



**Far Croft House,
Tapster Lane, Lapworth, B94 5PA
Guide Price £1,100,000+ (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 7th July 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

INTRODUCTION

Far Croft is a substantial detached Edwardian property, privately located within 1.80 acres (0.73 ha) of landscaped gardens and grounds (further land may be available to purchase upon request). The house itself has many period features and has been sympathetically extended to incorporate a modern leisure complex.

Located in the popular village of Lapworth, with public houses, parish church, railway station with links to Birmingham (Moor Street and Snow Hill), and junior and infant schools. Only a short drive from the larger villages of Knowle and Dorridge, with Solihull town centre some 5 miles away. Stratford-upon-Avon is some 14 miles away and Warwick approximately 9 miles. The NEC, Birmingham International Airport (BHX) and Railway Station, future HS2 travel hub, the M42 and M40 motorway links are all within very easy reach.

The property is accessed via a long sweeping driveway to a double gated entrance.

In brief, the accommodation comprises;

GROUND FLOOR

Entrance Hall

Dining Room
14'9" x 13'11" (4.51m x 4.25m)

Snug/Day Room
14'9" x 12'9" (4.50m x 3.90m)

Study

Downstairs WC

Drawing Room
17'4" x 14'9" (5.30m x 4.50m)

Orangery
9'10" x 8'2" (3.00m x 2.50m)

Breakfast Kitchen
23'11" x 10'6" (7.30m x 3.21m)

CELLAR
14'2" x 8'9" (4.34m x 2.69m)

Boot Room
10'5" x 7'10" (3.20m x 2.40m)

Inner Hallway

Laundry Room
6'4" x 6'4" (1.95m x 1.95m)

Utility Room
5'10" x 4'8" (1.80m x 1.43m)

Gardener's WC

Plant Room
10'11" x 9'10" (3.35m x 3.00m)

LEISURE COMPLEX

Gym Area
13'7" x 13'7" (4.15m x 4.15m)

Cinema Room

Spa
18'8" x 12'4" (5.70m x 3.78m)

Sauna

Steam Room

WC

FIRST FLOOR

Main Landing

Bedroom One Suite

- Bedroom Area
14'9" x 13'9" (4.51m x 4.20m)

- Dressing Room Area
12'9" x 8'10" (3.90m x 2.70m)

- En-Suite Bathroom
12'9" x 5'10" (3.90m x 1.80m)

Bedroom Two
17'2" x 16'0" (5.25m x 4.90m)

En-Suite Shower Room
11'1" x 2'9" (3.40m x 0.85m)

Bedroom Three
20'2" x 10'9" (6.15m x 3.30m)

En-Suite Bathroom
7'0" x 6'9" (2.15m x 2.08m)

Nursery/Bedroom Six
7'4" x 6'9" (2.25m x 2.08m)

Further Landing Area

Jack-and-Jill Bathroom
13'1" x 8'6" (4.00m x 2.60m)

Bedroom Four
13'3" x 12'5" (4.05m x 3.80m)

Bedroom Five
13'5" x 11'1" (4.10m x 3.40m)

En-Suite Shower Room

OUTSIDE

Triple Garage
28'10" x 18'4" (8.79m x 5.59m)

Outdoor Pool with Summer House

Gardens and Grounds

GENERAL INFORMATION

Authorities

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

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 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 and in-home
Vodafone - Good outdoor and in-home

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

Directions

Post Code:
B94 5PA

What3words:
///jubilant.putter.debt

Fees

On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit 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.

Fixtures and Fittings

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

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>.

Plans

Plans are shown for identification purposes (only).

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

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 and water are connected to the property. Drainage is to a septic tank, which is located within the grounds. Space and hot water heating is via an oil-fired boiler. There is an air source heat pump for the swimming pool.

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. 4th August 2026 (or earlier by mutual agreement).

Vendor's Solicitors

A full auction pack will be available from:
Wallace, Robinson & Morgan
4 Drury Lane
Solihull
West Midlands
B91 3BD

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

Viewing

Strictly by prior appointment with the auctioneers. Please call the office (01564 794 343 / 01789 330 915) to arrange a viewing.

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

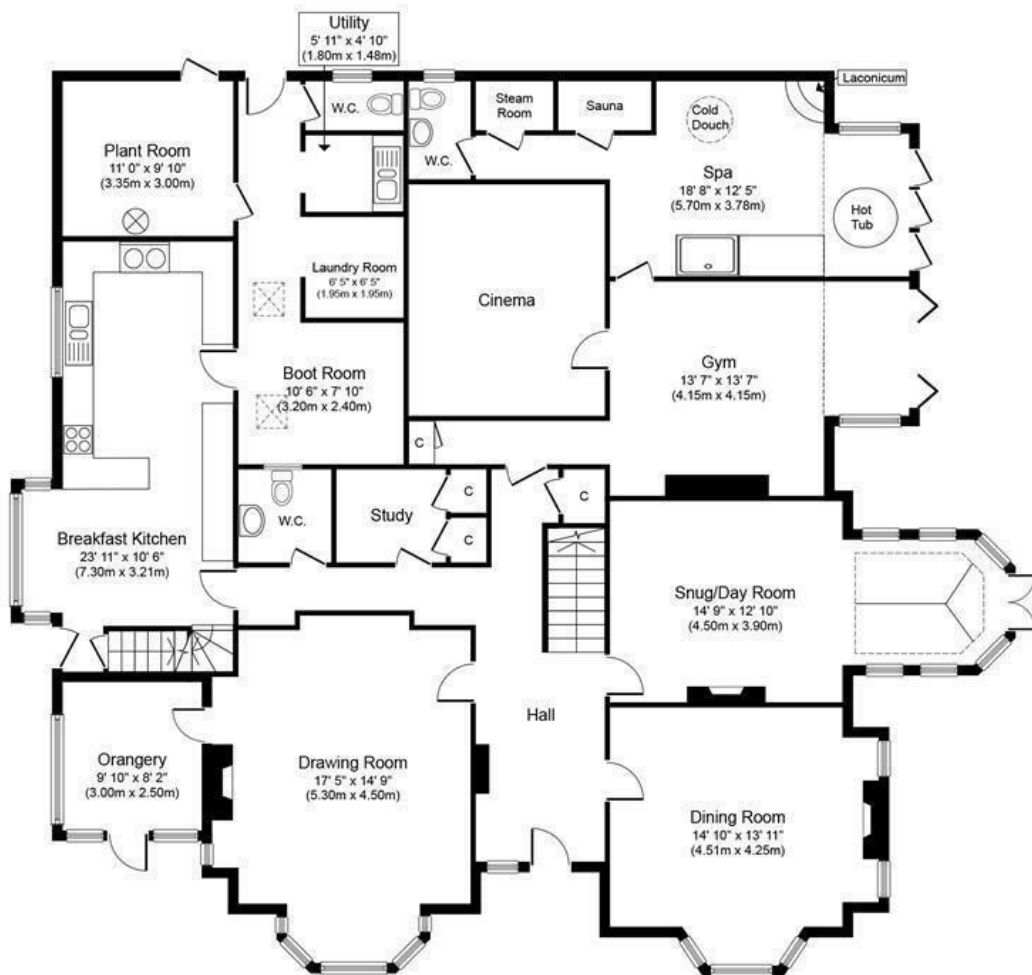
The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which 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).

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Ground Floor
Approximate Floor Area
2,768 sq.ft.
(257.2 sq.m.)



First Floor
Approximate Floor Area
2,027 sq.ft.
(188.3 sq.m.)

Approx. Gross Internal Floor Area 4,795 sq.ft. (445.5 sq.m.)

