

LAND AT HILL

THROCKMORTON ROAD, PERSHORE, WORCESTERSHIRE WR10 2PP



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An excellent opportunity to acquire a single parcel of productive Grade 3 agricultural land extending to approximately 15.68 acres (6.35 hectares), situated on the edge of the village of Hill, near Pershore in Worcestershire. Comprising a versatile mix of arable land, the field benefits from predominantly level topography and direct access from the Throckmorton Road.

The land may also offer potential equestrian, amenity, environmental or biodiversity projects, or other diversification ventures, subject to the necessary consents.

IN ALL ABOUT 15.68 ACRES (6.34 HECTARES)

OFFERS IN THE REGION OF £220,000

FOR SALE BY INFORMAL TENDER (UNLESS PREVIOUSLY SOLD)

TENDER CLOSING MIDDAY ON FRIDAY 18TH SEPTEMBER 2026

Location

The land occupies an attractive rural position on the edge of the village of Hill, near Pershore in Worcestershire. The property benefits from a peaceful countryside setting while remaining highly accessible, with the market towns of Pershore and Evesham both within easy reach, together with the city of Worcester and Junction 7 of the M5 motorway.

Description

Extending to approximately 15.68 acres (6.35 hectares), the land comprises a single parcel of productive pasture and arable land situated in the parish of Hill, near Pershore. The land is contained within well-defined field boundaries and benefits from direct access off Throckmorton Road, a council-maintained highway.

The land is predominantly level in nature, providing an easily workable field suitable for a range of agricultural enterprises. Classified as Grade 3 under the provisional Agricultural Land Classification, the land has the versatility to support a range of arable cropping and livestock grazing.. The soils are generally free-draining and offer good agricultural capability.

Benefitting from its accessible location, level topography, and practical field layout, the land presents an attractive opportunity for commercial farming, equestrian use, environmental schemes, or longer-term diversification opportunities, subject to obtaining the necessary consents.



Services

We are informed mains water may be available for connection nearby.

Access

The land benefits from road frontage access off Throckmorton Road.

Tenure

The land will be sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is situated within a Nitrate Vulnerable Zone.

The land is not situated within Flood Zone 2 or 3.

The land is not situated within an AONB or Conservation Area

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared. There are public rights of way crossing all lots. Further information available via the Wychavon Council website and from the selling agent.



RPA, SFI & Stewardship Schemes

The land has been registered with the Rural Payments Agency (RPA). We are informed the land is entered into the Sustainable Farming Incentive Scheme. The Vendor will retain hold over for this Scheme and Payments until 31st January 2027.

Planning

No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

Timber, Sporting & Mineral Rights

All standing timber, mineral rights of any sporting rights, if owned, are included in the sale of the land.

Local Authorities & Public Utilities

Wychavon District Council, The Civic Centre, Queen Elizabeth Dr, Pershore WR10 1PT

Severn Trent Water, Coventry. CV1 2LZ

National Grid ED (West Midlands), Bristol, BS2 0TB



Mode of Sale

The land is being offered for sale as a whole by Informal Tender (unless previously sold) Prospective Purchasers should carry out their own enquiries with Wychavon District Council and other Authorities before making an offer for the land. It is envisaged that no further negotiations will be entered into after the informal tender closing date. The Informal Tender Documents should be signed by the proposed Purchaser (s) stating the proposed purchase price. These are to be received by Gareth Wall, Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ or Email: g.wall@sunderlands.co.uk by 12 Noon on Friday 18th September . Envelopes should be marked “Informal Tender for the Land at Hill, Throckmorton Road' The Vendor reserves the right not to accept the highest, or any, offer if they so wish. The Vendor reserves the right to accept an offer prior to the Informal Tender date.

