



**NORTHWAY MILL FARM, HARDWICK BANK ROAD, BREDON'S HARDWICK, TEWKESBURY, GL20 7ED**

**GUIDE PRICE £495,000**

## OVERVIEW

Northway Mill Farm offers an exciting opportunity to modernise a Grade II listed property with several traditional stone outbuildings. This property has been a family home for well over a century, set on the outskirts of Tewkesbury with views over Bredon Hill. This property comprises a 5/6 bedroom farmhouse, a three storey Grade II listed former mill, several other traditional farm buildings and approximately 3.11 acres of land.

## SITUATION

Northway Mill Farm is situated on the Gloucestershire / Worcestershire border, between the villages of Bredon's Hardwick and Northway, approximately 2.5 miles from the centre of Tewkesbury.

Junction 9 of the M5 is just 1.7 miles to the south of the property, providing excellent access to the wider motorway network.

## GRADE II LISTED HOUSE AND MILL

The house is believed to date back to the 17<sup>th</sup> century, featuring a rendered exterior, red tile roof with elegant limestone detailing. The main characteristics of the property include steel casement windows, large open fireplaces and a striking studded plank door set within a stone arched surround. Rich in architectural heritage, this home offers timeless appeal and exceptional period features throughout.

This unique property offers an exciting opportunity for modernisation, presenting a blank canvas for bespoke upgrades.

The characterful former mill, built in the mid-1800s, has a classic brick construction with a slate roof and a distinctive rectangular layout. With its original mill pond retaining walls to the east and charming architectural details, its features include segmental-headed stable doors, steel casement windows and a projecting iron wheel once linked to a traction engine. Inside, the mill retains its original flagstone floor and working machinery, including three grinding wheels and pulley systems. A rare opportunity to own a piece of industrial heritage, production ceased in 1946, but its story lives on.

## FIXTURES AND FITTINGS

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

## LAND

In all the property benefits from approximately 3.11 acres, including an apple and perry pear orchard alongside the drive. A vegetable and separate flower garden lie to the front of the house, a former Rickyard to the side of the house and lawns and a small Paddock to the rear.

## OUTBUILDINGS

The outbuildings provide an opportunity for development into a range of alternative uses (subject to the necessary planning consents).

The buildings comprise of:

1. Former Piggeries (approx. 459 sq.ft.)
2. Former Cider House and Cooling Shed (approx. 396 sq.ft.)
3. Former Mill (approx. 1,287 sq.ft.)
4. Red Brick former Bull House and Bull Pen (approx. 1,744 sq.ft)
5. Cotswold Stone Stables and Hay Loft (approx. 1,798 sq.ft.)
6. Red Brick former Milking Shed (approx. 651 sq.ft.)
7. 3 bay Timber former Cart Shed, Storage Shed and Garage (1,250 sq.ft.)

(\* all building measurements are approximate)

## ACCESS

Access to the property is from Hardwick Bank Road, providing private access to the property.

## SERVICES

It is understood that the property is not connected to mains water. A single tap feeds to the Scullery, where the former supply was connected. There is no internal plumbing beyond this single tap.

There is no heating apart from a solid fuel range located within the Kitchen and open fireplaces throughout the rest of the property.

Lighting to the ground floor and cooking in the Scullery were previously served by a gas supply connected to a meter located outside the back door. This gas connection was disconnected in 2024. Heating throughout the property had traditionally been provided by bottled gas, paraffin and open fires on both floors.

The purchaser will be responsible for arranging connections to mains water, foul drainage, electricity, heating systems, internet, etc.





#### TENURE

The property is offered Freehold with Vacant Possession.

#### FLOOD RISK

The property is located within Flood Zone 3 and therefore has a greater chance of flooding from rivers.

#### 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 all boundaries, as per the title deeds.

#### 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.

#### PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority, Tewkesbury Borough Council – <https://tewkisbury.gov.uk/> or 01684 295010.

#### VIEWINGS

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

#### METHOD OF SALE

Northway Mill 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. The vendor reserves the right to set a date for Best and Final offers.

#### 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.

#### COUNCIL TAX & ENERGY PERFORMANCE CERTIFICATE

Council Tax band G - £4,051.45 for the 24<sup>th</sup> February 2026 to present time.

