



EARLES
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**Colebrook Priory and Lakeside Sites,
Priory Road, Shirley, Solihull, B90 1BQ
Guide Price £800,000+ (For The Whole)**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

These sites with development potential (STPP) will be offered for sale, in two lots, by public auction, subject to prior sale, reserve and conditions, at 6:30pm on Tuesday 20th September 2022, at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.

Introduction

This is first time that The Priory, with its two self contained houses and range of outbuildings has come to the market for over four generations (100+ years). In addition, we are also offering the small Lake and surrounding land being some 3.07 acres. The main residence sites on 1.05 acres. A planning application has been made and in the body of these auction sale details are the final layout plans that we are advised the planning department were content to support, subject to surface water drainage matters being resolved.

Historically, there was a Mill on this site since 1495 and over the next six hundred years the Mill and sounding buildings were built and the site was developed, being a hive of activity for a few centuries.

The scope to fully refurbish all that is there, is one way forward, or pursuing the development of the two site for up to 11 new build houses, is another; or a combination of the two.

The Priory, No. 332

Canopied porch with obscure glazed door into the:-

Reception Hall

5.26m x 2.28m (1.52m.7.92mm x 0.61m.8.53mm)

Stairway of to first floor

Sitting Room

5.3m x 2.42m (1.52m.0.91mm x 0.61m.12.80mm)

With night storage heater, secondary glazing to the windows and aspects to the front and to the rear, brick fireplace with matching hearth, mantle over.

Living Room

3.48m x 3.51m (0.91m.14.63mm x 0.91m.15.54mm)

With secondary glazing and timber window giving aspect to the rear yard. Fitted with gas fired Aga.

Doorway through to:-

Kitchen

2.42m x 2.97m (0.61m.12.80mm x 0.61m.29.57mm)

With extensive run of roll edged laminate work surfaces with inset single drainer stainless steel sink unit with central draining bowl and mixer tap, base cupboards and fitted combination oven and grill. Wall cupboards. Secondary glazing to timber casement window giving aspect to the rear. Door to outside.

Rear Hall with door into Cloakroom with low level wc, wash basin, extractor fan and quarried tile floor.

Old Style Pantry

12'4" x 6'10" (min) (3.77m x 2.1m (min))

With quarry tiled floor, shelving, window to rear elevation. Door to steep storage cupboards.

Dining Room

4.67m x 5.24m (1.22m.20.42mm x 1.52m.7.32mm)

Oak stripped floor, ceiling timbers, inglenook fireplace with cut stone surround to the Baxi style grate and settlas seats to either side. Secondary glazing to the window overlooking the front gardens. Secondary glazing to the casement door to the front garden. Delft plate rack.

Lounge

4.82m x 4m (1.22m.24.99mm x 1.22mm)

With secondary glazing to timber casement windows to the front elevation. Secondary glazed casement door to the front gardens. Inglenook fireplace with seats set therein either side of the smoke canopy and brick hearth. High mantle shelf. Two night storage heaters. Door into shelved storage cupboard.

Study

5.11m x 5.56m (1.52m.3.35mm x 1.52m.17.07mm)

With secondary glazed casement window to the front gardens. Night storage heater in front of the fireplace. Built in Oak panelled corner storage cupboard.

From a central hall a doorway gives access to the stairway that leads down to the:-

Small Cellar

2.5m x 2.28m (0.61m.1.52mm x 0.61m.8.53mm)

With cement rendered walls, settlases.

First Floor Central Landing

8.95m overall x 1.83m (max) (2.44m.28.96mm overall x 0.30m.25.30mm (max))

Window looking towards the drive.

Bedroom One

4.93m x 4.70m (1.22m.28.35mm x 1.22m.21.34mm)

With plank floor, brick fireplace with large night storage heater set on the hearth in front. Secondary glazed timber window overlooking the front gardens. Door to:- Water closet with low level wc, small wash hand basin and Trident electric hot water heater over. To the right of the chimney breast a door to built-in wardrobe with hooks.

Bedroom Two

5.3m x 3.15m (1.52m.0.91mm x 0.91m.4.57mm)

Planked floor, double glazed timber casement window overlooking the gardens to the rear, wash hand basin, vanity unit with strip light over.

