



**OVERVIEW**

New Farm provides a rare opportunity to acquire a small, well-located farm / smallholding that includes a detached house, a range of farm buildings and approximately 7.26 acres of Grade 2 permanent pasture.

**SITUATION**

New Farm is situated between the villages of Norton and Harvington, near Evesham in Worcestershire.

The property benefits from far reaching views over the River Avon and towards the North Cotswolds.

The property is located 3.5 miles to the north of Evesham and approximately 11.5 miles southwest of Stratford Upon Avon. The property is well connected for access to the M5, M40 and M42 motorway networks, as well as the A46.

**HOUSE, 7.26 ACRES OF PASTURELAND AND BUILDINGS - GUIDE PRICE £575,000**

New Farmhouse is a spacious 3-bedroom, detached property enjoying excellent views to the north and south together with garden, nearby farm buildings and paddocks. Built in circa 1954, the house requires modernisation.

**AGRICULTURAL BUILDINGS**

The agricultural buildings extend to approximately 11,500 sq. ft. of covered space and 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:

**(1) Former Dairy Parlour building (Approx. 10m x 18.5m)**

Concrete block building divided into various stalls and pens.

**(2) Steel portal covered area (Approx. 15.5m x 9m)**

Part concrete floor

**(3) Steel portal covered area (Approx. 15.5m x 7.5m)**
**(4) Steel portal loose yard (Approx. 12m x 15.5m)**

Sleeper walls with compacted dirt floor

**(5) Steel portal loose yard (Approx. 25m x 13m)**

Part concrete floor with concrete panel walls

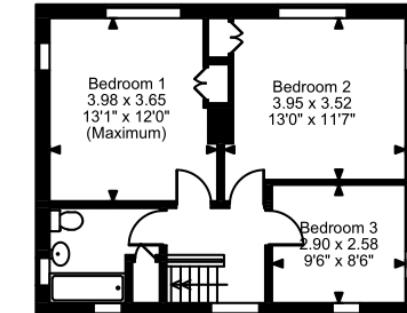
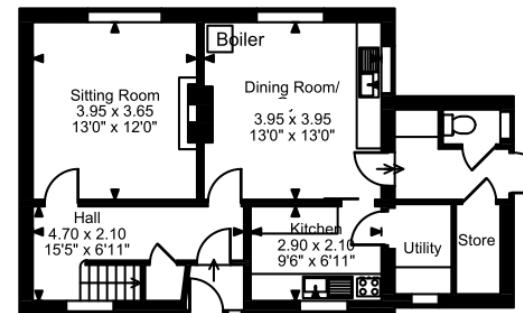
**(6) Dutch Barn (Approx. 14m x 8m)**

(\* all building measurements are approximate)

**New Farm, Harvington Lane, Evesham**

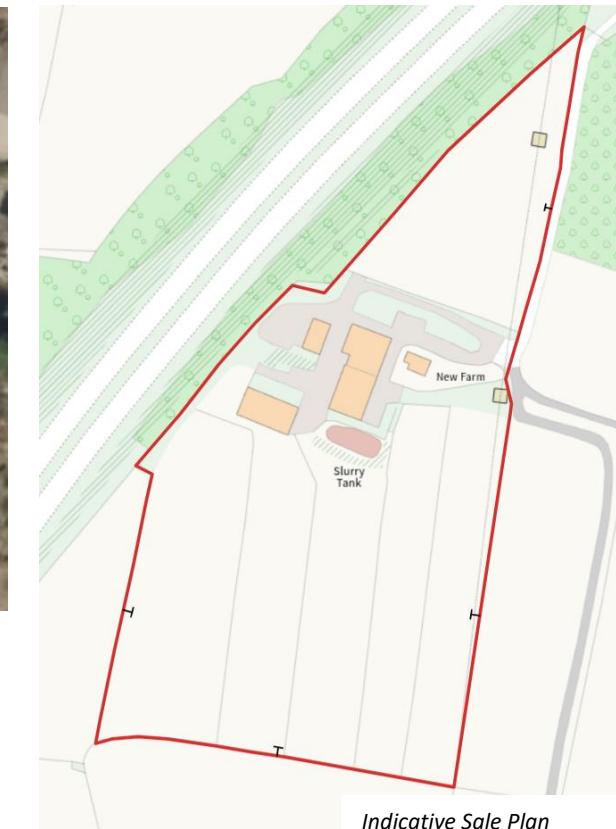
Approximate Gross Internal Area

Main House = 1156 Sq Ft/107 Sq M


**LAND – APPROXIMATELY 7.26 ACRES OF PERMANENT PASTURE**

The land comprises an approximate 1.50 acre fenced paddock to the north of the house which runs part of the way alongside the driveway as well as larger paddocks to the south of the house. The pastureland to the south extends to a total of 5.76 acres. The mains water connection has been turned off, but it is believed that a connection to the land could be re-established.

The land is classified as Grade 2 on the Agricultural Land Classification Maps.




