



**EARLES**  
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**Manor Farm Craft Centre**  
(also known as Earlswood Lakes Craft Centre),  
Wood Lane, Earlswood, Solihull, B94 5JH  
Guide Price £1,250,000+ (Plus Fees)

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



***Manor Farm Craft Centre, also known as Earlswood Lakes Craft Centre, will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 21st October 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).***

## Introduction

The bringing to the open market of Manor Farm Craft Centre presents a genuine opportunity for a business investor to acquire a sizeable piece of real estate that has been run as a craft centre for many years. One of the numerous tenants is the thriving café, known as Wave Café, and another is Earlswood Equine, which is a well patronised riding school with an excellent outdoor manège. In all, the current gross rental income is £142,480 per annum, which equates to just under £12,000 per calendar month and all of the tenants are currently paying monthly and in advance.

In recent years, a number of containers have been placed at the rear of the site and there is ample space to greatly increase this number, should a new owner so wish. In addition, some of the former Dutch barn farm buildings, although being used for ad hoc storage at present, offer the potential to further increase the whole site's annual revenue.

A full auction pack can be obtained from the vendor's solicitors (see details below), which contains a full schedule of the tenants and current rents passing, together with the leases/agreements with each tenant and the areas that they are permitted to occupy.

The property is being offered as a whole, subject to all of the leases in place, meaning that the current tenants' businesses will not be interrupted, nor affected by the proposed sale. The site totals some 6.83 acres or thereabouts and is registered under title number 'WM745227'.

The Craft Centre is well placed for easy access to the M42 (J3 and J3A) motorway, which provides fast links to the M1, M5, M6 and M40 motorways. The nearby railway stations ("Earlswood", "The Lakes" and "Wythall") offer regular trains to Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre. In addition, the NEC and Birmingham City Centre are within a half an hour's drive.

## 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 some or all of the premises.

### Authorities

National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))

Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))

Solihull Metropolitan Borough Council ([www.solihull.gov.uk](http://www.solihull.gov.uk))

### Tenure and Possession

The property is Freehold. Completion is scheduled for 28 days after the auction i.e. 18th November 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 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.

When on-site, please respect the tenants' right for quiet enjoyment of their premises and do not disrupt or affect their business or trading activities.

## Directions

If approaching from Hockley Heath, follow the to Stratford Road/A3400 and then turn right onto Spring Lane/Cut Throat Lane. Turn right onto Umberslade Road, continue straight onto Valley Road and then turn left onto Wood Lane. The entrance to the Craft Centre will be on your right, as indicated by the 'Earles' auction board.

If coming from Wythall, follow the Alcester Road and then turn left onto Tanners Green Lane. Turn left onto Rumbush Lane and then right onto Wood Lane. The entrance to the Craft Centre will be on your left, as indicated by the 'Earles' auction board.

Post Code:  
B94 5JH

What3Words:  
///apply.prone.mercy (car park)

## Vendor's Solicitors

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

RDP Law  
Wentwood House  
Langstone Business Village  
Priory Drive  
Langstone  
Newport  
NP18 2HJ

Acting: Mr James Davies  
Email: [James.Davies@rdplaw.co.uk](mailto:James.Davies@rdplaw.co.uk)  
Telephone: 01633 413 500

## 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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