



Top Croft Row, Evesham, WR11 8AA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Residential Development Opportunity in the Worcestershire Countryside  
Middle Littleton | Planning Approved for three Detached Dwellings.

An exciting opportunity to acquire a prime freehold development site extending to approximately 0.9 acres of level pasture land, beautifully positioned in the highly desirable rural hamlet of Middle Littleton, near Evesham.

Planning permission has been granted under reference W/24/00608/FUL for the construction of three substantial detached bungalows, each individually designed to offer generous living space and thoughtfully arranged layouts that reflect and enhance the surrounding village setting.

The approved scheme includes three high-quality home types:

Plot 1: 82 sqm GF GIA + 30 sqm FF  
GIA= 112 sqm total

Plot 2: 138 sqm GIA + 33 sqm garage =  
171 sqm total

Plot 3: 257 sqm GIA + 33 sqm garage =  
290 sqm total

This low-density development is ideally suited to small-scale developers or bespoke housebuilders seeking to create an attractive, high-quality residential enclave in a sought-after countryside location.

## Public Footpath Schedule

### Existing

Public footpath 522(C) between points A and E. Grass.  
Public footpath 521(B) between points A and C. Grass.

### Proposed

Public footpath 522(C) between A and D is diverted to "A to B to F to D".

Surface material between "A to B to F" is surfaced with 2m wide crushed stone path, cambered to assist drainage

Surface material between F and D is tarmac  
Surface material between D and E is grass

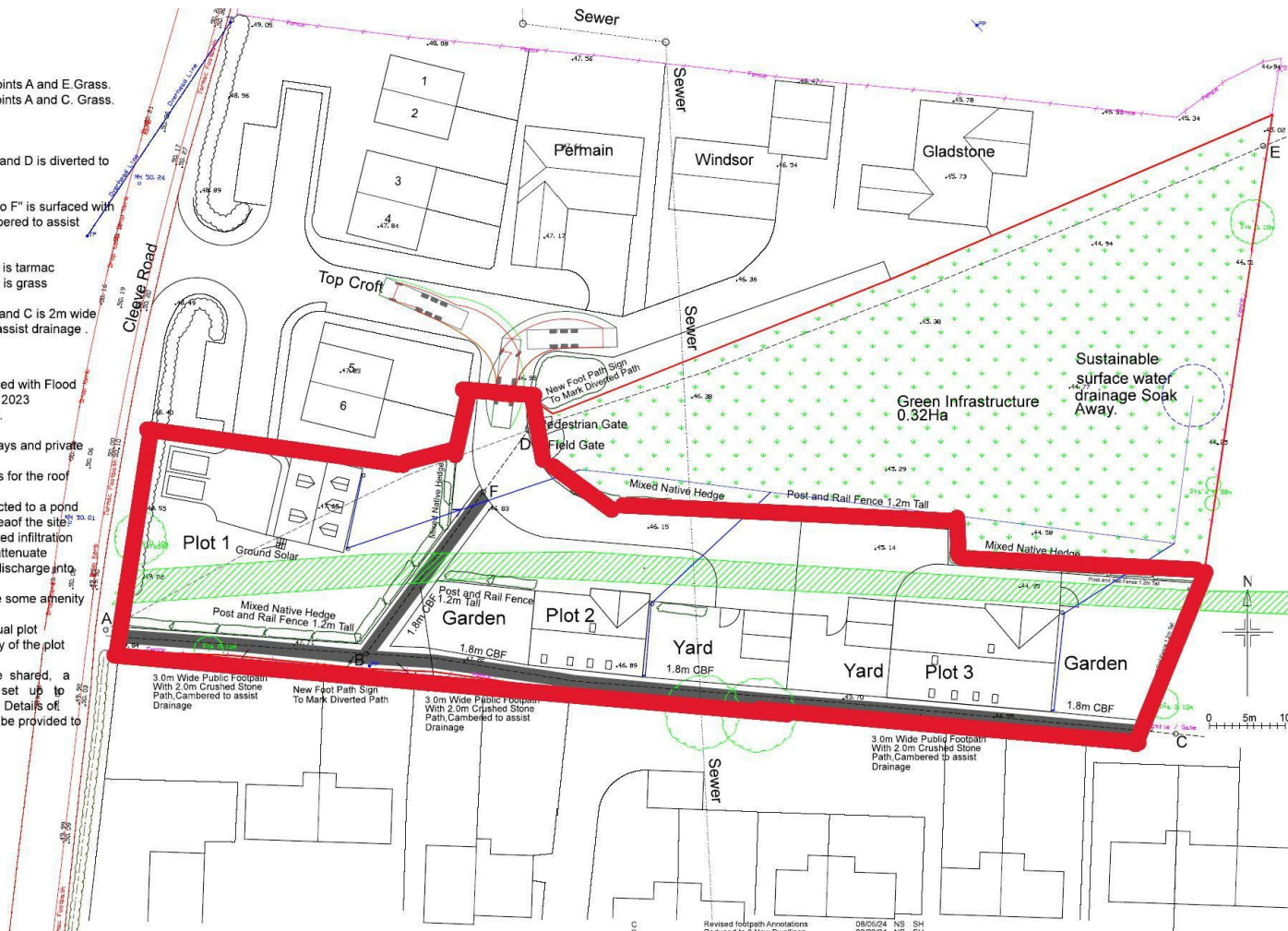
Public footpath 521(B) between A and C is 2m wide crushed stone path, cambered to assist drainage.