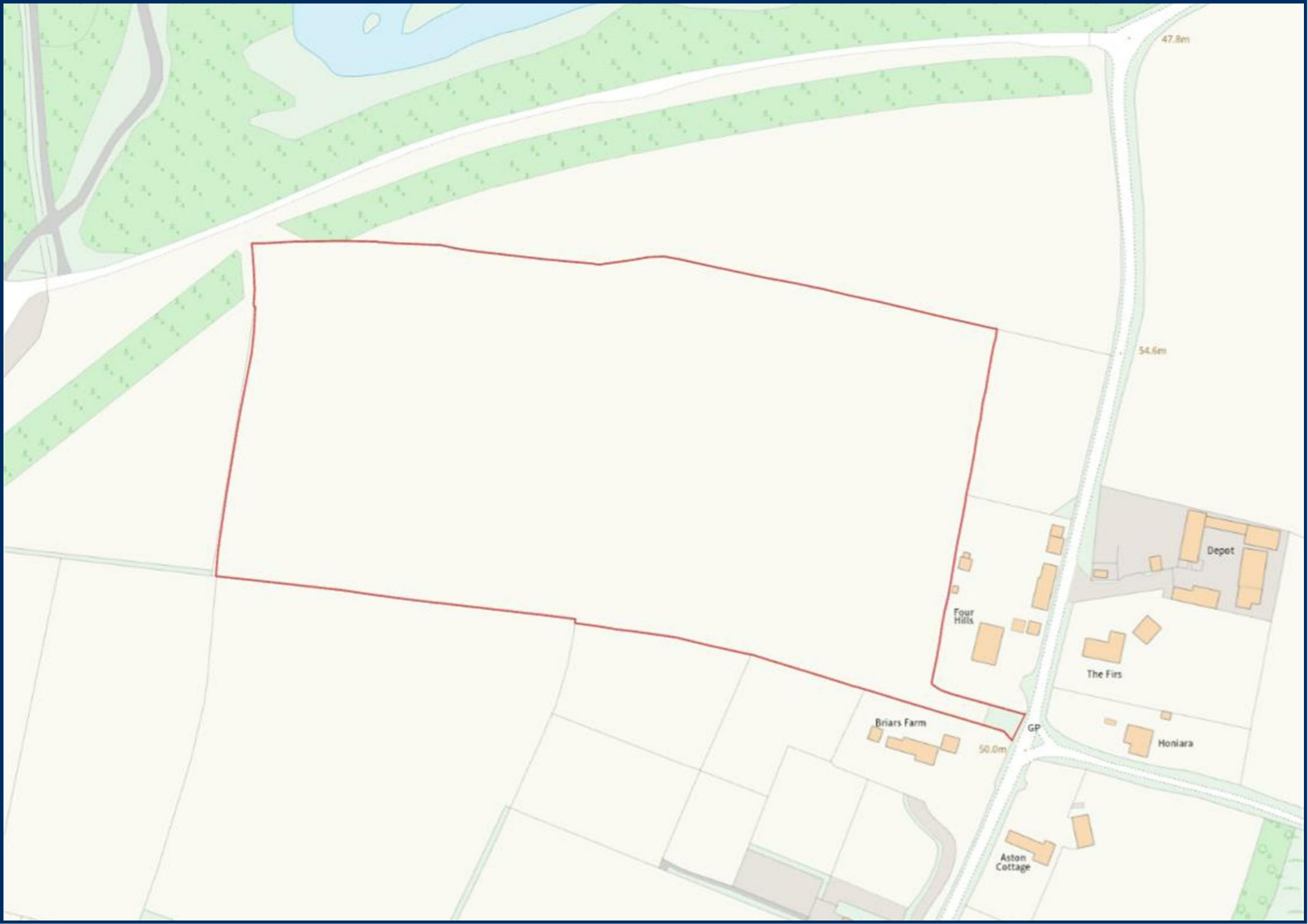
Money Laundering

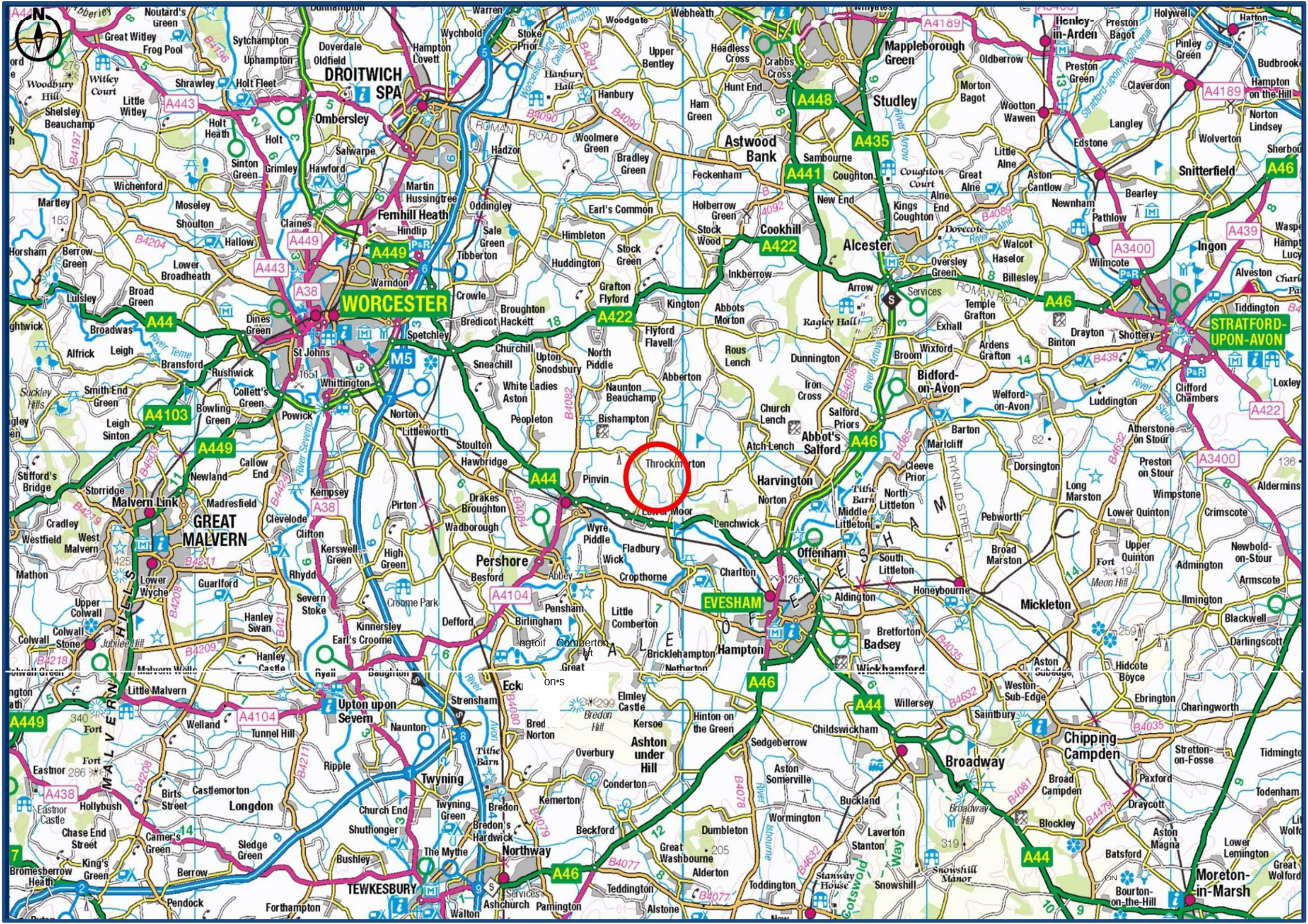
On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Guide Price

Offers in the region of £200,000 to £220,000







Viewing

Viewings are accepted during reasonable daylight hours, we would ask any prospective purchasers to contact the selling agents prior to viewing.

Gareth Wall on 01432 356161 (Option 3) or 07974 143336
g.wall@sunderlands.co.uk

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Health & Safety

Prospective purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Directions

From Worcester, proceed east on the A44. At the roundabout, take the first exit onto Swinesherd Way (A4440) and continue to the next roundabout, taking the third exit onto the A44 heading east. At the following roundabout, take the third exit onto Evesham Road (A44) and continue for approximately 5 miles, passing through Egdon. At the next roundabout, take the first exit to remain on the A44 and continue for a further mile, taking the second exit at both subsequent roundabouts. Shortly after, turn left onto Throckmorton Road signposted Throckmorton and Bishampton. Proceed on this road for approximately 0.5 miles. The land will be identified by the agents' for sale board.

What3words ///mandates.swimsuits.dine

Misinterpretations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested prospective purchasers are recommended to obtain an independent survey report on this property.



Hereford Office
Offa House,
St Peters Square,
Hereford
HR1 2PQ
Tel: 01432 356 161

Gareth Wall
Tel: 07974 143336
Email: g.wall@sunderlands.co.uk

www.sunderlands.co.uk



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