



Joint Agents

JOHN EARLE

CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • LAND & ESTATE AGENTS



Catherine-de-Barnes

For Sale in 3 Lots

126.35 acres of arable and pasture land with long term hope value

Parts of Woodhouse Farm, Catherine-de-Barnes Lane,
Solihull, West Midlands B92 0DJ

Ref: 6145

For Sale by Private Treaty

If not sold to be offered for sale by Public Auction on Tuesday, 22nd June 2010

74 High Street • Henley-in-Arden • Warwickshire B95 5BX

Fax: 01564 794957 • E-mail: info@johnearle.co.uk

Tel: 01564 794343 . www.johnearle.co.uk



Catherine-de-Barnes



A productive block of farmland totalling 126.35 acres (51.13ha) lying between Solihull Town Centre and Birmingham International Airport. The land offers purchasers the opportunity to acquire a commercial block of arable and grass land suitable for a wide range of cropping together with pasture land. The land benefits from good road frontage and is being offered for sale in THREE LOTS.

Directions

The land is located to the north of the B4102 Hampton Lane and to the west of the B4438 (Catherine-de-Barnes Lane). It is situated to the south of the A45 Coventry Road.

Location

Catherine-de-Barnes is a small semi-rural village located between Solihull (1.5 miles to the south west) and Birmingham International Airport (2 miles to the north). Access to the M42 (junction 6) is approximately 1 mile. Birmingham NEC and Birmingham International Railway Station are situated approximately 1.5 miles from the land.



Lot 1
Arable land - 64.51 acres
Guide Price: £680,000

Lot 1 extends to 64.51 acres (26.11 ha) of arable land and is edged green on the attached plan. The lot benefits from a long stretch of road side frontage to Catherine De Barnes Lane and is split into three arable fields that are currently down to crops of winter oilseed rape and wheat (following set aside and a first wheat).

Access to the lot is via a private farm track leading from Catherine De Barnes Lane. The purchaser will acquire a shared right of way between the points marked A and B on the attached plan.

RPA Parcel Number	Current Crop	Acres	ha
SP 1781 7914	Winter Wheat	17.02	6.89
SP 1881 9545	Oil Seed Rape	10.01	4.05
SP 1880 2299	Oil Seed Rape	37.49	15.17



Lot 2
Arable land - 34.98 acres
Guide Price: £350,000

Lot 2 extends to 34.98 acres (14.16ha) and is edged blue on the attached plan. This block of farmland is situated to the north of lot 1 and is accessed via a private track leading from Catherine De Barnes Lane. The field has two parcels currently down to crops of winter barley and second wheat. The purchaser will acquire a shared right of way between the points marked A and B on the attached plan.

Situated in the South East corner of the lot is a disused WWII air raid shelter which could lend itself to other uses.

RPA Parcel Number	Current Crop	Acres	ha
SP 1881 1338	Winter Barley	15.51	6.28
SP 1781 9545	Winter Wheat	19.47	7.88