### Surface Water Drainage Strategy

This plan should be cross-referenced with Flood Risk Assessment dated 6th March 2023 by Michael Evans & Associates Ltd.

In summary, the strategy is:

1. Permeable paving to the driveways and private drive areas.
2. Rainwater harvesting techniques for the roof areas, such as water butts (WB).
3. Surface water runoff will be directed to a pond located within the north-eastern area of the site. This pond may allow for some limited infiltration and evaporation, but will primarily attenuate surface water prior to a restricted discharge into the public sewer network.
4. In addition, the pond will provide some amenity and environmental benefits.
5. Drainage features within individual plot boundaries will be the responsibility of the plot owners.
6. Where drainage features are shared, a management company will be set up to manage and maintain these areas. Details of such a management company will be provided to the LLFA in due course







**Offers In Excess Of £500,000**

Middle Littleton combines rural charm with excellent connectivity. The nearby market town of Evesham provides a full range of local amenities, along with direct rail links to Worcester, Oxford, and London Paddington. Road connections are also strong, with the A46 providing easy access to the M5 and M40 motorway corridors. Birmingham Airport is reachable in under an hour, making this both a tranquil and well-connected place to live.

For further details or to arrange a site inspection, please contact the Sheldon Bosley Knight Land & New Homes team.

Important Notice:

The red line boundary shown in any marketing materials is for guidance only and should not be relied upon for legal or transactional purposes.



**Planning Permission**

Application Number: W/24/00608/FUL

Council: Wychavon

Location Address: Land Off Top Croft Row Middle Littleton

Proposal - Erection of 3 dwellinghouses, diversion of public footpath and associated development.

Status: Approved

Application Type: Full planning permission

Decision Date: 16/06/2025

**Location**

Middle Littleton is a picturesque Worcestershire village nestled within the civil parish of North and Middle Littleton, just four miles northeast of Evesham. Surrounded by the rolling countryside of the Vale of Evesham and bordered by the River Avon to the west, the village offers a quintessential rural setting.

Traditional stone-built cottages, historic manor houses, and farmland define the village's rural charm, while a strong sense of community is supported by a local village hall and recreational amenities including Littleton FC, the nearby football club.

Despite its peaceful setting, Middle Littleton is well-connected. The nearby town of Evesham provides a wide range of amenities and rail services, with regular direct trains to Worcester, Oxford, and London Paddington. The village is conveniently located for road travel, with the A46 offering routes toward the M5, M40, and wider Midlands motorway network. Birmingham Airport is just under an hour's drive away, making the village highly accessible while maintaining its countryside appeal.

