



LARKBOROUGH FARM, WESTON ROAD, BRETORTON, EVESHAM, WR11 7QA,  
AVAILABLE AS A WHOLE OR IN 4 LOTS - GUIDE PRICE £2,190,000



## OVERVIEW

Larkborough Farm is a ring-fenced farm set in stunning countryside on the edge of the village of Bretforton. The property comprises a 3-bedroom farmhouse, separate 2-bedroom Granary house, a range of modern and traditional farm buildings with land extending to approximately 131 acres in total.

## SITUATION

Larkborough Farm is situated on the Gloucestershire / Worcestershire border, between the villages of Bretforton and Weston-sub-Edge, approximately 5 miles from both the centre of Evesham and from the Cotswold village of Broadway.

The farm has dual access from the B4035 and Stoneford Lane. The house and buildings are centrally located within the farm at the end of the driveway.

The A46 is just 4.5 miles away, providing excellent access to the M5 and wider motorway network.

## LOT 1 - FARM HOUSE, THE GRANARY & THE FARM BUILDINGS

*Approx 3.87 acres (shaded green on sale plan) – Guide Price £860,000*

Larkborough Farmhouse is a spacious 3-bedroom property requiring modernisation but with huge potential to extend or alter using the adjacent traditional buildings (subject to the necessary planning consents). To the rear of the farmhouse is a 2-bedroom converted barn, The Granary; this benefits from a modern fit out with accommodation over two floors. Combined, the properties offer an opportunity for a diversified income through a potential holiday let or an opportunity for multi-generational living.

## AGRICULTURAL BUILDINGS

The agricultural buildings provide an opportunity for use within an agricultural enterprise or for development into a range of other uses (subject to the necessary planning consents).

The buildings comprise of:

- Grain store (Approx. 23m x 13.5m)
- Dutch Barn open machinery shed (Approx. 18m x 6.5m)
- General Purpose storage building (Approx. 12m x 14m)
- Timber clad traditional barn (Approx. 14m x 5m)
- Stone barn (Approx. 7.5m x 5m)
- Stone barn (Approx. 8m x 4m)

(\* all building measurements are approximate)

## LAND

A paddock extending to approximately 2 acres lying to the front of the house and adjacent to the driveway.

## LOT 2 - APPROX 120.40 ACRES AGRICULTURAL LAND

*(Shaded red on the sale plan) – Guide Price £1,210,000*

Lot 2 comprises a single block of Grade 3 land currently laid to grass leys, bounded by mature hedgerows split into eight field parcels with good road frontage and access via the central driveway and Stoneford Lane.

## LOT 3 – APPROX 5.95 ACRES AGRICULTURAL LAND

*(Shaded yellow on the sale plan) – Guide Price £90,000*

Approximately 5.95 acres of Grade 3 arable land, bounded by mature hedgerows and with direct road frontage to the B4035.

## LOT 4 - APPROX 1.34 ACRES OF LAND WITH DILAPIDATED BARN

*(Shaded blue on the sale plan) – Guide Price £30,000*

A 1.34-acre plot comprising an area of scrubland and a dilapidated steel portal frame barn, with access onto Stoneford Lane.

## ACCESS

Access to the property is direct from the B4035 and from Stoneford Lane. If Lot 2 is sold separately it will benefit from a right of access over part of the driveway sold with Lot 1 (hatched “Black” on the Sale Plan). For more details, please contact the Agent.

## SERVICES

Both properties are connected to mains water & electricity with separate oil-fired central heating and shared private drainage. The properties were connected to the telephone network and have potential access to superfast fibre broadband. **Should Lot 2, 3 or 4 be sold separately then they will be sold with no right to the farm water connection and the purchaser of Lot 1 shall be required to disconnect the supply to the remaining lots.**

## UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendor a 40% share of any uplift in value attributable to a development for anything other than agricultural uses for a period of 30 years from the completion of the sale. “Development” shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

## TENURE

Freehold with Vacant Possession upon completion.

## COUNCIL TAX & EPC

Larkborough Farmhouse – Council Tax Band ‘E’ – EPC “F”  
The Granary – Council Tax Band ‘D’ – EPC “E”

## FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

## BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchasers will be required to take on the liability for the boundaries as per the Title Deeds. Should Lots 1 and 2 be sold separately, the purchaser of Lot 1 will be required to stock proof fence the boundaries between Lot 1 and Lot 2 within 3 months of completion and thereafter maintain.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

Rights to water are reserved for Lot 1 should this be sold separately.

## PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Wychavon District Council – [www.wychavon.gov.uk](http://www.wychavon.gov.uk) or 01386 565565.

## VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a viewing on 01684 853400.

## METHOD OF SALE

Larkborough Farm is offered for sale by Private Treaty. **The property will be marketed for at least 6 weeks.** Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales. Should the property be sold in separate lots then simultaneous exchange and completion of Lots 1 and 2 will be required.