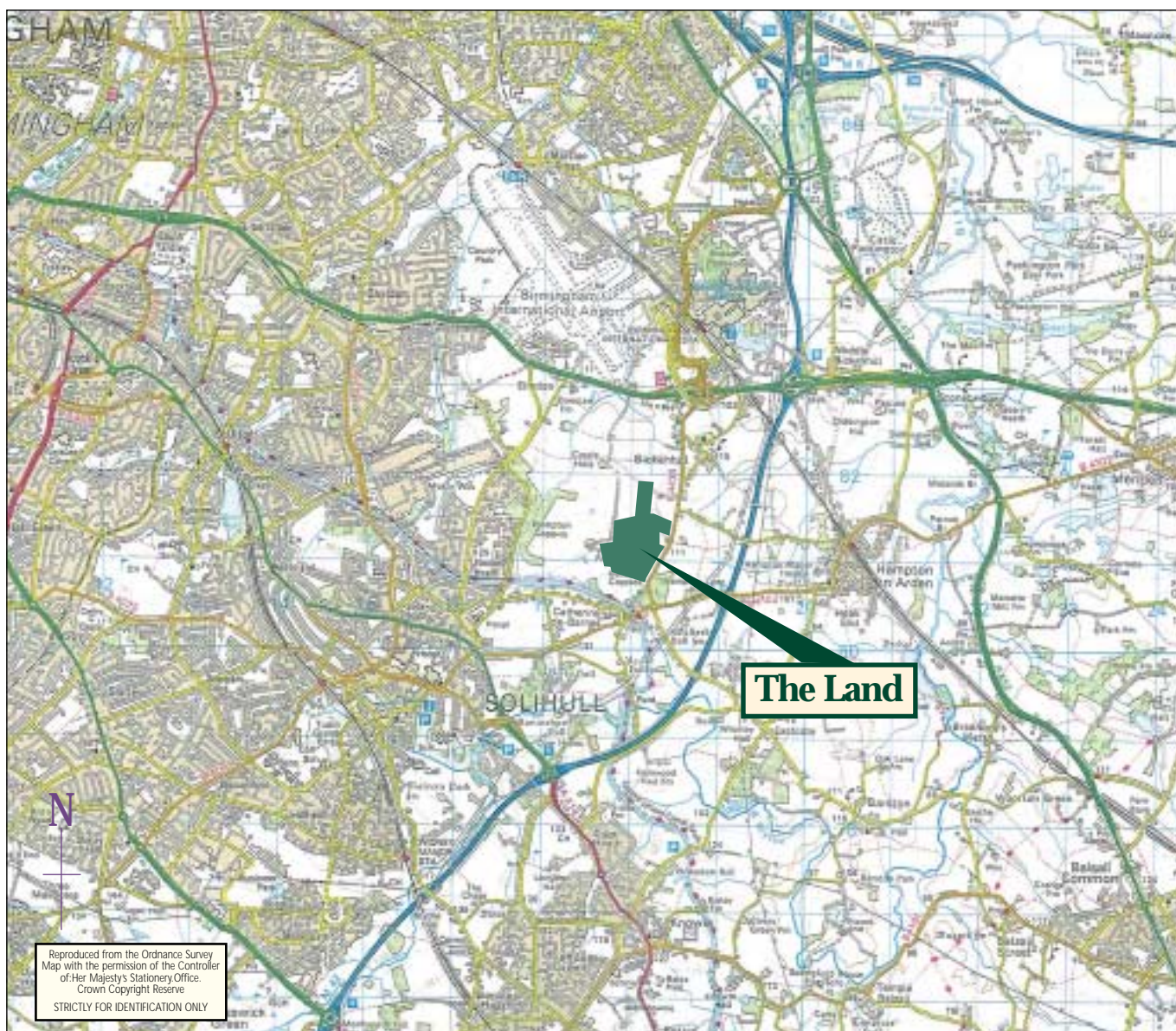


Lot 3
Pasture - 26.86 acres
Guide Price: £307,000

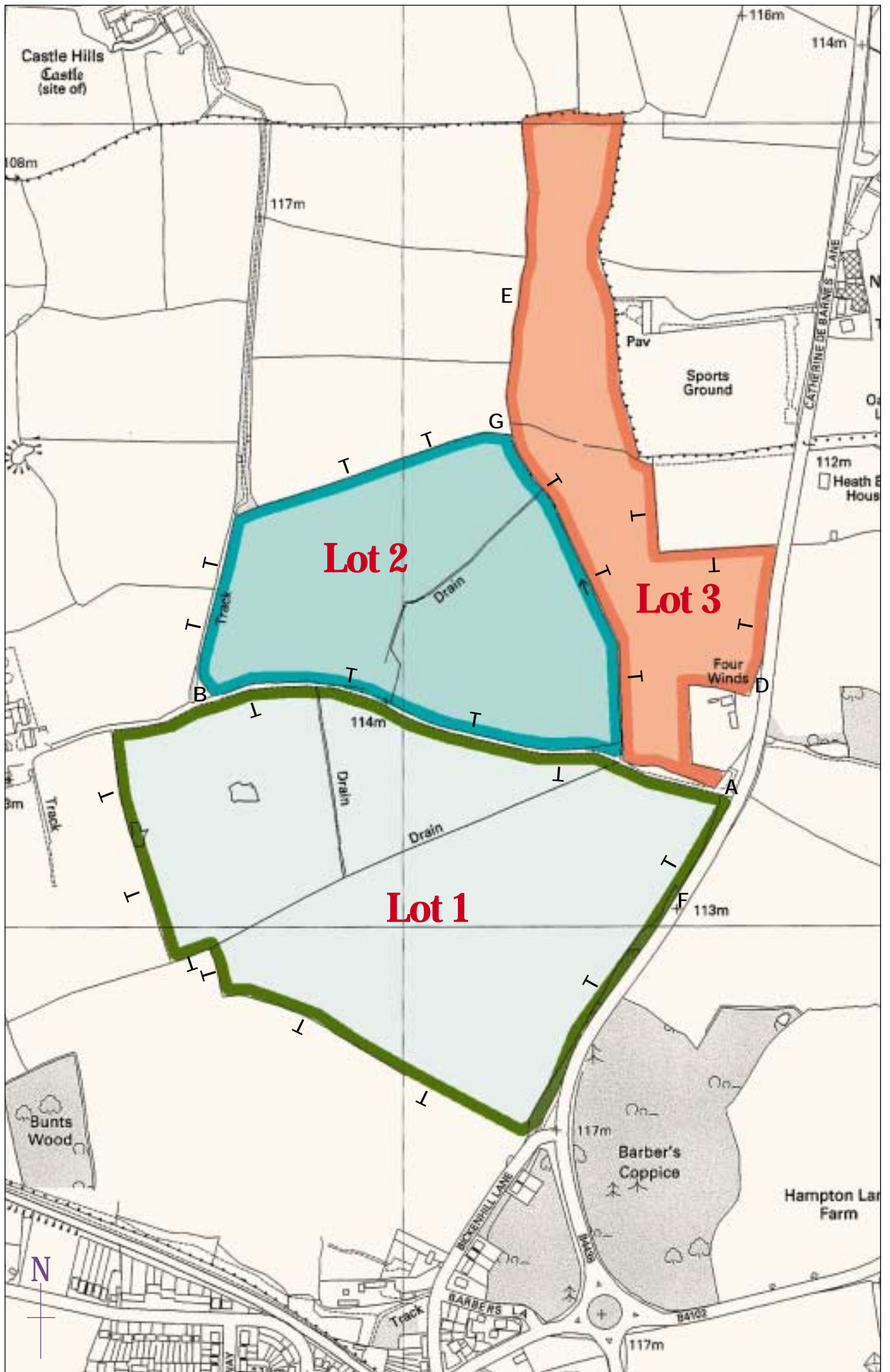
Lot 3 Extends to 26.86 acres (10.87) ha and is edged red on the attached plan. This block of permanent pasture lies to the West of Catherine de Barnes Lane and has road frontage and access to Catherine de Barnes Lane. The ground adjoins the local rugby club sportsfield.