The site specifically overlooks a National Trust building to the west, with the surrounding land protected as it sits in the wider conservation area. The Tithe Barn, is a grade I listed building.

**Services**

The vendor understands there to be all service connections (water, electricity, mains sewage) in close proximity to this plot.

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

**Rights Of way, Easements and Wayleaves**

The land is sold subject to and with the benefit of all rights and any other wayleaves or easements. It is for the purchaser to satisfy their enquiries of the routes thereof.

Existing footpaths - 522(C) & 521(B)

CIL & S106

Wychavon District Council: Evesham CIL = charge£40 x GIA x year index .

Affordable Housing Contribution - Means £38,391 payable in accordance with the provisions of Schedule 1 of the S106

Covenant

The land being sold has associated restrictive covenants on it. For more information on these restrictions, please make enquires with Sheldon Bosley Knight Land & New Homes team.

One specific covenant to note is the following - There will be no deviation from approved plans without agreement and written approval from the owner/occupier of Gladstone House.

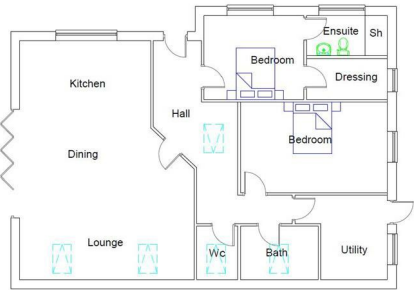
Plot 1 - 3 Bedroom Bungalow



Ground Floor Area 82m2  
First Floor Area 30m2  
Total Floor Area 112m2

REVISION	DESCRIPTION	DATE	BY	CHECK	PROJECT
A	New Bungalow Design	03/05/24	N.S.	SH	Cleeve Road Middle Littleton, Evesham Worcs, WR11 8JT
ARCHITECTURE4ALL					TITLE
18 Old School Court, Hampton, Evesham Worcs, WR11 2DQ Email: newhomes@architecture4all.co.uk Tel: 01346 49447 or 01905002230					Plot 1 - 3 Bedroom Bungalow Floor Plan
Date		Scale	Drawn	Checked By	Rev
19.12.23		1:100@A3	N Sheward	660/011	A

Plot 2 - 2 Bedroom Bungalow



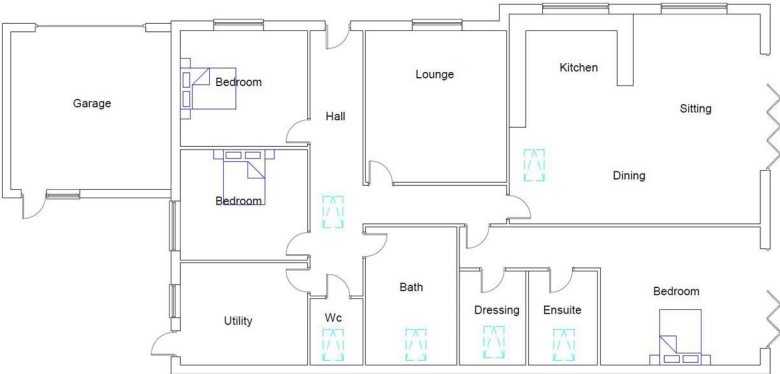
GROUND FLOOR PLANS



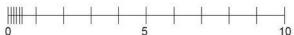
Internal Floor Area 138m2  
Garage Floor Area 33m2  
Total Floor Area 171m2

REVISION	DESCRIPTION	DATE	BY	CHECK	PROJECT
A	New Bungalow Design	06/02/24	N.S.	SH	Cleeve Road Middle Littleton, Evesham Worcs, WR11 8JT
ARCHITECTURE4ALL					TITLE
18 Old School Court, Hampton, Evesham Worcs, WR11 2DQ Email: newhomes@architecture4all.co.uk Tel: 01346 49447 or 01905002230					Plot 2 - 2 Bedroom Bungalow Floor Plan
Date		Scale	Drawn	Checked By	Rev
19.12.23		1:100@A3	N Sheward	660/012	A

