



**EARLES**  
ESTABLISHED SINCE 1935



**Fir Tree Farm House,  
Bascote, Southam, Warwickshire, CV47 2DY**  
**Guide Price £500,000+ (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



***The above property 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

This very impressive Grade II listed Georgian farmhouse has the benefit of both Planning Permission (Ref: 21/00938/FUL) and Listed Building Consent (Ref: 21/00939/LBC) to allow a new owner to renovate and alter the internal accommodation so that, when complete, the property will be a magnificent 5-bedroomed family home, together with the already modernised and very habitable 1-bedroomed annexe, which, of course, could be lived in while the renovation works to the house are in progress. Thereafter, the annexe would then be ideal for relatives, staff or even as a substantial work from home office area. The total site extends to 1.33 acres that includes the long driveway leading down to the front of the house, meaning that it is well screened from the public highway and around the house, on two sides, are open fields that afford glorious countryside views.

Fir Tree Farm House is located in the hamlet of Bascote, which lies to the North-East of Southam and West of Long Itchington. It is centrally located between the larger towns of Leamington Spa (5 miles) and Rugby (13 miles), which both have good transport links to major cities.

The location of the property is well defined by the 'Earles' auction sale board.

## ANNEXE (Known as "The Cottage")

Of cavity brick construction with a tiled roof over.

The hardwood front door opens into:

## Open Plan Kitchen/Dining/Sitting Room

With ceiling mounted lights, TV aerial point, and three large panel radiators.

### • Kitchen

18'4" x 10'9" (5.60m x 3.30m)

With Velux roof light, double glazed windows overlooking the lawned gardens at the rear and fields beyond, fitted kitchen with a range of wall, drawer and base units with roll edged laminate work surfaces over, inset single drainer stainless steel sink with separate draining bowl and swing mixer tap over, electric cooker point, space and plumbing for a dishwasher, space and plumbing for a washing machine, and ceramic tiled flooring.

### • Dining Area

10'9" x 10'9" (3.30m x 3.30m)

With Velux roof light and ceramic tiled flooring.

### • Sitting Room

14'9" x 10'9" (4.50m x 3.30m)

With UPVC double glazed window (in the gable) overlooking the end of the garden and fields beyond, and a pair of double glazed casement doors leading to the lawned gardens at the side.

## Inner Hall

6'2" x 3'7" (1.90m x 1.10m)

With recessed ceiling downlight, door to the front, central heating ("Honeywell" type) boiler control, and ceramic tiled flooring.

## Shower Room

7'2" x 5'6" (2.20m x 1.70m)

With 3-piece suite comprising; large corner shower cubicle with sliding glazed doors and "Triton" electric shower unit, low level WC,

pedestal wash hand basin, recessed ceiling downlights (one incorporating extractor fan), tiling to splashback areas, chrome towel rail, and ceramic tiled flooring.

## Dressing Room/Utility Area

7'10" x 6'10" (2.40m x 2.10m)

Housing the trip circuit fuse board, with recessed ceiling downlights, double glazed window to the side, wall mounted "Ferrol" gas-fired central heating and hot water boiler, and ceramic tiled flooring. Open tread staircase up to:

## Double Bedroom

11'1" x 10'2" (3.40m x 3.10m)

With double glazed window (in the gable), further double glazed window overlooking the lawned gardens and fields beyond, and panel radiator.

## PRINCIPAL DWELLING HOUSE

The existing accommodation comprises;

The front door opens into:

## Reception Hall

15'5" x 9'10" (4.70m x 3.00m)

With windows to the front, feature panelling to the walls, staircase rising to the first floor, and steps leading down to the cellar. Door into:

## Drawing Room

15'5" x 14'5" (4.70m x 4.40m)

With windows to the front and side, and feature Inglenook fireplace.

## Sitting Room

15'5" x 14'1" (4.70m x 4.30m)

With windows to the front and side, and fireplace.

## Dining Room

14'5"m x 13'5" (4.40m x 4.10m)

With window to the rear and fireplace.

## Kitchen

15'1" x 13'1" (4.60m x 4.00m)

With windows to the side and rear, door leading to the rear of the property, and recessed brick area.

## Snug

9'10" x 7'6" (3.00m x 2.30m)

With window to the rear and fireplace.

## First Floor Galleried Landing

With window to the front. Door into:

## Bedroom One

15'5" x 14'5" (4.70m x 4.40m)

With windows to the front and fireplace.

## Bedroom Two

15'5" x 14'5" (4.70m x 4.40m)

With windows to the front and side, and fireplace.

## Bedroom Three

14'5" x 13'9" (4.40m x 4.20m)

With window to the rear.