Bedroom Three

3.88m x 3.62m (max) (0.91m.26.82mm x 0.91m.18.90mm (max))

Large chimney breast with door to the right hand side into storage cupboard, hatched roof space, timber casement window overlooking the front gardens, night storage radiator.

Wash Room

3.5m x 1.14m (0.91m.1.52mm x 0.30m.4.27mm)

With pedestal wash hand basin, low level wc. Pine cladding to built in airing cupboard with factory insulated copper water cylinder with immersion heater and shelving to side.

Bathroom

9'1" x 11'1" (2.77m x 3.4m)

With secondary glazed timber window giving a view to the rear, large pedestal wash hand basin, panelled bath, large shower cubicle with two glazed screens, tiling to full height and rose and separate telephone shower attachment. Hatch to roof space. Night storage heater.

Rear Landing

3.86m x 1.26m (0.91m.26.21mm x 0.30m.7.92mm)

Bedroom Four
3.94m x 3.89m (0.91m.28.65mm x 0.91m.27.13mm)
With secondary glazing to timber casement window overlooking the front gardens. Fireplace with tiled surround to the open flue, mantle shelf over.

Bedroom Five
A convenient door leads into 332A and onto property's landing.

No. 332A

Ground Floor
The approach to 332A is from the rear driveway, with a path leading through the lawned gardens to a large paved sun terrace. A timber door opens into the:

Utility Entrance
1.88m (average) x 2.4m (0.30m.26.82mm (average) x 0.61m.1.22mm)
Including the built in wardrobes with six separate access doors, Belfast sink with hot and cold water, quarry tiled floor, two brick steps up into:-

Kitchen
3.61m x 2.36m (0.91m.18.59mm x 0.61m.10.97mm)
With two separate runs of beech block work surfaces with inset twin bowl stainless steel sink units, mixer tap, base and storage cupboards under. In full height housing is the Neff combination oven and grill, with storage cupboards above and to the side. Wide opening through to the:-

Breakfast Area
3.65m x 2.92m (0.91m.19.81mm x 0.61m.28.04mm)
With fitted Redfyre gas fired cooker and central heating boiler with two circular hotplates and its own electronic time clock. Radiator. Run of work surface. Timber casement window overlooking the front gardens.

Door to stairway off to first floor.

Cloakroom
With low level wc and small wash hand basin and window to the rear gardens.

Sitting Room
5.6m x 3.2m (1.52m.1.83mm x 0.91m.0.61mm)
With raised quarry tiled hearth with set thereon a wood burner. Two casement windows into the rear garden. Panelled radiator, three wall light points and door and two steps down to:-

Dining Room
6.55m (max) x 3.24m (max) (1.83m.16.76mm (max) x 0.91m.7.32mm (max))
Being partly 'L' shaped. With brick floor, old Victorian basket grate, open flue. Windows to either side and casement door with step down into the garden.

Stairway up to a long landing
7m x 1.76m (2.13mm x 0.30m.23.16mm)
With convenient door through to the end residence.

Bedroom One
4.57m x 3.17m (1.22m.17.37mm x 0.91m.5.18mm)
Windows to either elevation. A range of built in wardrobes to the end wall and opening through to:-

En-Suite Bathroom
2.26m x 1.56m (0.61m.7.92mm x 0.30m.17.07mm)
Panelled bath with separate shower over, shower curtain and rail, low level wc, pedestal wash hand basin, tiled floor and full height wall tiling around the bath.

Bedroom Two
4m x 2.3m (1.22mm x 0.61m.0.91mm)
With two windows looking towards the gardens. Wall shelving to end wall.

Bedroom Three (Front)
3.75m x 2.87m (0.91m.22.86mm x 0.61m.26.52mm)
With window looking to the front gardens. Sumptial amount of high level wall shelving. Built in airing cupboard, partly over the stairwell, with insulated how water cylinder and header tanks. Track of four ceiling spotlights.

Main Bathroom
2.81m x 1.2m (0.61m.24.69mm x 0.30m.0.61mm)
With corner bath with full height tiling all around, with separate shower unit over, pedestal wash hand basin, low level wc, chrome ladder towel rail. Casement window overlooking the rear gardens.