Plot 3 - 3 Bedroom Bungalow



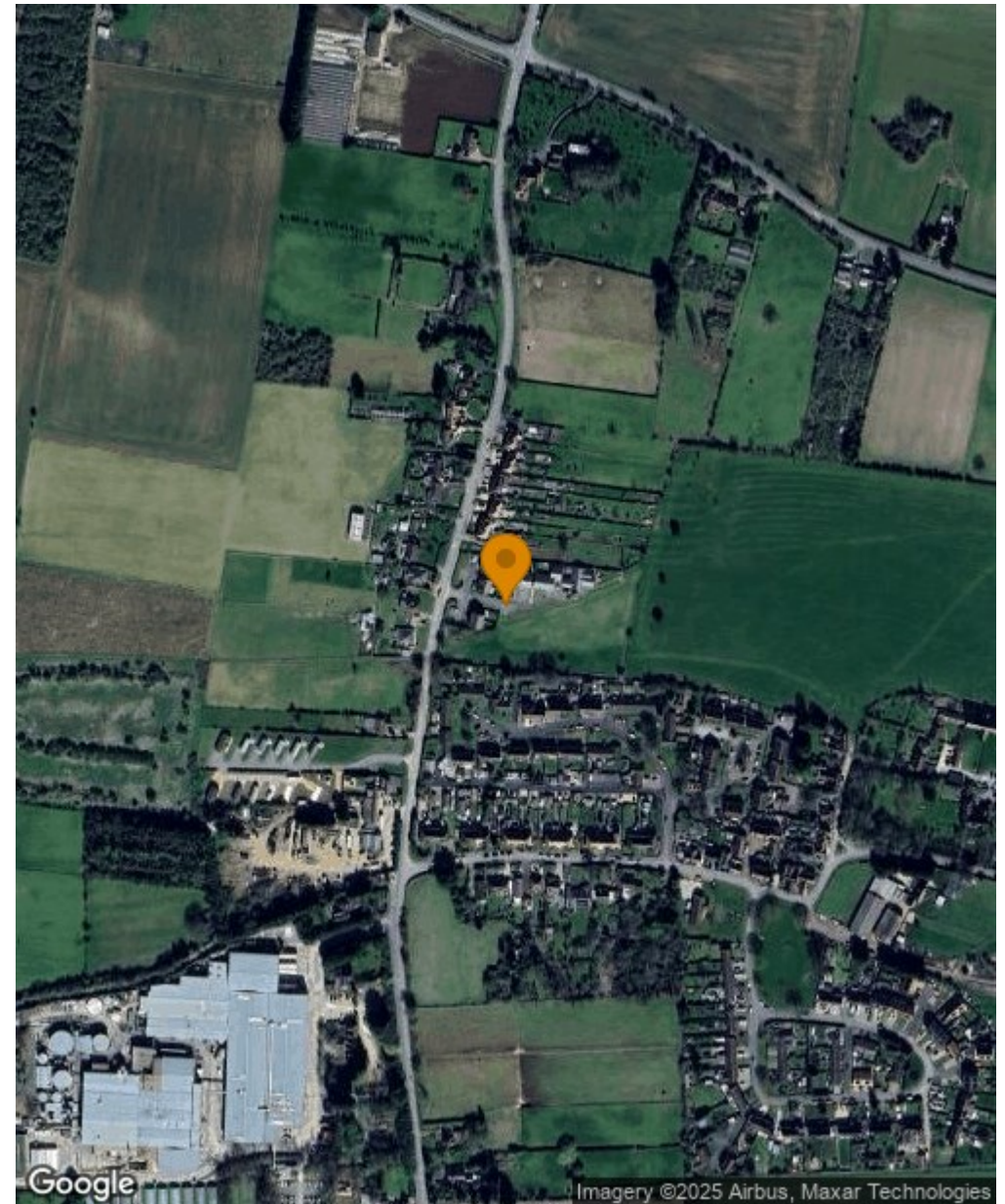
