

THE HOMESTEAD

FLYFORD FLAVELL WORCESTERSHIRE WR7 4BU



SMALLHOLDING IN AN EDGE OF VILLAGE LOCATION



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The Homestead presents a rare and exciting opportunity to acquire a charming farm on the outskirts of the picturesque village of Flyford Flavell. The property comprises a three-bedroom detached bungalow, a separate barn positioned along the northern boundary, a collection of timber outbuildings, and expansive pastureland—all set within 39.25 acres (15.88 hectares).

The land is divided into convenient field parcels, with a layout perfectly suited for equestrian or agricultural purposes. It is available as a whole or in five separate lots, each with its own road frontage, offering incredible potential.

LOT 1 THE HOMESTEAD BUNGALOW

3 bedroom detached bungalow | Adjoining double garage | Timber outbuildings | Private drive

LOT 2 THE BARNYARD (APPROX. 0.48 ACRES)

Grade III Pastureland | Former Agricultural Building | Road Frontage | Set in approximately 0.48 acres

LOT 3 APPROX. 3.26 ACRES OF PASTURELAND

Grade III Pastureland | Single field parcel | Road Frontage

LOT 4 APPROX. 3.72 ACRES OF PASTURELAND

Grade III Pastureland | Single field parcel | Road Frontage

LOT 5 APPROX. 31.22 ACRES OF PASTURELAND

Grade III Pastureland | Split into six parcels | Road Frontage

IN ALL APPROX. 39.25 ACRES (15.88 HECTARES)

FOR SALE BY INFORMAL TENDER

TENDER DEADLINE 12 NOON ON THURSDAY 10TH JULY 2025

AS A WHOLE OFFERS IN THE REGION OF £1,000,000

An excellent location

Situated in the charming rural village of Flyford Flavell in Worcestershire, The Homestead is nestled along Bishampton Road and offers a serene countryside setting within the Wychavon District. The property is conveniently located approximately 6.5 miles from the M5 motorway, providing easy access to major routes for travel to nearby cities such as Worcester, Birmingham, and Gloucester. Additionally, Pershore train station is about 7.5 miles away and offers direct connections to London Paddington and Worcester Foregate Street, making the property an ideal location for those seeking a peaceful village lifestyle with excellent transport links.



Pershore 7.5 miles | M5 6.5 miles | Worcester 10 miles | Birmingham 25 miles | Gloucester 30 miles

LOT 1: The Homestead Bungalow

The Homestead comprises a detached three-bedroom brick bungalow with a tiled roof, an attached double garage, and a conservatory. The property is approached via a private driveway with space for several vehicles, along with scope to create additional parking. The front garden is laid to lawn and enclosed by a mature hedgerow. Offering endless potential, the property presents a fantastic opportunity to create a charming country retreat, giving any buyer the flexibility to alter, extend, or rebuild the dwelling to their vision, subject to obtaining the relevant planning permissions.

Kitchen

3.361m x 2.870m (11'0" x 9'4")

The compact kitchen features wall and base units with a granite effect work top, stainless steel sink, electric oven and radiator, with lino flooring and a single strip light.

Pantry

1.74m x 1.594m (5'8" x 5'2")

Situated via a door off the kitchen, with concrete floor, single window and wall shelving. The pantry houses the electricity meter for the property.

Conservatory

2.418m x 4.993m (7'11" x 16'4")

South facing double glazed conservatory with single pitch roof, providing access to the dining room and lean-to.

Hallway

3.894m x 1.185m (12'9" x 3'10")

With electric radiator and carpet floor. Providing access to the main accommodation, leading from the kitchen through to the front porch,.

Bathroom

2.147m x 1.829m (7'0" x 6'0")

With wash hand basin, electric shower and radiator and down flush toilet. Part floor to ceiling wall tiles and part wall panelling, tile effect floor and window to the rear elevation.

Dining Room

3.510m x 3.363m max. (11'6" x 11'0" max.)

With single aspect window overlooking the front garden, open fire place, electric radiator and carpet floor.

Living Room

4.292m x 3.381m (14'0" x 11'1")

With electric fire, carpet floor and a single aspect window overlooking the front garden.



Porch

0.959m x 0.784m (3'1" x 2'5 1/2")

Brick porch with double glazed door leading to the front garden. Single glazed timber internal door.