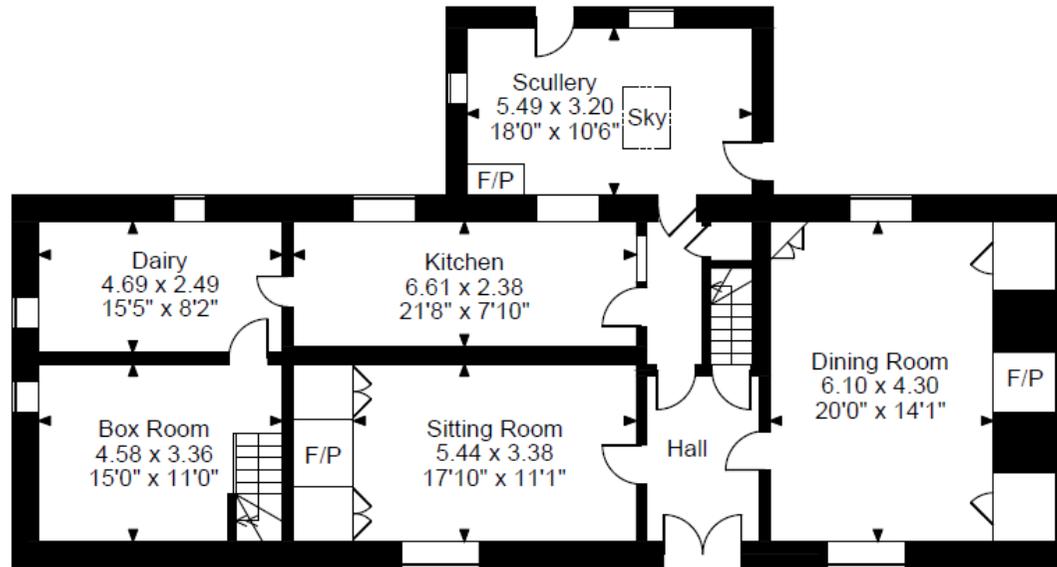
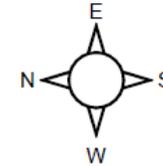
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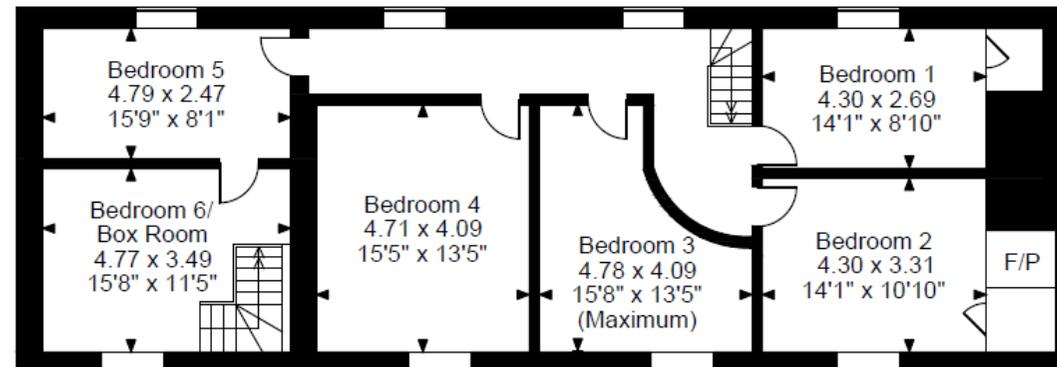
| Building schedule |   |
|-------------------|---|
| 1                 | Former Piggeries (approx. 459 sq. ft.)  |
| 2                 | Former Cider House and Cooling Shed (approx. 396 sq. ft.)                     |
| 3                 | Former Mill (approx. 1,287 sq. ft.)   |
| 4                 | Red Brick former Bull House and Bull Pen (approx. 1,744 sq. ft.)              |
| 5                 | Cotswold Stone Stables and Hay Loft (approx. 1,798 sq. ft.)                   |
| 6                 | Red Brick former Milking Shed (651 sq. ft.)                                   |
| 7                 | 3 bay Timber former Cart Shed, Storage Shed and Garage (approx. 1,250 sq.ft.) |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 62 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 1 G     |           |

