

EARLES
TRUSTED SINCE 1935

4.54 Acres (1.84 ha) off Salter Street, Earlswood, Solihull, B94 6BY

Guide Price £60,000+ (Plus Fees)

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

The above 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
This parcel of old-established permanent pasture is well located on the crossroads between Cut Throat Lane and Salter Street, Earlswood and extends to approximately 4.54 acres (1.84 ha).

The land has good road frontage to Cut Throat Lane and vehicular access off Salter Street. For many years, utilised as horse/pony grazing, the land is bounded by shelter belts of mature trees, mainly oak, ash and sycamore, with a good, 'shrubby under-storey', together with mature hawthorn hedging. On the Eastern boundary the land runs down to a brook.

The land lies close to Solihull and Shirley, with Dickens Heath and Wythall being only a short drive away, whilst Birmingham lies approximately 6 miles to the north and Redditch 5 miles south-west. J3 of the M42 motorway is within easy driving distance. Surrounding the land are a number of country lanes and bridleways, making the land ideal for the equestrian enthusiast, or perhaps (STPP) as a dog walking/exercise field.? or similar?

These small, handy parcels of pastureland on the edge of the Birmingham conurbation rarely come onto the open market and thus the auctioneers commend early inspection to appreciate all this land has to offer.

GENERAL INFORMATION

Services
Prospective purchasers should make their own enquiries with appropriate utility companies for the verification as to the availability (or otherwise) of services. It is understood that mains water and electricity are available in the locality.

Authorities
Solihull Metropolitan Borough Council (www.solihull.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession
The land is freehold, subject to a seasonal grazing licence, which expires on the 31st December 2026. Completion is 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 £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus 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 UMVs/RMVs and no claim for dilapidations (if any) will be entertained from the purchaser(s). No apportionment of the licence fee will be made by the vendors to the purchaser (s).

Rights of Way and Easements
The property is sold subject to all rights of way and easements that may exist.

Boundaries and Timber
All growing timber is included in the sale. The ownership of the 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.

Flood Risk
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Broadband and Mobile Coverage
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 5500 Mbps and a predicted highest available upload speed of 5500 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor and In-home
O2 - Good Outdoor
Three - Good Outdoor, Variable In-home
Vodafone – Good Outdoor, Variable In-home

For more information, please visit: https://checker.ofcom.org.uk/.

Vendor's Solicitors
A full auction pack will be available from:

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

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

Viewing
The land may be inspected by prospective purchasers, strictly by prior appointment only, through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794 343 (during daylight hours only and at viewers' own risk). All gates must be left as found, no litter left and no dogs whatsoever are permitted on the land as livestock will be grazing upon it.

Directions
From Solihull, Shirley and the north, take the B4102 Tanworth Lane, south from the A34, Stratford Road, signposted to Redditch. Having passed Salter Street church and school on your left hand side, and gone over the Stratford upon Avon Canal bridge, bear left at the righthand bend into Salter Street, passing the Bull's Head public house on your left. After approximately ¼ mile, the land will be found on the left hand side, as indicated by the Earles' auction board.

From Stratford upon Avon, Henley in Arden and the south, take the A3400 north, crossing over the M40 motorway. In Hockley Heath turn left onto the B4101, Spring Lane signposted to Tanworth in Arden. After approximately ¼ mile, at the sharp left hand bend go straight on into Cut Throat Lane, pass over the M42 motorway and take the third turning on the right into Salter Street, where the land will be found on the right hand side.

From Redditch, the A435 dual carriageway and the south, at Bransons Cross, turn right onto the B4101, Broad Lane, signposted to Wood End. Pass through the village and take the second left into Tithe Barn Lane. after approx 3/4 mile at the crossroads, turn left into Cut Throat Lane, and follow the directions as above.

Approximate Postcode: B94 6BY

What3Words: ///grape.vibe.colleague

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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NOT TO SCALE





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BY AUCTION 13 OCTOBER
EARLES
FOR SALE
01564 794343
www.earlesgroup.co.uk
4·50 ACRES
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