Bedroom 1

3.213m x 2.113m (10'6" x 6'11")

Single aspect window to the rear elevation with carpet floor, electric radiator and built in wardrobe.

Bedroom 2

3.511m x 3.37m (11'6" x 11'0")

Single aspect window to the rear elevation with carpet floor and electric heater.

Bedroom 3

2.45m x 3.35m (8'0" x 10'11")

Single aspect window to the front elevation, with carpet floor and electric radiator.

Lean-to

3.404m x 4.054m (11'2" x 13'3")

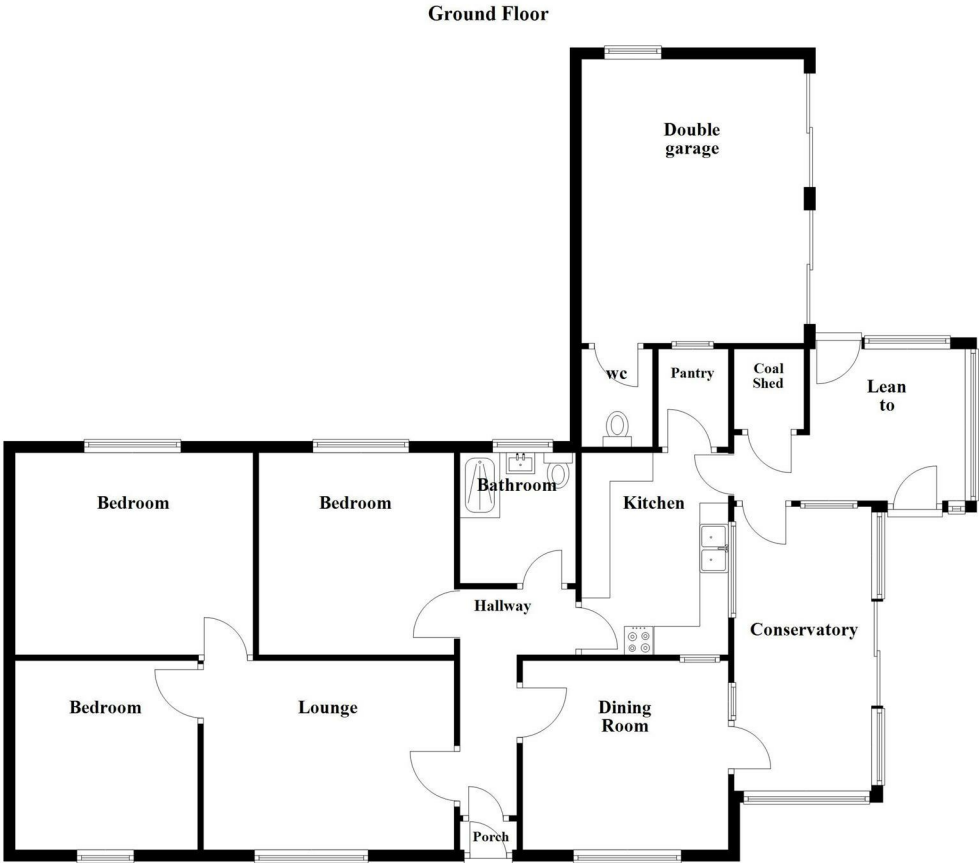
Adjoining brick lean-to with concrete floor and stable door providing external access. Entry is also provided to the kitchen and conservatory via separate doors with an additional timber door leading to the double garage and a W/C.

Outbuildings

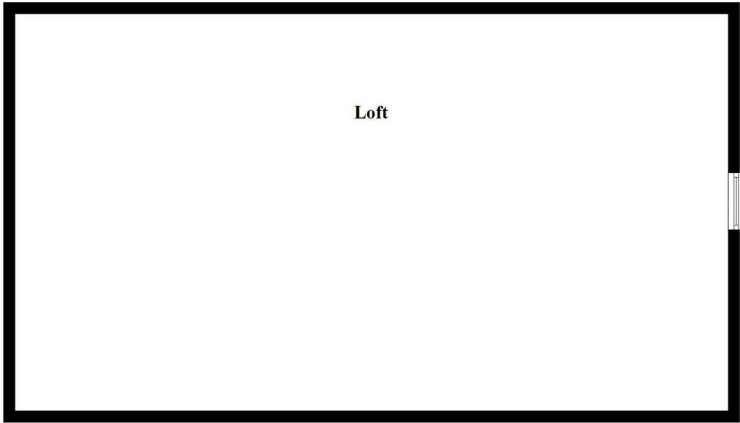
A block of timber framed outbuildings with hardstanding.



