



EARLES
TRUSTED SINCE 1935

LOT D
9.99 ac

LOT C
16.78 ac

LOT B
14.46 ac

LOT A
19.17 ac

**60.40 Acres at Glasshouse Lane/Packwood Lane,
Lapworth, Solihull, B94 6PU**

£910,000+ (Plus Fees) (For All 4 Lots)

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

This 60.40 acres (24.44 ha) block of land will be offered in four lots (Lot A: 19.17 acres, Lot B: 14.46 acres, Lot C: 16.78 acres and Lot D: 9.99 acres) 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

Earles have been favoured with instructions to offer for sale by public auction, four parcels of land, having road frontage to Glasshouse Lane, Packwood Road, and Vicarage Road.

The land is conveniently situated to the east of Hockley Heath, but has good road communication 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 of 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 - 19.17 Acres (7.76 ha)

A good sized block of old established permanent pasture with a small area of water meadow. The land which has a good frontage to Glasshouse Lane comprises four main enclosures and is bound by well tended hawthorn hedgerows with a number of mature hedgerow trees with long brook frontage.

Lot B - 14.46 Acres (5.85 ha)

A roughly triangular block of pastureland with gated access off Packwood Road, but also frontage to Grove Lane. Historically ploughed during WWII, the land was reseeded thereafter and is now old established with again well tended hawthorn hedges and hedgerow trees.

Lot C - 16.78 Acres (6.79 ha)

A useful parcel of water meadows with frontage to both Vicarage Road and Packwood Road. This block of permanent pasture lies in two main enclosures either side of a brook and is eminently suitable for livestock, horse and pony grazing. Hedges are, again, well tended with some hedgerow trees.

Lot D - 9.99 Acres (4.04 ha)

An elevated single parcel of permanent pasture with access directly off and long frontage to Vicarage Road. Formerly in arable cultivation, the land was laid to a long term ley in 2018 and now lends itself to livestock, horse and pony grazing or recreational use (STPP, if required).

Either individually or combined, the land would be ideal for supplying BNG or entering into

Wildlife Conservation Schemes, for which grants and support payments are available. For further details please contact DEFRA (<https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs>).

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 18th November 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 (plus 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 UMs/RMs 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.

All four lots 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 on lots A, B and C, which runs until 31st January 2028 on the permanent grass fields as follows:- Lot A, two fields totalling 14.89 acres (6.02 ha), Lot B, 14.46 acres (5.85 ha) and Lot C 16.78 acres (6.79 ha). 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 public footpaths traverse all four lots on roughly north/south and east/west axis.

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 794 343, 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 the entrance gate to lot A will be found on the left-hand side, as indicated by the "Earles" auction boards> Lots B, C, and D will be found, again as indicated by the 'Earles' Auction boards, off Vicarage Road and Packwood Road.

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: agreeable.scoring.extreme

Lot B: earpiece.consoles.trio

Lot C: cycled.deaf.purified

Lot D: screaming.pokers.chipping

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



LOT C



LOT C



LOT C



LOT C



LOT D



LOT D



LOT D



LOT D