Exterior
From the gardens there is a doorway to a garden store which backs onto the garage serving Pool House (No. 330), with twin pitched lined roofs.

Main Garage
7.2m x 6.1m (2.13m.0.61mm x 1.83m.0.30mm)
Of brick and tile construction, with paint finished floor, central RSJ and

basic timber stairway up to roof storage area.

Brick/Wood Shed
4.2m x 3.1m (1.22m.0.61mm x 0.91m.0.30mm)
With single pitch sloping roof.

Sectional Concrete Garage
5.55m x 3.03m (1.52m.16.76mm x 0.91m.0.91mm)
With concrete floor and corrugated twin pitched roof.

Former Cow Shed (Workshop)
8.72m x 5.06m (2.44m.21.95mm x 1.52m.1.83mm)
With concrete and brick floor and stable door to side. Whole arch top metal windows. Own incoming power supply and meter.

Car Port
6.06m x 3.85m (1.83m.1.83mm x 0.91m.25.91mm)
With concrete floor, with high pitched roof more than large enough for a big caravan.

Former Stable
3.54m x 5.4m (0.91m.16.46mm x 1.52m.1.22mm)
With solid floor and lined twin pitched roof.

Stable No.1
3.5m x 3.01m (0.91m.1.52mm x 0.91m.0.30mm)
With concrete floor.

Stable No.2
3.5m x 3.01m (0.91m.1.52mm x 0.91m.0.30mm)

Garage
3.7m (min) x 5.2m (max) x 2.7m (wide) (0.91m.2.13mm (min) x 1.52m.0.61mm (max) x 0.61m.2.)
With concrete floor and pair of timber doors to the front garden.

Pool House, No. 330
Central block paved path, pedestrian only leads up to the part glazed front door which leads to:-

Reception Hall
14'6" x 5'4" (4.44 x 1.63)
Covered housing electricity meter with circuit fuse board below; stairway off to first floor and door to under stairs storage cupboard.

Sitting Room
14'6" x 10'11" (4.43 x 3.35)
With cupboard to the side of the chimney breast housing the gas meter.

Dining Room 14'5" x 10'11" (4.41 x 3.35) With wood burner on quarry tiled hearth with very uneven floor (fitted carpet) Rear Hall 10'3" x 6'3" (3.13 x 1.93) With tiled floor and part glazed door onto the block paved yard and parking area. Shower Room 7'10" x 6'3" (2.39 x 1.91) With tiled floor, corner shower cubicle, hand wash basin, low level WC and extractor fan. Breakfast Kitchen 12'10" x 8'9" (3.92 x 2.69) Fitted with gas fired Raeburn with back boiler for hot water and central heating with programmer clock, laminate work top with base cupboard under and wall cupboards over. Sink unit, four ring gas hob and over under. Central Landing 12'2" x 4'2" (3.72 x 1.28) With door to shelved storage cupboard. Bedroom One 14'6" x 11'3" (4.44 x 3.44) With large exposed wall timber, double glazed window to the front elevation, double glazed and secondary glazed window to the side elevation. En-suite Shower Room 7'2" x 6'4" (2.20 x 1.94) Fitted with corner shower and having BRISTON electric shower unit, low level WC, pedestal hand wash basin and extractor fan. Bedroom Two 16'11" x 10'1" (5.16 x 3.09) With cupboard to the left hand side of the chimney breast and storage cupboard over the part boxed in stairwell. Hatch to roof space. Secondary glazing to double glazed window. Bedroom Three 12'10" x 7'1" (3.93 x 2.174) With door to shelved linen cupboard holding header tank for heating system. Bathroom 10'8" x 6'3" (3.26 x 1.92) With fitted panel bath, mixer tap, low level WC and pedestal hand wash basin and extractor fan.	Block brick paved yard that gives access to the personal gate to the side driveway, door to small wood store. Washhouse 7'10" x 7'0" (2.4 x 2.14) With cold water tap over a old Belfast sink. Single pitch slated covered roof. Outside WC Car Port 19'4" x 10'2" (5.9 x 3.12) 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, although we were informed that all mains services are connected. Authorities Solihull Metropolitan Borough Council – www.solihull.gov.uk Severn Trent Water – www.stwater.co.uk Western Power Distribution – www.westernpower.co.uk Planning A planning application was lodged with Solihull Borough Council in 2021 and was given a reference number: PL/2021/01801/PPOL. The plans were modified following a number of discussions with the planning offices. There are still a couple of technical matters to be discussed and agreed. Tenure and Possession The land and property are Freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, except there is an Assured Short Hold Tenant in No. 330, who pays £850 per month on the first day of each month. Notice to terminate has not been served as it is thought a new owner may want a tenant on site after completion. On the fall of the hammer the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £500 plus VAT to the auctioneers if the property is sold in the room on the night, prior to or post auction. Plans Plans shown are for identification purposes only. Viewing Viewing is strictly by prior appointment only through the auctioneers, Earles, on 01564 794 343/01789 330 915.
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Outside