**SERVICES**

The property is connected to mains water and electricity with private drainage. There is Oil-fired central heating. The property was connected to the telephone network and has potential access to superfast fibre broadband.

**COUNCIL TAX & ENERGY PERFORMANCE CERTIFICATE**

New Farmhouse – Council Tax Band C

EPC – F

**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 and with National Highways Limited with regards to the bridge over the A46.

**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 and in line with the inward facing T marks on the indicative sale plan.

**FENCING**

The purchaser will be required to erect a stockproof fence along the southern boundary within 3 months of completion and maintain thereafter. The fence will be positioned running 1.5m to the northern side of the existing hedge, which is the boundary of the property.

**FIXTURES AND FITTINGS**

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		34 F
1-20	G		

**ACCESS**

A private right of way exists from Harvington Lane via the access bridge across the A46 and the necessary rights to use this access will be granted to the purchaser.

The documentation for the bridge over the A46 can be viewed upon request but it is understood that the access is at all times and for all purposes.

A contribution to the maintenance of the access will be required. The contribution will be 25% where the access is shared between multiple users and 75% where the access is for the use of the property as a single residential dwelling with agricultural use and personal equestrian use (if agreed).

**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.

There are no public footpaths crossing the property.

**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 or "personal equestrian" (non-commercial) 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.

**VIEWINGS**

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

Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused whilst carrying out a site visit.

**METHOD OF SALE**

New Farm is offered for sale by Private Treaty. 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.

**TENURE**

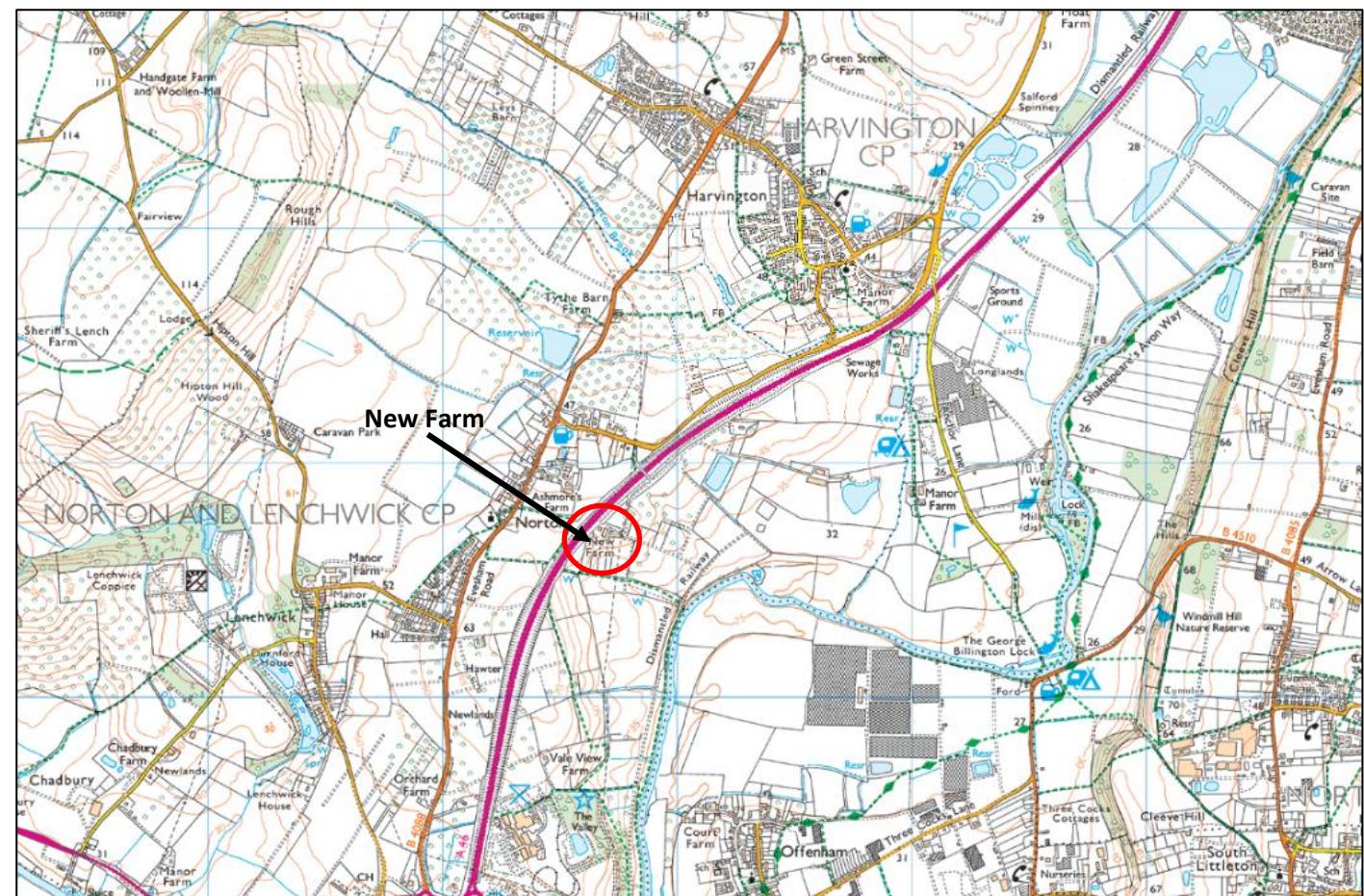
The property is offered Freehold with Vacant Possession upon completion