## Bedroom Four

13'9" x 9'2" (4.20m x 2.80m)

With window to the side.

## Bathroom

8'10" x 6'6" (2.70m x 2.00m)

With window to the rear.

## Store Room

7'10" x 6'10" (2.40m x 2.10m)

## Second Floor Galleried Landing

With door into:

### Bedroom Five

15'5" x 12'1" (4.70m x 3.70m)

With window to the front. Door into:

### Dressing Room One

15'8" x 14'1" (4.80m x 4.30m)

With window to the rear.

### Bedroom Six

15'5" x 14'5" (4.70m x 4.40m)

With window to the front elevation. Door into:

### Dressing Room Two

15'5" x 14'1" (4.70m x 4.30m)

With window to the rear.

### Cellar

With flag stone floor.

## 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 electricity is connected to the Principal Dwelling House and there is a feed through to the trip circuit fuse board in the Annexe. The gas supply for the Annexe is via a propane gas tank that is situated within the domestic gardens. Mains water is supplied via a water meter. There is a private septic system, also located within the domestic gardens.

### Authorities

National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))  
Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))  
Stratford-on-Avon District Council ([www.stratford.gov.uk](http://www.stratford.gov.uk))  
Warwickshire County Council ([www.warwickshire.gov.uk](http://www.warwickshire.gov.uk))

### Planning

Planning Permission - Ref: 21/00938/FUL  
Listed Building Consent - Ref: 21/00939/LBC

### Tenure and Possession

The property is Freehold and vacant possession will be given upon completion, which 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 (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 / 01789 330 915) to arrange a viewing. It should be noted that when viewers go around the Principal Dwelling House, they do so entirely at their own risk and should take great care. No children or pets are permitted on-site.

### Directions

Post Code: CV47 2DY (please use 'CV47 2GR' for SatNav purposes - this will lead you to 100 yards or so of the entrance gateway)

What3Words: ///bother.beakers.snips

### Vendor's Solicitors

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

C & R Legal Ltd  
High Street  
Letchlade  
Gloucester  
GL7 3AE

Acting: Mr Stephen Clarke

Email: [stephen@candrlegal.co.uk](mailto:stephen@candrlegal.co.uk)

Telephone: 01367 252 644

### 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

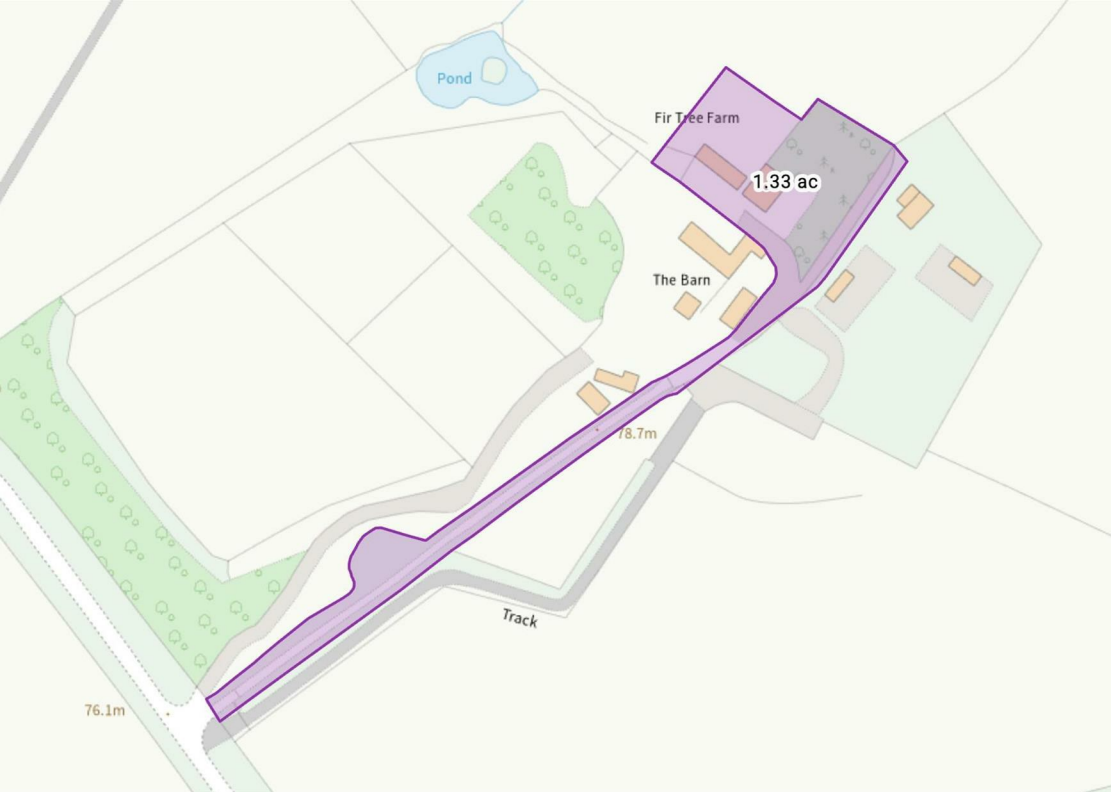
must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