## ANTI MONEY LAUNDERING REGULATIONS

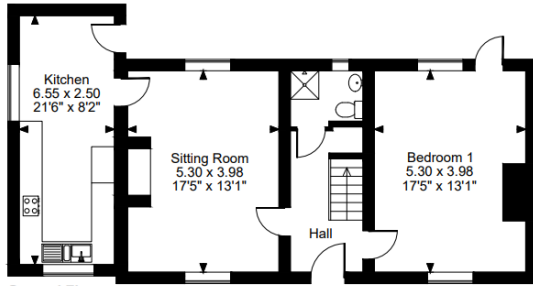
Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

## VENDOR’S SOLICITOR

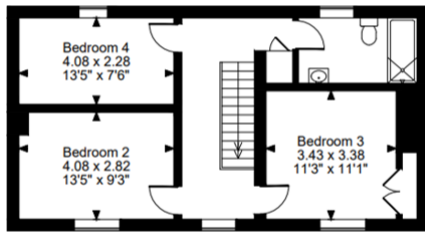
Legal Services, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP.

**LOT 1 – Larkborough Farmhouse and The Granary**

**Larkborough Farmhouse, Weston Road, Evesham**  
Approximate Gross Internal Area  
1376 Sq Ft/128 Sq M

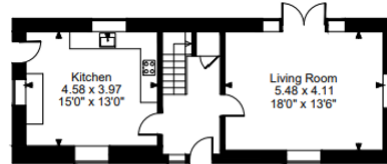


Ground Floor



First Floor

**The Granary**  
Approximate Gross Internal Area  
1066 Sq Ft/99 Sq M

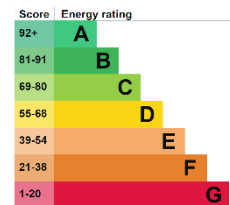


Ground Floor

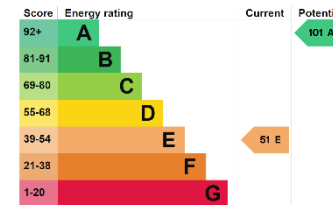


First Floor