Approximate Gross Internal Area  
2759 Sq Ft/256 Sq M



Ground Floor

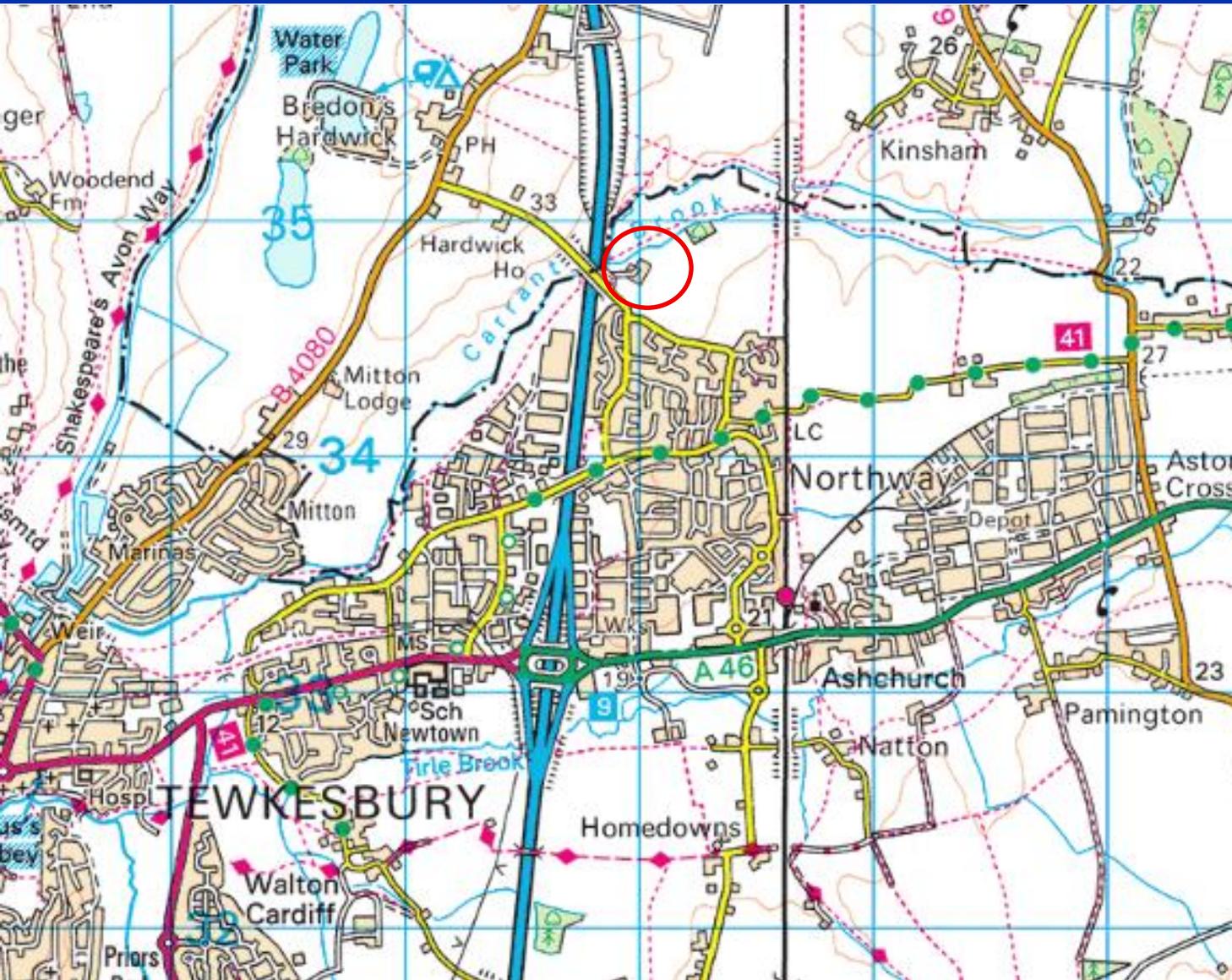


First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**DIRECTIONS:**

From High Street Tewkesbury –  
Head north on High Street/A38. In 0.2 miles at the roundabout, continue straight onto Bredon Road/B4080. In 1.7 miles, turn right onto Hardwick Bank Road. In 0.6 miles, turn left and then in 75 meters turn right to Northway Mill Farm.

What3Words – brighter.diver.rapid  
Nearest Postcode: GL20 7ED

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 March 2026.