### 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.







ANNEXE



ANNEXE



ANNEXE



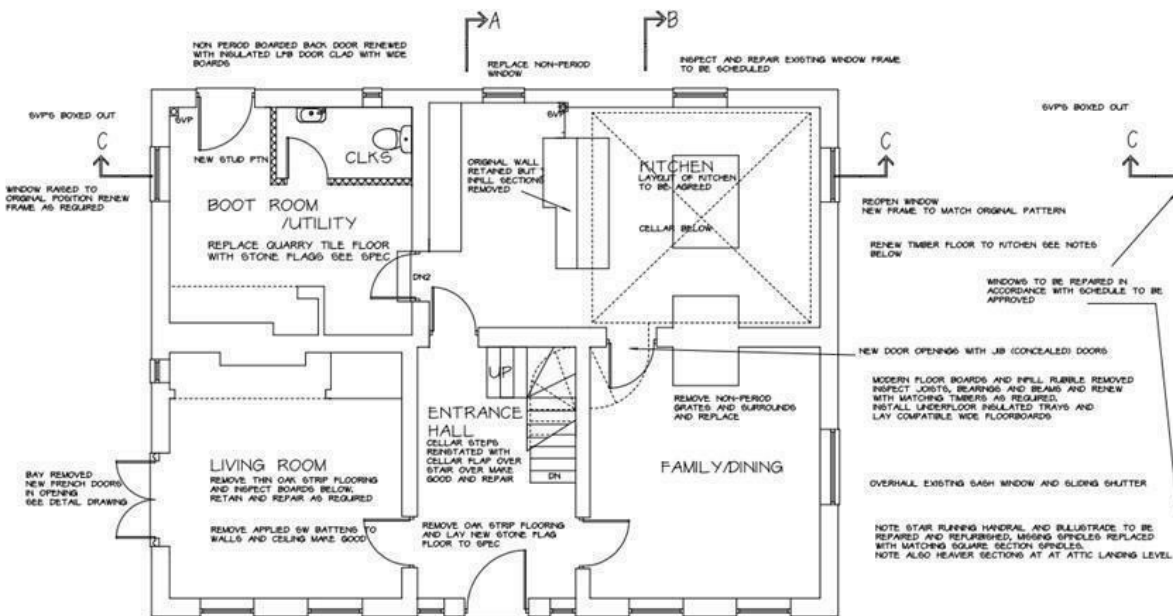
ANNEXE





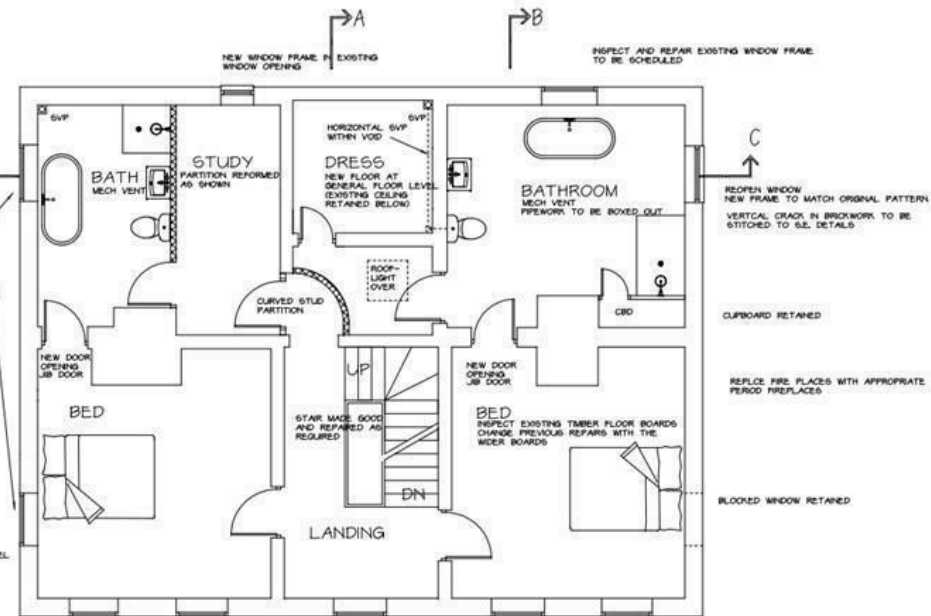






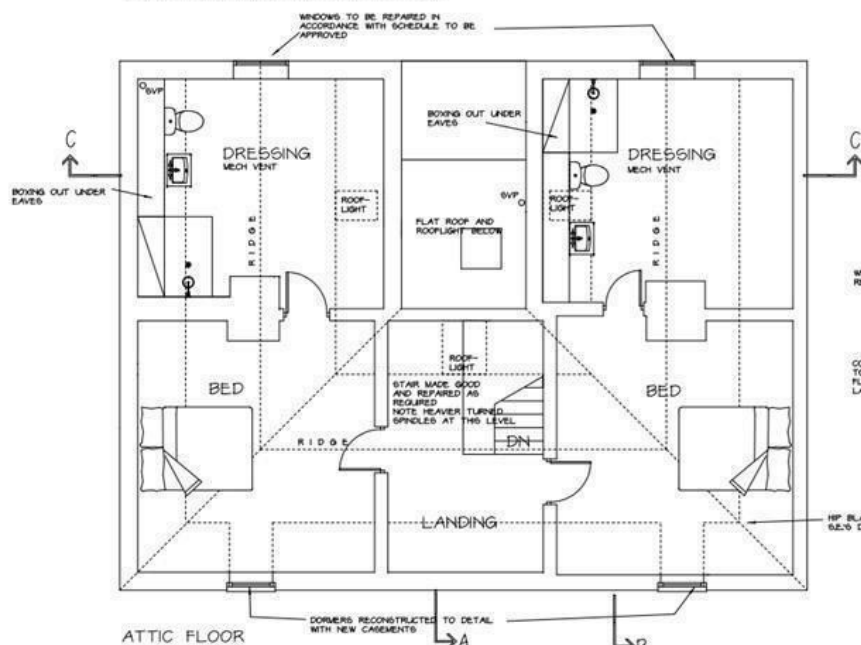
#### GROUND FLOOR

REPLACE WINDOW FRAMES TO THE FRONT ELEVATION WITH FRAMES TO MATCH WINDOWS AT 1<sup>ST</sup> LEVEL ABOVE. NOTE THE CORRECT POSITIONING WITHIN THE BROOKWORK OPENINGS



#### FIRST FLOOR

WINDOW FRAMES TO FRONT ELEVATION TO BE REPAIRED AT 1<sup>ST</sup> LEVEL. ALL TO SCHEDULE TO BE APPROVED. SEE DETAIL DRAWINGS FOR PLASTER REPAIRS



#### ATTIC FLOOR

TIMBER GROUND FLOOR TO ENTRANCE HALL ONLY TAKEN UP AND FLOOR LEVEL REDUCED TO ALLOW FOR THE FOLLOWING: FLAG STONES BEDDED ON 20mm BEDDING BEDDED OF 2 PARTS AGGREGATE TO 1 PART NATURAL HYDRAULIC LIME SHEL ON 100mm LIMECRETE SLAB OF 3 PARTS CLAY AGGREGATE TO 1 PART NHL (BY VOLUME) ON GEOTEXTILE MEMBRANE ON 120mm