



EARLES
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**62.19 Acres at Crackley Farm,
Crackley Lane, Kenilworth, Warwickshire, CV8 2JS
Guide Price £600,000+ (Plus Fees)**

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

Approximately 62.19 acres (25.17 ha) of arable and pastureland to be offered in one lot for sale by public auction (subject to prior sale, reserve and conditions) at 6.30pm on Tuesday 19th November 2024 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (what3words: ///glance.dance.rival).

Introduction

The land, which comprises a ring-fenced block of mixed arable and pastureland, lies in nine main enclosures, bounded by well-kept hawthorn hedges, with some hedgerow trees, and has been used for both livestock grazing and arable production for many years.

The land has the benefit of a large pond, lying adjacent to the northern boundary, which is surrounded by mature trees and often has wildfowl flying and in and out of it.

The whole gives the purchaser an opportunity to obtain a good block of land lying to the outside of the mid-Warwickshire town of Kenilworth, some three miles from Coventry city centre.

The land is accessed, off the A429 Coventry Road through Laneham Place, which gives access to the southernmost parcels of land.

The land, which is a free draining, sandy loam, is classified as Grade 3 under the DEFRA classification system.

The land is extremely well-located, lying only approximately 1.5 miles from Kenilworth town centre, 3 miles south-west of Coventry city centre and 15 miles south-east of Birmingham city centre. The national motorway network is easily accessed via the A46 dual carriageway and the Coventry southern bypass, giving access to the M40 and M6/M69 motorways. Birmingham International Airport, Railway Station and future HS2 hub are all within easy driving distance.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies with the verification as to the availability, or otherwise, of services. It is understood that mains water is available in the locality.

Authorities

- Warwickshire County Council (www.warwickshire.gov.uk)
- Warwick District Council (www.warwickdc.gov.uk)
- Severn Trent Water (www.stwater.co.uk)
- National Grid (www.nationalgrid.co.uk)

Tenure & Possession

The land is freehold, and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 17th December 2024 (or earlier by mutual agreement. On the fall of the hammer, the successful purchaser(s) will be required to sign the auction contract and pay a 10% deposit to the vendor's solicitors, together with an administration fee of £800 + VAT to the auctioneers, if the land is sold in the room on the night, prior to or post auction.

Tenant Right

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

Rights of Way & Easements

The land is subject to all rights of way and easements that may exist. It should be noted that a public bridleway crosses the land on a roughly north/south axis to the western end and similarly a cycle path towards the eastern end, which runs between Kenilworth and Warwick University.

Boundaries & Timber

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

Sporting & Mineral Rights

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

HS2

It will be obvious that HS2 Limited has taken and occupied land formerly part of this block for not only construction, but accommodation works, temporary storage, etc. during the construction of HS2. If any surplus land is offered back at the end of construction works under "Crichel Down Rules", this will be down to negotiation between the purchaser(s) and HS2 Limited. The Vendors will not be involved.

Uplift Clause/Clawback

The land is being offered for sale with no clawback/uplift clause for development and will therefore be unencumbered by any restrictions from the vendors.

Rural Payments Agency (RPA)

The land is registered with the Rural Land Register. The vendors will retain the historic element of the Basic Payment Scheme (BPS). The land has not been

entered into a Countryside Stewardship Scheme (CSS) or a Sustainable Farming Initiative scheme (SFI), although (as with the majority of farmland in this area) it is within a Nitrate Vulnerable Zone (NVZ).

Plans

Plans shown are for identification purposes only.

Viewing

The land may be inspected by prospective purchasers in possession of a copy of these sale particulars, during daylight hours only, at their own risk, following a prior appointment with the auctioneers, Earles, 01564 794343.

It is specifically requested that potential purchasers, when viewing, do not disturb owners/occupiers of neighbouring properties, all gates must be left as found, no litter left and no dogs whatsoever are allowed on the land as livestock will be grazing thereon.

Vendor’s Solicitors

A full auction pack is available from the vendor’s solicitor:

Lodders Solicitors LLP
Glensanda House
1 Montpellier Parade
Cheltenham
GL50 1UA

Acting: James Spreckley
Email: james.spreckley@lodders.co.uk
Telephone: 01242 228 370

Directions

From Coventry City Centre take the A429 main road towards Kenilworth, go down Gibbet Hill, passing the site of the HS2 crossing. On entering the built-up area, turn right into Laneham Place, bearing right at the end, to the galvanised gate (by the balancing pond) where the southern block of land can be easily accessed.

From the towns of Kenilworth, Solihull, Birmingham and the north, take the A452, turning left into Field Gate Lane and then Upper Spring Lane, before coming to a T-junction on the A429. Continue down the hill and after approximately 1/2 mile, the land will be found on the left-hand side, as indicated by the Earles auction sale boards.

Approximate Postcode: CV8 2UN (Coventry Road)

What3Words: ///handle.sculpture.oasis (Coventry Road)

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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