



Land at Tree Tops Farm, Stonewold, Southam, CV47 2AQ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

For Sale By Public Auction

A unique opportunity to acquire approximately 4.013 acres (1.624 hectares) of land, situated on the edge of the picturesque village of Avon Dassett. The land benefits from gated roadside access directly from Dassett Road and gently rises up the hillside, offering stunning open countryside views. The land also has polytunnels, workshop, stables and mains water supply and CCTV included on completion, making it a versatile site which could be used for a smallholding or for equestrian purposes.

Avon Dassett is within easy reach of Southam, Banbury, and Leamington Spa, offering access to amenities, shops, and transport links including the M40 motorway.

Title Number: WK501292

**Soil:**  
The land is mostly classified as Grade 4 land, with some Grade 3, under the Provisional Agricultural Land Classification (ALC) updated May 2020. The soils are classified as slightly acid loamy and clayey soils with impeded drainage (Soilscape 8).

**Services:**  
A mains water connection is located on the land. There are no other known services connected to the land.

**Rights of Way, Wayleaves & Easements:**  
There are no known rights of way over the land.

**Designations:**  
The land is located in a Nitrate Vulnerable Zone for ground and surface water. There are no other known designations on the land.

**Environmental Schemes:**  
There are no known environmental schemes on the land insofar as the agent is aware.

**Sporting, Timber, and Mineral Rights:**  
The sporting, timber and mineral rights in so far as they exist are included in the freehold sale as far as the agent is aware.

**Tenure and Possession:**  
The land is available freehold with vacant possession on completion.





## Key Features

- For Sale By Public Auction
- Wednesday 15th April 2026, 6:00pm, Stratford Town Hall
- Approximately 4.013 Acres of Land
- Located on the Edge of Avon Dassett
- Stables, Workshop and Polytunnels
- Mains Water Connection
- Gated Roadside Access
- Open Countryside Views

**Auction Guide  
£140,000**

### Planning

Permission was granted in 2016 for a change of use of land from agricultural to equestrian and erection of stables comprising 3 loose box stable rooms and 1 tack room and hardstanding (private use). Reference: 15/03900/FU

### Auction Details:

Sheldon Bosley Knight Land and Property Auction  
Wednesday 15th April 2026 at 6:00pm  
Live Auction Event

### Auction Terms

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 and are contained within the Auction Legal Pack. This pack is available to download to registered bidders. 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.

The sale of this property will take place on the stated date by way of a live, in-room auction and is being sold as Unconditional with a Fixed Fee. Some sellers may consider a pre-auction offer, and the Lot may be sold or withdrawn before the auction.

Binding contracts of sale will be exchanged at the point of sale.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fee apply. These will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £336 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

### Guide Price & Reserve Price

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 4th Edition).

### Plans

Plans shown are for identification purposes only.

### Services

The agent understands that mains water is connected to the Land. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase.

### Directions

What3words///computer.amaze.jokers

### Tenure and Possession

The land is freehold. Vacant possession will be given upon completion which is normally 20 working days after the auction. Please refer to the Legal Pack for further details.

### Bidder Registration and Auction Legal Pack

If you would like to register to bid, please head to the following link: [passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/](https://passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/)

You can opt to bid in person, online, by telephone or by proxy. You will also be able to download the Auction Legal Pack for the Lot you are interested in here: [auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk](https://auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk)

The Auction Passport requires you to input the details of your solicitor. If you would like to use our own preferred solicitors, please let us know and I will arrange for a quote to be sent to you.

If this is the first time you have accessed Auction Passport, just press the green button on the left-hand side 'Click here to sign up for free' to create a new account.

### Legal Documents & Additional Costs

It is essential bidders check the legal documents prior to bidding and take professional advice. Special Conditions of Sale can contain additional costs (that is costs over and above the price the lot is 'knocked down' at) and bidders are deemed to be aware of any additional costs prior to bidding.

### Viewings

All viewings are strictly by appointment only through the Auction Department







# Floorplan



Tenure - Freehold

Local Authority  
Stratford-upon-avon

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.