Vendor's Solicitors A full auction pack is available from the vendor's solicitors. The Wilkes Partnership Solicitors Stanton House 54 Stratford Road Shirley Solihull B90 3LS Acting: Ian Williamson Email: iwilliamson@wilkes.co.uk Telephone: 0121 733 8000

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 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.

Agent's Notes 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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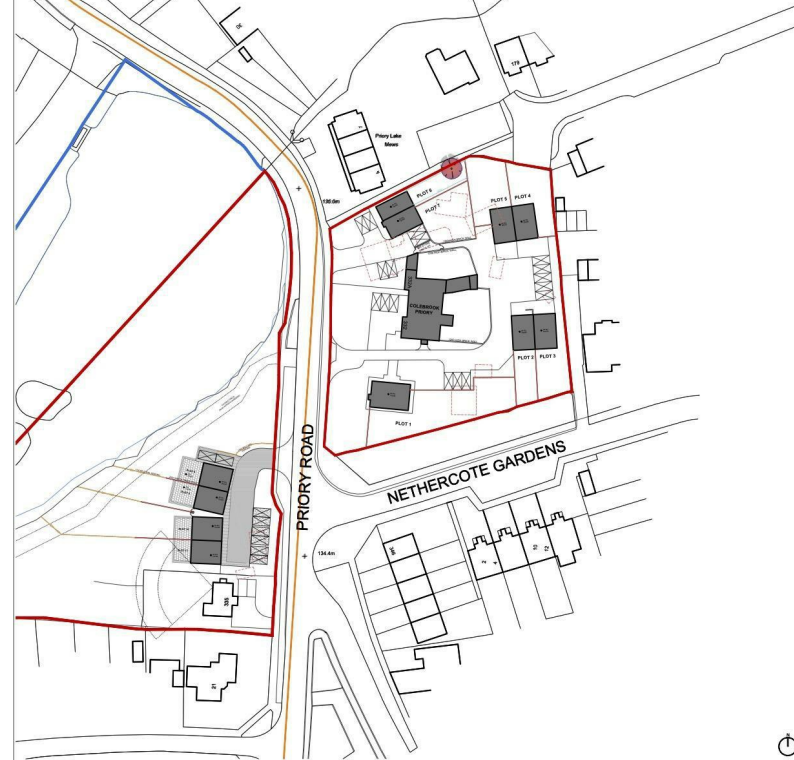




01 Key Plan (Scope of Streetscene Marked by Orange Line)
Scale 1:1250@A1



02 Street Scene Windmill Road / Priory Road (West)
Scale 1:1350@A1



02 Block Plan
Scale 1:500@A1

- Any errors or omissions should be referred to the originator.
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- All drawings are to be checked on site.
- All drawings are to be read in conjunction with the relevant consultants drawings, schedules, and specifications.

This warning symbol indicates the presence of an unusual or visible risk to the health and safety of contractors or occupants.

REV	DATE	REVISION	BY	CHKD
1	10/01/2023	PLANS FOR SUBMISSION	SP	SP
2	10/01/2023	FOR SUBMISSION	SP	SP
3	10/01/2023	FOR SUBMISSION	SP	SP

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