THE HOMESTEAD



First Floor



Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

LOT 2 - The Barnyard

Comprising of a former agricultural building situated along the northern boundary with separate road access and surrounding pastureland, in total about 0.48 acres. The barn offers development potential for alternative uses subject to the necessary planning consents.

LOT 3 - Approximately 3.26 acres of Pastureland

Extending to approximately 3.26 acres comprising of a single field parcel. The land is Grade 3 according to the Provisional Agricultural Land Classification Maps. With road frontage access onto Bishampton Road via an existing field gate. The field parcel is surrounded by an established hedgerow and in recent years has been grazed by livestock.

LOT 4 - Approximately 3.72 acres of Pastureland

Comprising a single field parcel extending to approximately 3.72 acres. The land is Grade 3 according to the Provisional Agricultural Land Classification Maps and is surrounded by a well established hedgerow and in recent years has been grazed by livestock. The land benefits from road frontage access onto Bishampton Road via an existing field gate.

LOT 5 - Approximately 31.22 acres of Pastureland

Comprising of level pastureland with direct road frontage access from Bishampton Road, via an existing field gateway located in the southernmost parcel. The six interlinked parcels are enclosed by mature hedgerows and fencing. The land benefits from an independent water supply, with water troughs conveniently distributed throughout the fields.

Guide Prices

Lot 1: £350,000-£400,000

Lot 2: £40,000 - £60,000

Lot 3: £40,000-£50,000

Lot 4: £40,000 - £50,000

Lot 5 - £450,000 - £500,000

As a whole offers in the region of £1,000,000

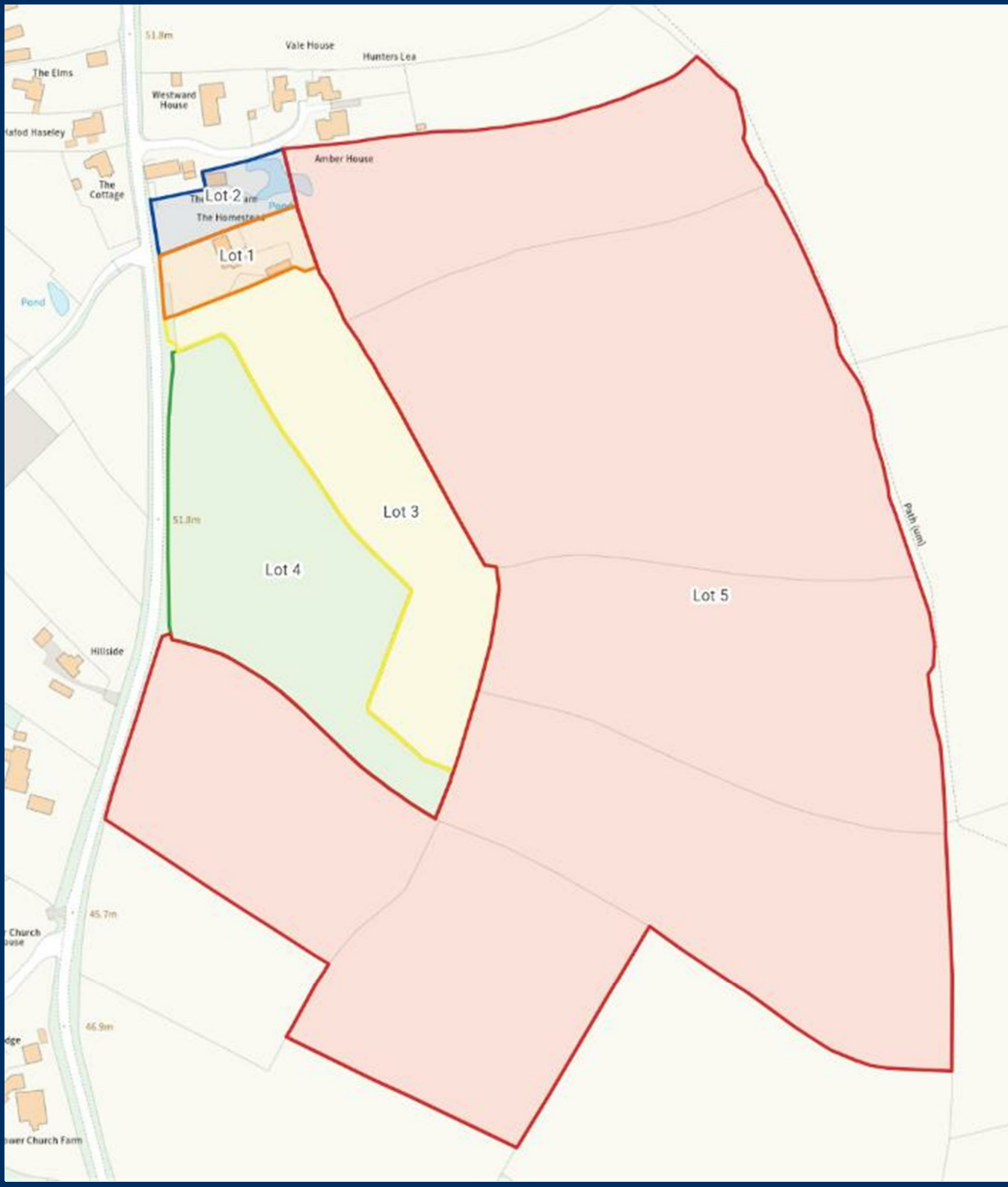
Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. The property is not affected by any public rights of way.