Solihull Council informs us that parcel SP 1881/2383 was low lying ground raised by inert fill in the late 1970's (see legal pack).

RPA Parcel Number	Current Crop	Acres	ha
SP 1881 2383	Grass	11.36	4.80
SP 1881 3040	Grass	14.99	6.07



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General Data

Planning

The land is in the green belt between Solihull and Meriden and just south of the expanding Birmingham Airport and would appear to have long term development hope value subject to planning.

Growing crops

The growing crops are to be retained by the vendor.

Single Farm Payment

The land is registered for Single Farm Payment purposes and the vendor will use his best endeavours to transfer the entitlements on a pro rata basis to the purchaser(s) if required.

Entry Level Stewardship Scheme

All three lots are subject to an existing Entry Level Stewardship Scheme Agreement that expires in April 2011. The purchasers must agree to manage the land in accordance with the existing Entry Level Stewardship Scheme until its expiry and will indemnify the vendor against any losses resulting from the mismanagement of the land.

Tenure

The freehold of the land is for sale and to the agent's best knowledge there are no lease agreements in place. The sporting and mineral rights are owned and are included with the freehold.

Rights of Way and Easements

The land is subject to all existing rights of way and easements. It should be noted that a public footpath runs between points D and E on the attached plan. In addition there are two existing easements in favour of Seven Trent Water and Esso that run between points F and G on the attached plan. The sewer is believed to be at least 5m deep and the oil pipeline c. 1.1m deep. Full details are available in the legal pack.

Timber and Boundaries

All growing timber is included in the sale. The ownership of boundaries, where known, are delineated by an inward facing T mark on the accompanying plan. Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries or ownership thereof.

Clawback Provisions

Offers are invited with or without a clawback provision. Under the clawback provision the purchaser will be required to pay 30% of any enhanced value arising from planning consent for development of any part of the purchased land. The clawback provisions will be restricted to 30 years from the date of completion of the purchase.

Local Authorities

Solihull MBC, Solihull Council, Council House, PO Box 18, Solihull B91 9QS. Tel: 0121 704 6000 Fax: 0121 704 6114 email: connectcc@solihull.gov.uk

Severn Trent Water Ltd:

2297 Coventry Road, Birmingham B26 3PU.

Central Networks, Herald Way, Pegasus Business Park, Castle Donington, Derbyshire, DE74 2TU

Misrepresentation Act, 1967, John Earle and Barlow Associates Ltd. Conditions under which particulars are issued. Messrs John Earle and Barlow Associates Ltd. for themselves and for the vendors/lessors of this property whose agents they are give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs John Earle and Barlow Associates Ltd. or the vendor/lessor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact.
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5. The vendor does not make or give, and neither Messrs John Earle and Barlow Associates Ltd nor any person in their employment has authority to make or give, any representation or warranty whatever in relation to the property.



Packington Hall, Packington Park,
Meriden, Warwickshire CV7 7HF.
Tel: 01676 522020
Fax: 01676 523399

Services

Purchasers should make their own enquiries etc.

Plans, Area and Schedules

These are based on the ordnance survey and are for reference purposes only. They have been checked and computed by use of a planimeter by the vendor's agents but the purchaser shall be deemed to have satisfied themselves as to the description and the extent and acreage of the property.

Viewing

The land may be inspected by prospective purchasers 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.

Joint Agents

Barlow Associates Limited.

Packington Hall, Meriden, Warwickshire CV7 7HF. 01676 522020

John Earle.

74 High Street, Henley in Arden, Warwickshire B95 5BX
01564 794343

IMPORTANT NOTICE

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