GEOCELL FILLING GRAVEL INSULATION ON GEOTEXTILE MEMBRANE ON LEVEL AND COMPACTED GROUND. GEOCELL IS TO BE OBTAINED FROM MRS. WYE ASSOCIATES AND LAD IN ACCORDANCE WITH THEIR INSTRUCTIONS [www.mrs.wye.co.uk](http://www.mrs.wye.co.uk) and [www.mrs.wye.co.uk](http://www.mrs.wye.co.uk)

WIDE ELM FLOOR BOARDS RETAINED AT THIS LEVEL. REPAIR AS REQUIRED WITH MATCHING BOARDS.

COLLAPSED CEILING TO BEDROOMS AND LANDING TO PLASTER AND LATHS CEILING. AT BATH LEVEL PLAT CEILING TO DRESSING ROOMS TO BE RETAINED. LAMBDOOL BREATHABLE INSULATION THROUGHOUT.

REVISIONS		
A	LAYOUT AMENDED	06-20
B	MINOR AMENDMENTS, ADDITIONAL INFORMATION	10-20
C	GENERAL REVISIONS TO INCORPORATE CONSERVATION OFFICERS' ADVICE, ADDITIONAL NOTES	06-21
D	MINOR AMENDMENTS, FRENCH DOORS, 17th BLOCKED WINDOW RETAINED, CLASH WINDOW	06-21
E	ADDITIONAL NOTES, MINOR REVISIONS	12-21
F	NOTE RE RETAINED BLOCKED WINDOW	02-22

## Plans for New Proposed Layout

