



**63.42 Acres at Glasshouse Lane,
Lapworth, Solihull, B94 6PU**

Guide Price £630,000+ (Plus Fees) (For Both Lots)

This useful block of land, extending to some 63.42 acres (25.66 ha), will be offered in two lots (Lot A: 25.02 acres and Lot B: 38.40 acres) 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

Earles have been favoured with instructions to offer for sale by public auction two parcels of land, having road frontage to Glasshouse Lane, Hockley Heath.

The land is conveniently situated to the east of the village, but has good road communications to both Solihull and Knowle, whilst a little further afield, but still within easy driving distance, are the cities of Birmingham and Coventry, with the towns Warwick and Leamington Spa some 10 miles south-east.

There is easy access to both the M42 (J4 and J5) and M40 (restricted J16) motorways. The local railway station at Dorridge offers fast services to both Birmingham (Snow Hill) and London (Marylebone), whilst the NEC, Birmingham International Railway Station and Airport, together with the future HS2 Hub, are all within easy travelling distance.

More particularly described as follows:

Lot A - 25.02 Acres (10.12 ha)

This ring-fenced parcel of pastureland has gated access off Glasshouse Lane, and lies either side of a brook towards the southern boundary. It is gently undulating and currently laid to pasture, although we understand that some has been in arable cultivation in the past. The land is divided into three main, irregularly shaped enclosures, bounded by well-tended hawthorn hedging with a number of mature hedgerow trees. Suitable for livestock grazing and perhaps arable cultivation, or alternatively recreational uses (STPP). To the northern boundary there is an adjacent area of woodland, with a pond in the land, whilst that to the north-east backs onto the village allotments. There is a livestock corral located within the first field.

Lot B - 38.40 Acres (15.54 ha)

Having good, long road frontage to Glasshouse Lane, this parcel of land has excellent access from a wide verge and is mainly in arable cultivation, with one small enclosure (4.52 acres/1.83 a) in a clover ley. The soils are Grade 3 under the DEFRA Land Classification Scheme "gravelly marl, capable of growing heavy, combinable crops". Divided into three enclosures, and sub-divided by well-tended hawthorn hedging, with a number of mature hedgerow trees, to the centre is a large former marl/gravel pit, which could be further enhanced for wildlife conservation purposes.

Either individually or combined, the land would be ideal for supplying BNG or entering into further Wildlife Conservation Scheme, for which grants and support payments are

available. Please contact DEFRA

(<https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs>) for further information.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries of the appropriate utility companies for verification as to the availability (or otherwise) of services.

Authorities

Warwick District Council (www.warwickdc.gov.uk)

Warwickshire County Council (www.warwickshire.gov.uk)

Severn Trent Water Ltd. (www.stwater.co.uk)

National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The land is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 21st October 2025 (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 + VAT per lot to the auctioneers, whether the land is sold in the room on the night, prior to or post auction.

Tenant Right

There will be no ingoing valuation for UMGs/RMGs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Basic Payment Scheme (BPS)

The land has historically been registered for Basic Payment Scheme purposes. Any BPS 'run off' payments will be retained by the vendors.

Both lots A & B are subject to a Mid Tier, Countryside Stewardship Agreement which runs until 31st December 2026 option BE3 (Hedgerow management) currently £8.00/100m

An SFI Agreement is in place, which runs until 31st January 2028 on two permanent grass fields (8.49 acres, 3.43ha) in Lot A. CLIG3 'Manage very low nutrient input' currently £151.00/ha

The purchaser will be required to take to the current agreements

Rights of Way and Easements

The land is sold subject to all rights of way and easements that may exist. It should be noted that a public footpath traverses the land on roughly north/south axis along the western boundary of Lots A and B.

Timber and Boundaries

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

Sporting Rights

Sporting rights, where owned, are included in the sale of the freehold.

Plans

Plans shown are for identification purposes only.

Viewing

The land may be inspected by prospective purchasers by prior appointment only with the auctioneers Earles on 01564 794343, and in possession of a copy of these sale particulars, during daylight hours only, at their own risk. All gates must be left as found, no litter left and no dogs whatsoever are allowed on the land as livestock may be grazing thereon.

Vendor's Solicitors

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

Wallace, Robinson & Morgan
4 Drury Lane
Solihull
West Midlands
B91 3BD

Acting: Mr Tim Langford
Email: timlangford@wallacerobinson.co.uk
Telephone: 0121 705 7571

Directions

From the A3400 and the south, enter the village of Hockley Heath, turning right onto the B4101, Aylesbury Road, (signposted to Knowle and Dorridge). After approximately half a mile, go straight on into Vicarage Road and take the first right into Glasshouse Lane, where both lots will be found on the right-hand side, as indicated by the "Earles" auction boards.

From Solihull, the north, the M42 (J5), take the A4141 Warwick Road into Knowle, in the centre of the village, turn right onto the B4101 (signposted to Hockley Heath), pass through Dorridge, and after approximately half a mile, at the sharp right-hand bend, turn left into Vicarage Road and follow the directions as above.

Post Code: B94 6PU (approx.)

What3Words:

Lot A: ///entrusted.adjusted.dock

Lot B: ///dozen.wash.instructs

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).

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LOT A



LOT A



LOT A



LOT A



LOT B



LOT B



LOT B



LOT B