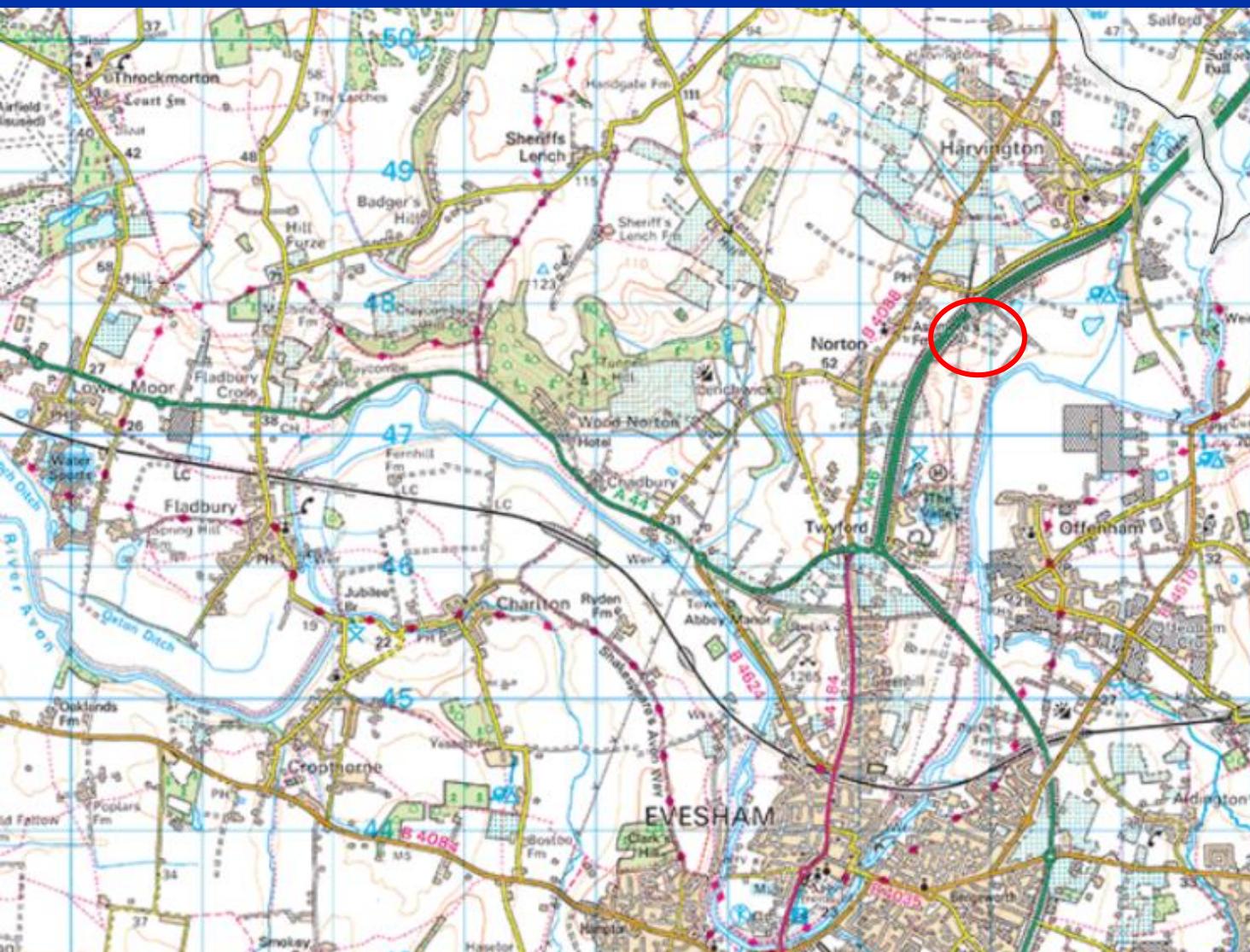
**ANTI MONEY LAUNDERING REGULATIONS**

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.





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**DIRECTIONS:**

**From Evesham** – Head north out of Evesham on Greenhill (A4184). At the roundabout, take the 2<sup>nd</sup> exit onto Evesham Road, B4088. Continue for 1.4 miles, then at the roundabout take the 2<sup>nd</sup> exit onto Harvington Lane. Continue for 0.2 miles and the access to New Farm will be on your right marked with an Agent's For Sale board.

**What3Words** – brew.mull.places (New Farm house and buildings)  
**Nearest postcode**: WR11 4TN

**PLEASE NOTE**

Neither Carver Knowles 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 January 2026.