



0.30 Acres and Stables at Warings Green Road, Hockley Heath, Solihull, B94 6BT

Approximately 0.30 acres (0.12 ha) of land and stables will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6.30pm on Tuesday 12th May 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Waven, Warwickshire, B95 6DE (///glance.dance.rival).



Guide Price £60,000+ (Plus Fees)

Introduction

A most interesting parcel of land, with gated road frontage, extending to some 0.30 acres (0.12 ha) formerly part of the adjacent property, Lodge Paddocks, comprising a roughly rectangular block of grassland with a range of timber framed and clad former stables(75' x 16') , with two mature apple trees together with a mature Walnut and Plum tree on the plot and superb views across the adjacent rural landscape. The land and buildings give a prospective purchaser great scope to reconfigure, adapt or restore, for not only equine but other purposes (STPP if required). All located with easy access to Solihull town centre (4 miles), Birmingham city centre (8 miles), with the M42 motorway (J3 & J4).

For the equestrian enthusiast, the immediate area is a myriad of country lanes, with Solihull Riding Club and Swallowfield Equestrian Centre being within easy driving distance.

Small, handy parcels of land such as this, especially those with buildings, rarely come onto the open market so close to Birmingham & Solihull, and therefore the auctioneers commend early inspection to appreciate all this property has to offer.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies 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 and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 9th June 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% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

Tenant Right

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

Rights of Way and Easements

The property is 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 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.

Fencing

There will be a legal requirement for the purchaser to erect and maintain in perpetuity the Northern boundary, full details and the specification will be found in the auction pack.

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

We are advised that Superfast broadband is available in the area, with a predicted available download speed of 300 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor
O2 - Good Outdoor
Three - Good Outdoor
Vodafone – Good Outdoor, Variable In-Home

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

Vendors' Solicitors

A full auction pack will be available from the vendors' solicitors:
Messrs. Smith Llewelyn
Third Floor
11-12 Wind Street
Swansea
SA1 1DP

Acting: Ms Barbara Kinsey
Tel: 01792 464 444
Email: BarbaraKinsey@smithllewelyn.com

Viewing

The land may be inspected by prospective purchasers strictly by prior appointment only through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794343 (during daylight hours only, and at viewers' own risk).

Directions

From Birmingham, Solihull and the north, take the A34 Stratford Road/B4102 Marshall Lake Road at the bottom of Shirley High Street roundabout, take the B4102 Tanworth Lane signposted to Redditch. After approximately one mile, turn left into Watery Lane (towards Cheswick Green), and this merges into Ilshaw Heath Road after approximately 0.25 mile. Turn right into Warings Green Road, where the land will be found on the right hand side, after approximately 200 years, as indicated by the agents' auction sale board.

From Redditch and the south, M42 (J3), take the A435 dual carriageway to Bransons Cross, then take

the B4101 Broad Lane to Wood End, turning left into the B4102, Earlswood Common and into Shutt Lane, which merges into Salter Street. Just past Salter Street church, turn right into Vicarage Road and right again at the crossroads into Ilshaw Heath Road, following the directions as above.

Postcode: B94 6BT

What3Words: [admire.jeeps.much](https://www.what3words.com/)

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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