EARLES
TRUSTED SINCE 1935

5.40 Acres (2.19 ha) off Evesham Road,
Harvington, Nr. Evesham, WR11 8NT

Guide Price £100,000+ (Plus Fees)

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

The above property will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6.30pm on Tuesday 13th October 2026 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).

Introduction

This well-located parcel of land, extending to approximately 5.40 acres (2.19 ha) is located just off the B4088, between the villages of Norton and Harvington.

Initially established as a commercial walnut orchard, enclosed on three sides by hybrid Poplars, noted for their vigour and drought tolerance. Within the parcel are planted hybrid Walnuts, vigorous and grown for the timber trade, it is considered that in a few years' time, these will be of harvestable size. The main wooded area contains a mixture of Oaks, including Scarlet Oak, Maples, including Sugar Maple and Norway Maple from seed imported from the USA/Canada, Black Walnuts, English Oak and Cherries. There are a number of Grey Alders, Medlar, Sweet Chestnut and Willow, together with 'Shag Bark' Hickories, which have now reached fruiting age.

The under-storey has a mixture of flora and fauna, with, in the spring, orchids, etc.. Various game birds, pheasant, partridge, etc. utilise the cover of the under-storey, and woodcock have been regularly spotted on the land, probably migrants from eastern Europe.

With such a rich diversity of trees, the autumn colours are spectacular and the whole is indeed a paradise for wildlife.

It is felt that there might be some scope for the sympathetic installation (STPP) of perhaps glamping pods?, off-grid and environmentally friendly, for those wishing to commune with nature,. Perhaps further enhance the mix of diverse woodland species as a private nature reserve, or looking to the future, manage and husband the trees for specialist timber production, veneers and marquetry.

It goes without saying, that opportunities such as this do not become available very often in this area, and early viewing is encouraged to appreciate all that this land has to offer.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services, although it is understood that mains water is available on the land, and an electricity supply is available nearby.

Authorities

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

Tenure and Possession

The land is freehold. Completion is scheduled for 28 days after the auction, i.e. Tuesday 10th November 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% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, if the land is sold in the room on the night, prior to or post auction.

Tenant Right

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

Rights of Way and Easements

The property is sold 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 the boundaries (where known) is delineated by an inward facing 'T' mark.

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 highest available download speed of 42 Mbps and a predicted highest available upload speed of 8 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone).

EE - Good Outdoor
O2 - Good Outdoor
Three - Good Outdoor
Vodafone – Good Outdoor

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

Vendor's Solicitor

A full auction pack will be available from:

Tolhurst Fisher
Trafalgar House
Nelson Street
Southend-on-Sea
Essex
SS1 1EF

Acting: Mr Charles Latham
Email: clatham@tolhurstfisher.com
Telephone: 01702 352511

Viewing

The land may be inspected by prospective purchasers, strictly by prior appointment only, through the auctioneers, Earles, Henley-in-Arden. Tel: 01564 794 343 (during daylight hours only and at viewers' own risk). All gates must be left as found, no litter left and no dogs whatsoever are permitted on the land.

Directions

From Birmingham, M42 (J3) and the north, take the A435 south past Redditch and through Studley, to Alcester, joining the A46 dual carriageway signposted to Evesham. At the Twyford roundabout, turn right, signposted to Worcester and at the next roundabout turn right onto the B4088. Pass through the village of Norton and go straight on at the mini roundabout. The land will be found after approximately a quarter of a mile on the left hand side, as indicated by the Earles auction boards.

From the M5, Worcester and the east, take the A44 signposted to Evesham. Pass over the Cropthorne roundabout, signposted to Stratford upon Avon. At the next roundabout turn left onto the B4088 and follow the directions as above.

From The Cotswolds, Broadway and the east, take the A44 to join the Evesham bypass, heading north over the River Avon to the Twyford roundabout, bearing left, signposted to Worcester. At the second roundabout turn right onto the B4088 and follow the directions as above.

Approximate Postcode: WR11 8NT

What3Words: ///tricks.smarter.opened

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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