Basic Payment Scheme & Stewardship

The land is sold without any BPS entitlements. The land is not currently entered into any environmental schemes as far as we are aware.





Field Schedule

LOT 1 THE HOMESTEAD BUNGALOW		
Field No.	Acres	Description
House & Buildings	0.57	Bungalow/outbuildings/access drive/garden
LOT 2 THE BARNYARD		
SO9854 1644	0.48	Pasture & Building
LOT 3 APPROX. 3.26 ACRES		
SO9854 2528	3.26	Pasture
LOT 4 - APPROX. 3.72 ACRES		
SO9854 1925	3.72	Pasture
LOT 5 APPROX. 31.22 ACRES		
SO9854 3144	3.74	Pasture
SO9854 3635	8.94	Pasture
SO9854 4019	5.35	Pasture
SO9854 4310	5.77	Pasture
SO9854 2805	3.88	Pasture
SO9854 1814	3.54	Pasture
Total	39.25	

General Information

Sporting, Timber & Mineral Rights

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

Tenure

The property is available with vacant possession upon completion.

Council Tax Band

Council Tax Band - E

Energy Performance Certificate

The Homestead Bungalow has an Energy Performance Rating of F

Services

The Property benefits from mains water and electricity. If sold separately, the respective buyers will have two months from the point of completion to arrange a new water connection for their respective lot.

