



High Street, Badsey, Evesham, WR11 7EW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

For Sale by Public Auction

Located in the heart of the village of Badsey, The Orchards, 18a High Street presents a rare opportunity to acquire a substantial Grade II Listed property offering significant redevelopment potential, subject to the necessary planning consents.

Extending to approximately 3,600 sq ft, the property comprises several distinct elements, including the original four-bedroom residence, a later two-bedroom extension with its own independent entrance and a detached garage and workshop. The property may appeal to developers, investors, or purchasers seeking to create a bespoke family home.

## The Original House:

The original section of the property has been unoccupied for some time and is currently uninhabitable, requiring extensive refurbishment, repair and modernisation throughout. The accommodation briefly comprises an entrance hallway, two reception rooms, both featuring fireplaces, a kitchen, and separate ground-floor WC and bathroom facilities. To the first floor are four bedrooms and an internal landing area, which could be utilised as a study or office space. Stairs rise to a substantial loft area, offering storage or potential for further accommodation, subject to the necessary planning permissions, listed building consent and building regulations.

## The Newer Extension:

The previous owners primarily occupied the newer section of the property, located to the rear. Whilst generally serviceable, this area would benefit from modernisation. The accommodation comprises a private entrance hall, lounge, breakfast kitchen and ground-floor WC. To the first floor are two bedrooms and a family bathroom.

## Outside:

To the side of the property is an area understood to provide off-road parking, which extends to a detached garage and workshop. Above the workshop is useful loft storage space. The gardens are private and wrap around the rear of the property, offering a good degree of seclusion and further potential for enhancement.





## Key Features

- For Sale by Public Auction
- Wednesday 22nd July 2026 at 6:00pm, Stratford-upon-Avon Town Hall
- Substantial Grade II Listed detached property
- Approximately 3,600 sq ft of accommodation
- Significant refurbishment and redevelopment potential, subject to the necessary consents
- Original four bedroom residence requiring comprehensive renovation
- Separate two bedroom extension with independent entrance
- Detached garage and workshop with loft storage above
- Located in the heart of Badsey village
- Auction Guide £300,000

**Auction Guide  
£300,000**

### Viewings

Due to health and safety considerations, internal inspections are currently not possible. External viewings may be arranged by appointment through the Auction Department.

### Auction details

Auction Details:

Sheldon Bosley Knight Land and Property Auction  
Wednesday 22nd July 2026 at 6:00pm, doors open at 5.00pm.

Stratford-upon-Avon Town Hall

### Auctioneer note

There is visible cracking to the original part of the property and metal wall ties are present securing the front and rear elevations. The roof also requires repair, with some tiles missing. Prospective purchasers should rely on their own reports and investigations to satisfy themselves in respect of the condition of the property and any necessary works prior to bidding.

### Auction Terms

This property is offered for sale by traditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders. The sale will take place on the stated auction date by way of a live, in-room auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.

If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

### Auction Deposit and Fees

The following deposits and non-refundable auctioneer's fee apply. These will need to be paid to the auctioneer on exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Premium of £1,500 inc. VAT
- Search pack of £336 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

### Guide Price & Reserve Price

The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve

price remains confidential between the seller and the auctioneer.

Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.

Both the guide price and reserve price can be subject to change at any time prior to the auction.

### Plans

Plans shown are for identification purposes only.

### Services

The agent understands that mains water, drainage, electricity and gas are connected to the newer part of the property. The services to the original part of the house are unknown. Prospective purchasers should rely on their own enquiries and investigations to satisfy themselves as to the availability, condition and adequacy of all services prior to bidding.

### Directions

What3words///unicorns.pelting.apricot

### Tenure and Possession

The property and land are freehold. Vacant possession will be given upon completion which is normally 20 working days after the auction. Please refer to the Legal Pack for further details.

### Bidder Registration and Auction Legal Pack

If you would like to register to bid, please visit:  
[passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/](https://passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/)

You can opt to bid in person, online, by telephone or by proxy.

The Auction Legal Pack for the lot you are interested in can be downloaded here:

[auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk](https://auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk)

All bidders must register before bidding, complete the required identity checks and be approved to bid.

Full details on how to register to bid, and a guide to buying at auction, can be found at:  
[sbkauctions.co.uk](https://sbkauctions.co.uk)

### Preferred Solicitors

If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

### Legal Documents & Additional Costs

It is essential that bidders check the legal documents prior to bidding and take professional advice. Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.







# Floorplan



Total Area: 336.9 m<sup>2</sup> ... 3626 ft<sup>2</sup> (excluding workshop loft storage)

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all reserved parties are advised to visit their own independent enquiries. The service, agency and supplier will accept no liability for its accuracy.



Tenure - Freehold

Council Tax Band - C

Local Authority  
Wychavon District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.