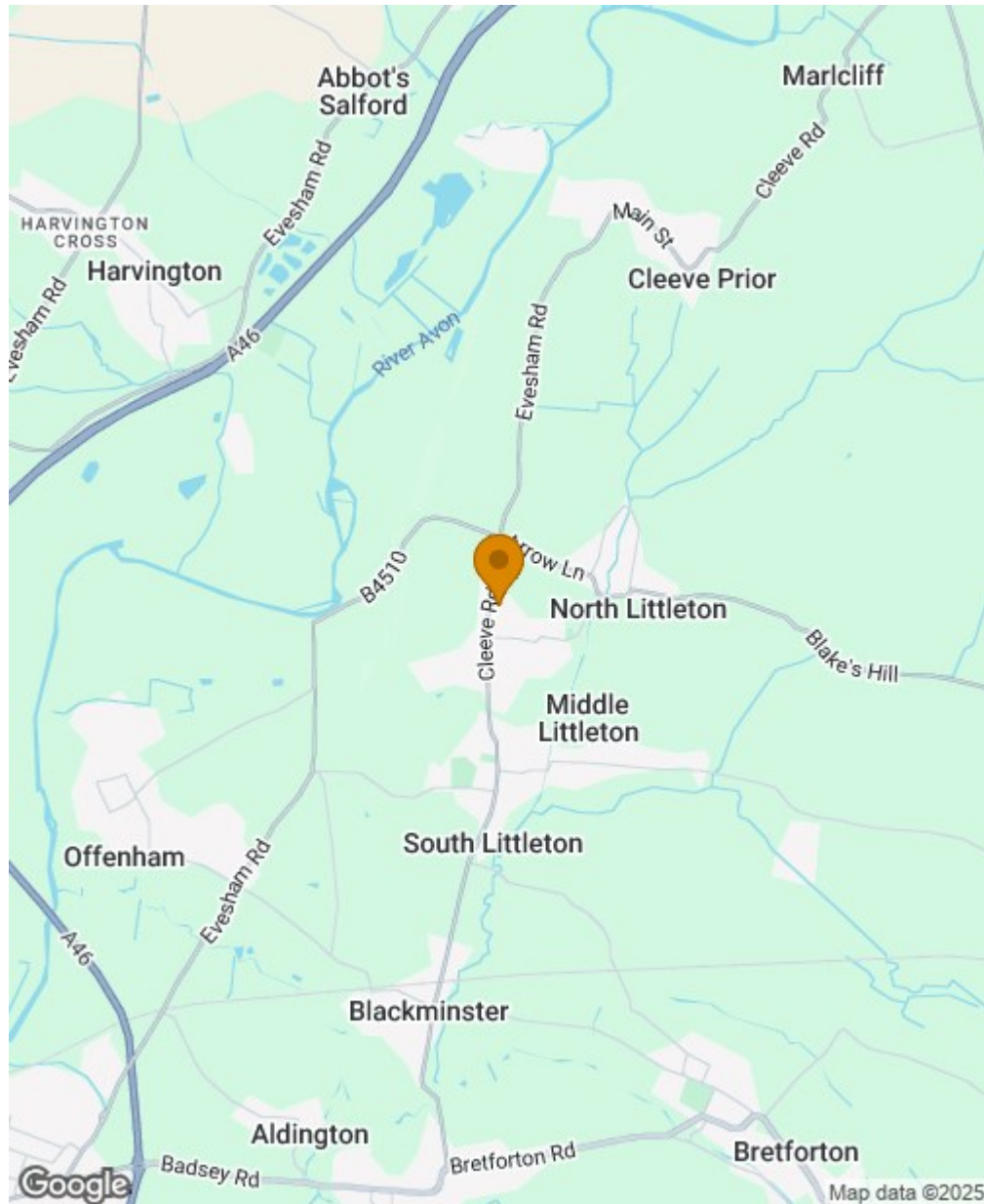
GROUND FLOOR PLANS



