



**3.04 Acres of Orchard,
The Squires, Evesham, WR11 4TD**

Guide Price £100,000+ (Plus Fees)

The above will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 9th June 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glimpse.dance.rival).

Introduction

This intriguing parcel of old established, mixed orcharding lies on the immediate outskirts of the historic Vale of Evesham town, in an elevated position, having excellent wide, double access, directly off the A44 Chadbury by-pass.

The land, which rises to the south-east, is currently old established, mixed orcharding, including, Victoria and Golden Egg Plums, together with Laxton Apples. The trees would benefit from some judicious pruning in order to bring them back into full production set in the heart of the famous 'Vale of Evesham'. The land offers potential purchasers great scope for a wide variety of alternative uses, such as 'glamping', recreational pursuits, wildlife haven or other development (STPP if required).

Freehold orchards rarely come onto the open market in the Vale of Evesham, and thus, the auctioneers commend early inspection to appreciate all this land has to offer.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies as to the availability (or otherwise) of services. It is understood that mains water and electricity are available in the locality.

Authorities

Worcestershire County Council
(www.worcestershire.gov.uk)
Wychavon District Council (www.wychavon.gov.uk)
Severn Trent Water Ltd (www.stwater.co.uk)
National Grid (www.nationalgrid.co.uk)

Tenure and Possession

The land is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction i.e. Tuesday 7th July 2026 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% (minimum £5,000) deposit to the vendor's solicitors, together with an administration fee

of £950 + VAT to the auctioneers, if the property is sold in the room on the night, prior to or post auction.

Tenant Right

There will be no ingoing valuation for UMs/RMs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Rights of Way and Easements

The property is subject to all rights of way and easements that may exist.

Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark. It should be noted that the south-west and part of the south-east boundaries are not delineated by fencing and purchasers will be deemed to have satisfied themselves as to the extent of the land being offered for sale.

Sporting and Mineral Rights

Sporting and mineral rights, where owned, are included in the sale of the freehold.

Plans

Plans shown are for identification purposes only.

Flood Risk

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit:
<https://www.gov.uk/check-long-term-flood-risk>.

Broadband and Mobile Coverage

Superfast broadband speed is available in the area, with a predicted standard available download speed of 35 Mbps and a predicted standard available upload speed of 8 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor, Variable In-Home
O2 - Good Outdoor
Three - Good Outdoor, Variable In-Home
Vodafone – Good Outdoor and In-Home

For more information, please visit:
<https://checker.ofcom.org.uk/>.

Vendors' Solicitors

A full auction pack will be available from:
Messrs. Saunders Roberts
1 Crown Court Yard
Bridge Street
Evesham
WR11 4RY

Acting: Mr Patrick Boyd
Email: patrick.boyd@saundersroberts.co.uk
Telephone: 01386 442 558

Viewing

The land may be inspected by prospective purchasers strictly by prior appointment only through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794343 (during daylight hours only, and at viewers' own risk). All gates must be left as found, no litter left, and no dogs whatsoever permitted on the land.

Directions

From Birmingham, Stratford upon Avon, Redditch, Alcester and the North, take the A46 dual carriageway south to Twyford. At the large roundabout at the head of the Evesham bypass, take the A44 west, signposted to Worcester, pass over the second roundabout joining the Chadbury bypass and the land will be found after approximately 500 yards on the left hand side, as indicated by the Earles auction board.

From Worcester and the west, the M5 (J6 and J7), take the A4538 and B4084 as appropriate, joining the A44 at Pershore, following the A44 to Evesham. At Chadbury, take the Chadbury by-pass roundabout by the Chadbury farm shop, signposted to Stratford upon Avon and proceed up the hill, where the land will be found on the right hand side, after approximately 300 yards, indicated as above.

Postcode: WR11 4TD

What3Words: [///dynasties.sorters.sideboard](#)

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 UK 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 Note

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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