**Larkborough Farm House:**



**The Granary:**

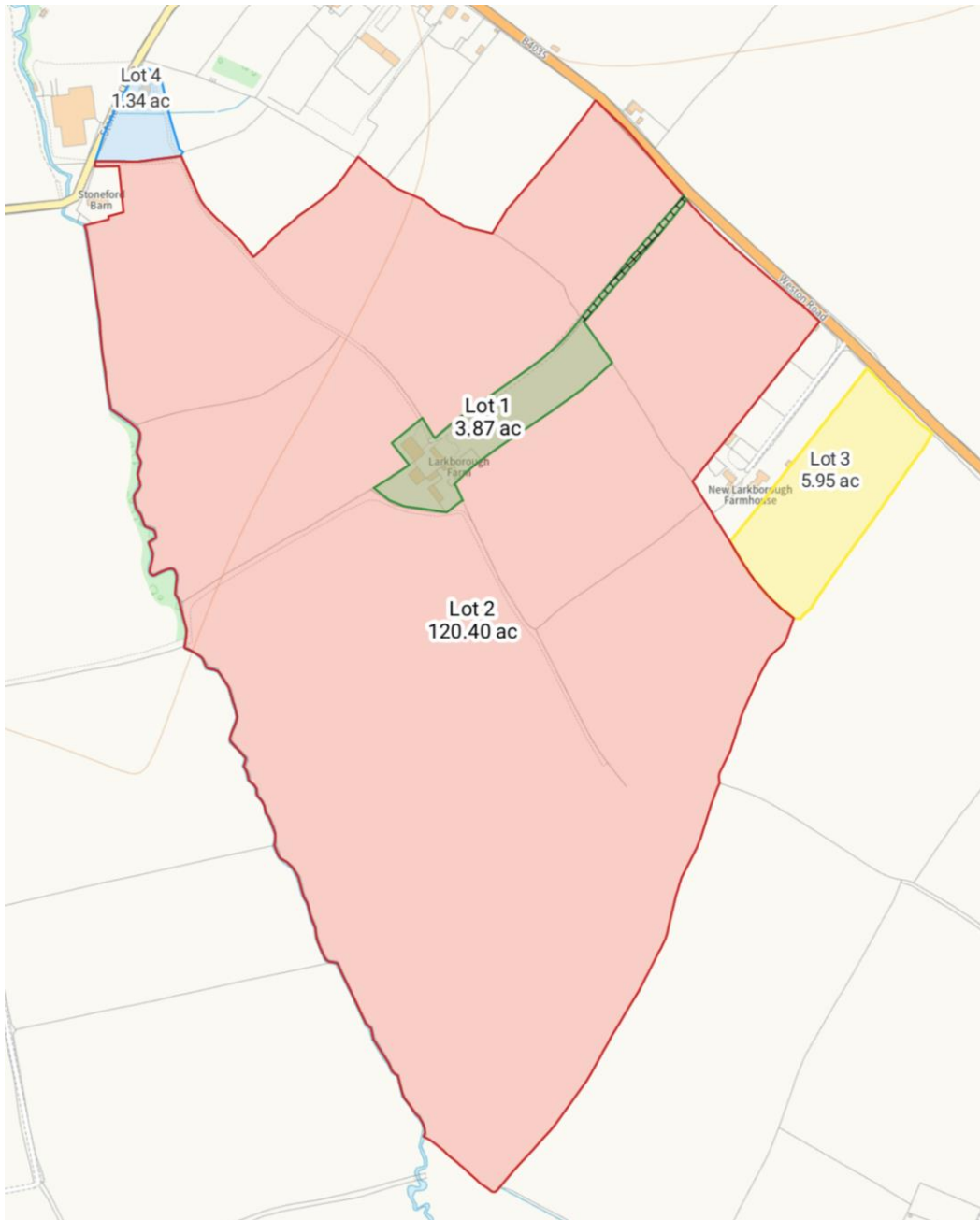




**LOT 1 – Barns**







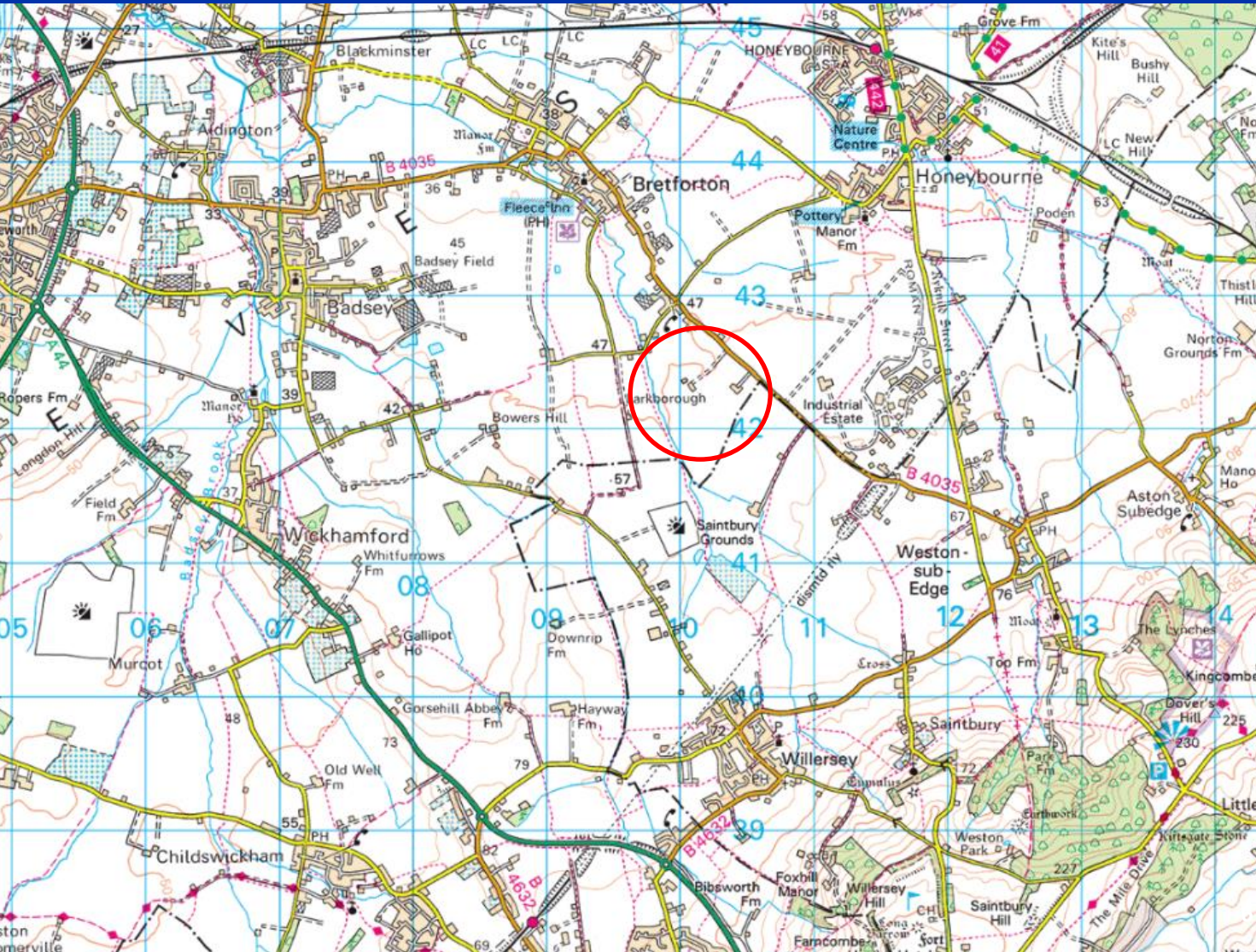
**Lot 4:**



**Lot 3:**







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**DIRECTIONS:**

**From Evesham** – Head east out of Evesham on the B4035 towards Badsey. Follow the road through Bretforton and continue for approximately 1 mile. Larkborough Farm is on your right marked with an Agent's For Sale board.

What3Words – [develop.discussed.shrimps](https://www.what3words.com/develop.discussed.shrimps) (drive entrance)  
Nearest postcode: WR11 7QA

**PLEASE NOTE**

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared June 2024.