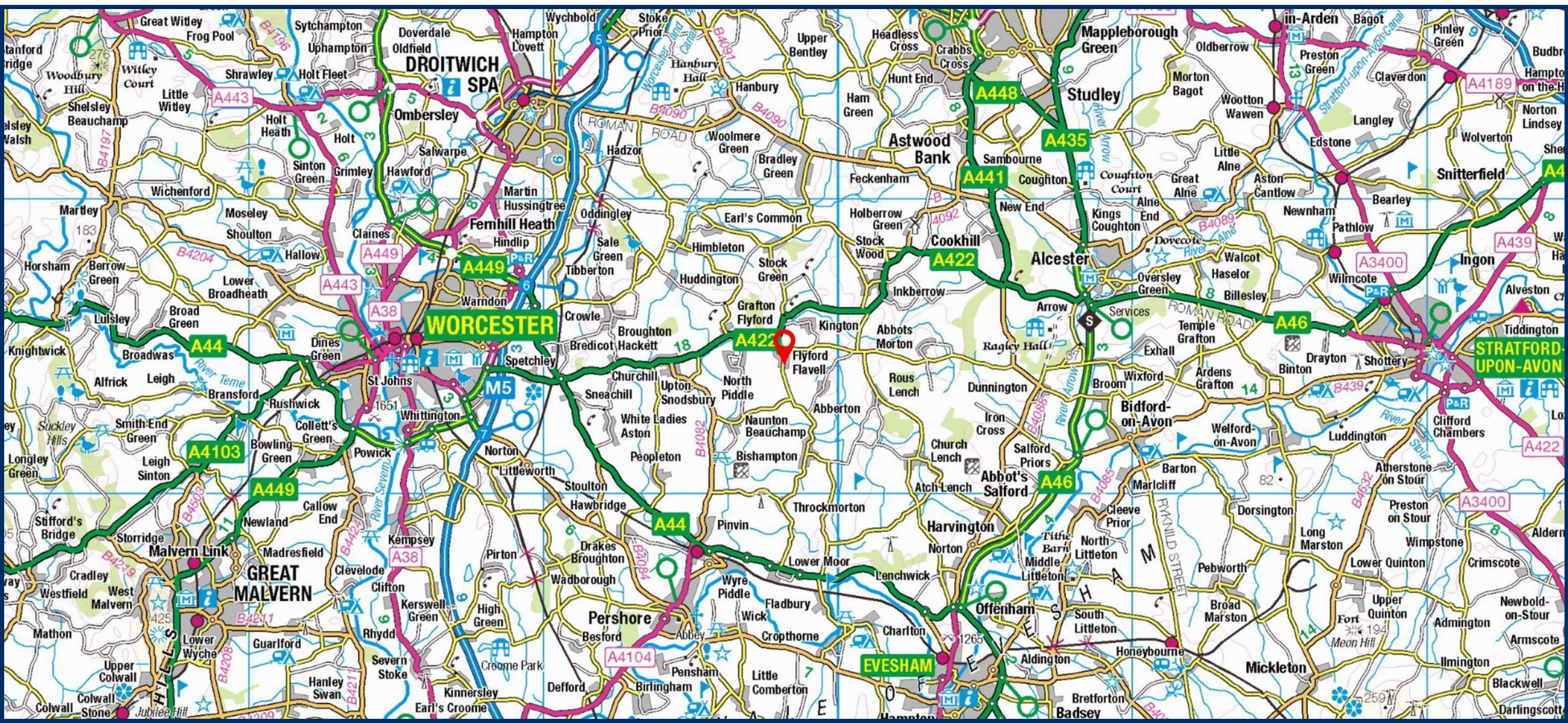
A private sewerage system situated in Lot 2 which if sold separately to Lot 1, Lot 1 will retain a right over.

Broadband - Standard and Superfast available,, Broadband speed: Download - 5Mbps - 80Mbps / Upload - 0.7 Mbps - 20Mbps

Mobile signal/coverage - Limited coverage available from the following providers: EE, Vodafone, O2 and Three. 5G is predicted to be available from the following provider(s): EE, Vodafone.

Mode of Sale

The land is being offered for sale as a whole by Informal Tender. Prospective Purchasers should carry out their own enquiries with Worcestershire County 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 and should include a completed Land Registry Identity Form (ID1). These are to be received by John Dillon at Sunderlands, Offa House, St Peters Square, Hereford HR1 2PQ by 12 Noon on Thursday 10th July 2025. Envelopes should be marked “Informal Tender for The Homestead” and substantially sealed. 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

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

Boundaries

If sold separately the buyers will need to arrange appropriate fencing between the lots, where necessary.

Planning

Full details of the planning history for the property can be found on the Local Planning Authority website (Wychavon District Council).

Planning Uplift

Lots 2, 3, & 4 are sold with an overage clause in favour of the vendor for future alternative development outside agricultural and equestrian use with a 25% uplift in value of the land for alternative development on the grant of planning permission, for a period of 25 years.

Local Authority and Public Utilities

Worcestershire County Council, County Hall, Spetchley Road, Worcester WR5 2NP
Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT
Severn Trent Water, Coventry. CV1 2LZ
National Grid ED (West Midlands), Bristol, BS2 0TB

Viewing

Viewing strictly by appointment with the selling agent.
John Dillon/Charlotte Watson on 01432 356161

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.

Access

All 5 lots benefit from road frontage access directly off Bishampton Road. The Homestead bungalow is accessed via a private tarmac drive.

Directions

From Worcester head east on the A44 towards Evesham, continue for 1 mile, at the roundabout take the second exit onto the A422. Continue on the A422 for 6 miles, take a slight right onto Radford Road at the junction signposted 'Flyford Flavell', continue for 1 mile until you reach the village, turn right after the pub (The Boot Inn) signposted Bishampton, continue along Bishampton road for about 1 mile, the main drive is located on the left as per the agents For Sale board.
What3words /// ///reclusive.chair.husband

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. Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.



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