Internal Floor Area 257m2  
Garage Floor Area 33m2  
Total Floor Area 290m2

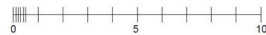
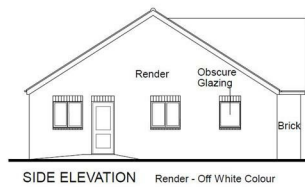
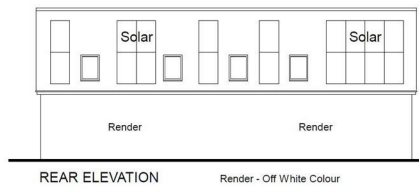
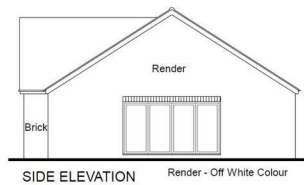
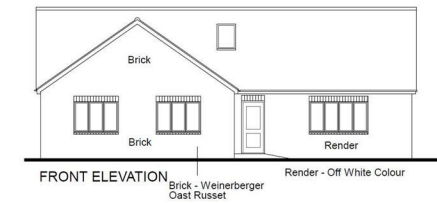
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# Location



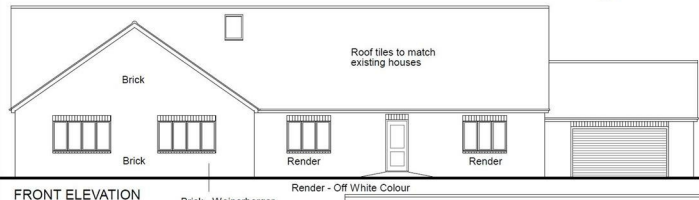


## Plot 2 - 2 Bedroom Bungalow

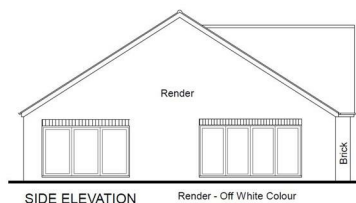
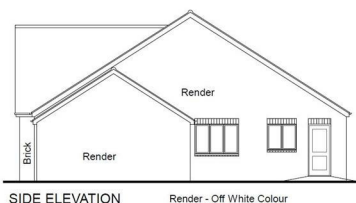
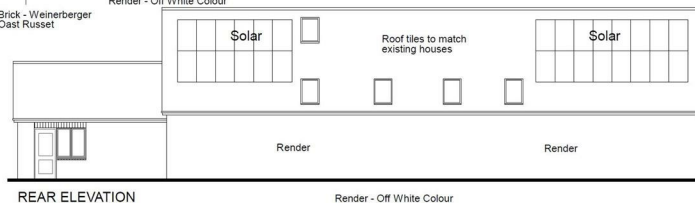


REVISION	NO.	DATE	BY	CHK
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ARCHITECTURE4ALL				
PROJECT: Cleeve Road, Middle Littleton, Evesham, Worcs, WR11 8JT				
TITLE: Plot 2 - 2 Bedroom Bungalow Elevations				
DATE: 01.03.24	SCALE: 1:100@A3	DATE: 01.03.24	SCALE: 1:100@A3	NO. 660/023
DESIGNED BY: N Shev	DRAWN BY: N Shev	CHECKED BY: N Shev	DATE: 01.03.24	NO. 660/023

## Plot 3 - 3 Bedroom Bungalow



REVISION	NO.	DATE	BY	CHK
1	01.03.24	1:100@A3	N Shev	660/023
ARCHITECTURE4ALL				
PROJECT: Cleeve Road, Middle Littleton, Evesham, Worcs, WR11 8JT				
TITLE: Plot 3 - 3 Bed Bungalow Elevations				
DATE: 01.03.24	SCALE: 1:100@A3	DATE: 01.03.24	SCALE: 1:100@A3	NO. 660/023
DESIGNED BY: N Shev	DRAWN BY: N Shev	CHECKED BY: N Shev	DATE: 01.03.24	NO. 660/023



Tenure - Freehold

Local Authority - Worcester County Council  
- Wychavon District Council

# 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)



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BLOCK  
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