



EARLES
TRUSTED SINCE 1935



**1.78 acres Friday Street
Stratford-Upon-Avon, CV37 8XW
Guide Price £60,000**

Address: 21 High Street, Alcester, Warwickshire, B49 5AE - Email: info@earlesgroup.co.uk - Telephone: 01789 330 915

This parcel of land, totalling 1.78 acres, will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 18th November 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

An exceptional opportunity to purchase a parcel of grazing/amenity land extending to approximately 1.78 acres (0.72 hectares), situated in the charming and sought-after Stratford village of Pebworth.

The land benefits from excellent road frontage onto Friday Street, offering convenient access and visibility. This attractive piece of land presents versatile potential for a variety of uses (subject to any necessary consents) and enjoys a peaceful rural setting within a picturesque countryside location.

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. We have been advised that there is a water connection.

Authorities

Stratford District Council – www.stratford.gov.uk
Wychavon District Council – www.wychavon.gov.uk/
Severn Trent Water – www.stwater.co.uk
Western Power Distribution – www.westernpower.co.uk

Tenure & Possession

The property is Freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 21st December 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% 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.

Rights of Way & Easements

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

Boundaries & Timber

All growing timber is included in the sale.

Sporting & Mineral Rights

Sporting and mineral rights, where owned, are included in the sale of the Freehold.

Viewing

With a copy of the sales particulars in hand, viewings may be undertaken unaccompanied at the risk of the viewer. No dogs.

Vendors Solicitors

A full auction pack is available from the Vendor's solicitors:-
Hall Reynolds Solicitors
18 High Street
Bidford-on-Avon
B50 4BU
Acting: Stephanie Breedan
Tel: 01789 772955
Email: stephanie@hallreynolds.co.uk

WhatThreeWords

///priced.chest.scavenger

Condition 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 U.K. 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.

Agents 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).

