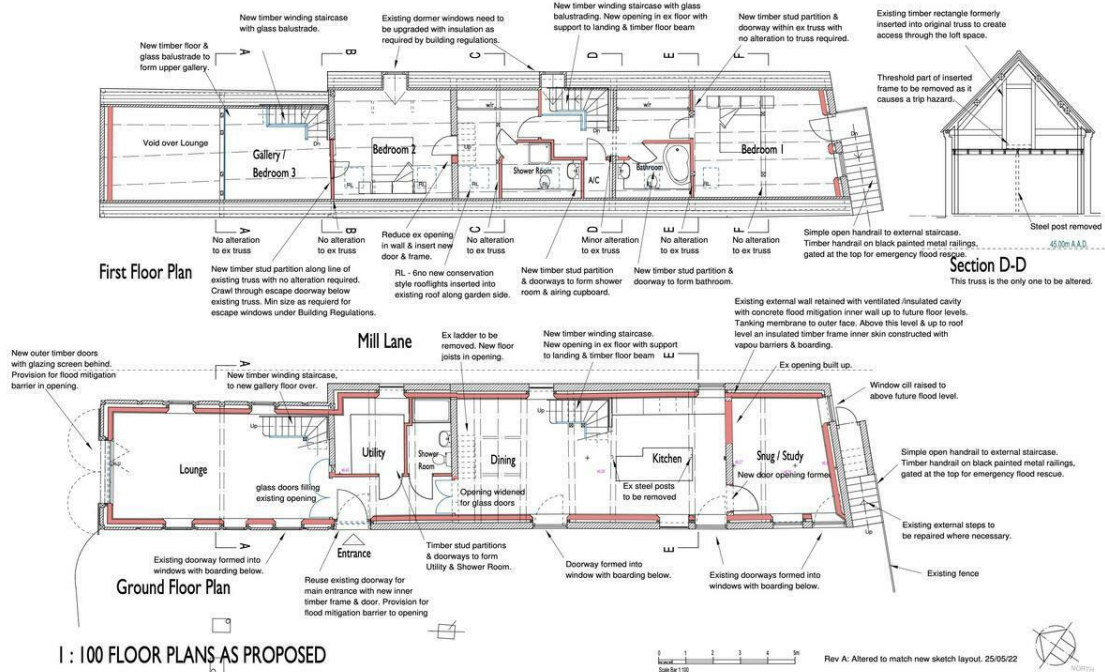
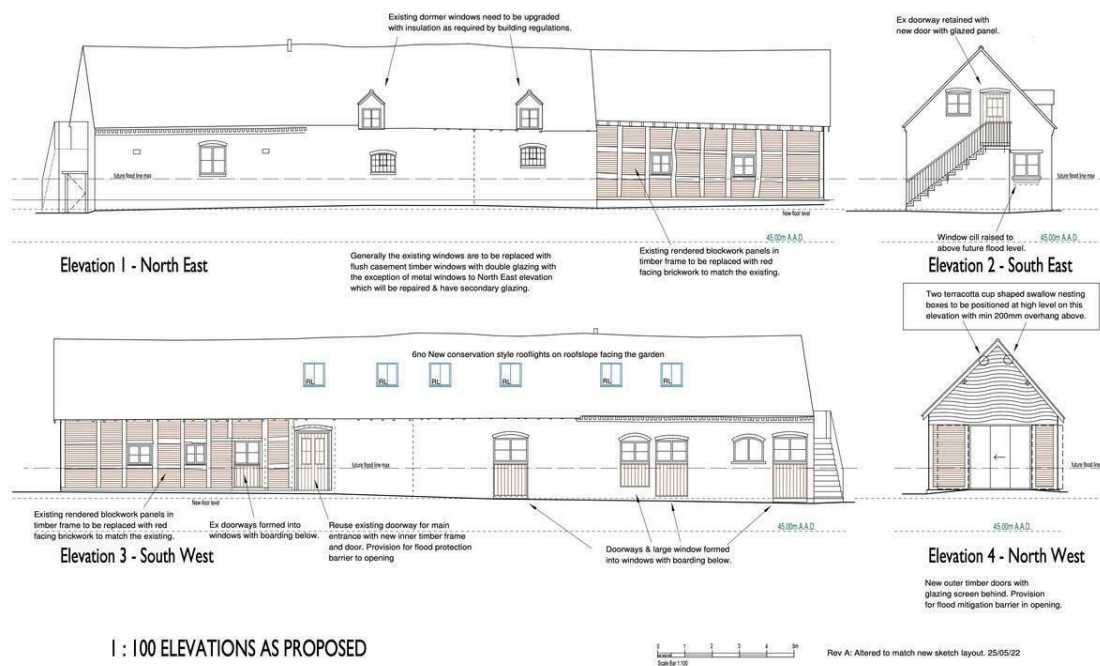
Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company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

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.





NOT TO SCALE

