



27 Harris Bank
Pinvin, WR10 2GW

Andrew Grant

27 Harris Bank

Pinvin, WR10 2GW

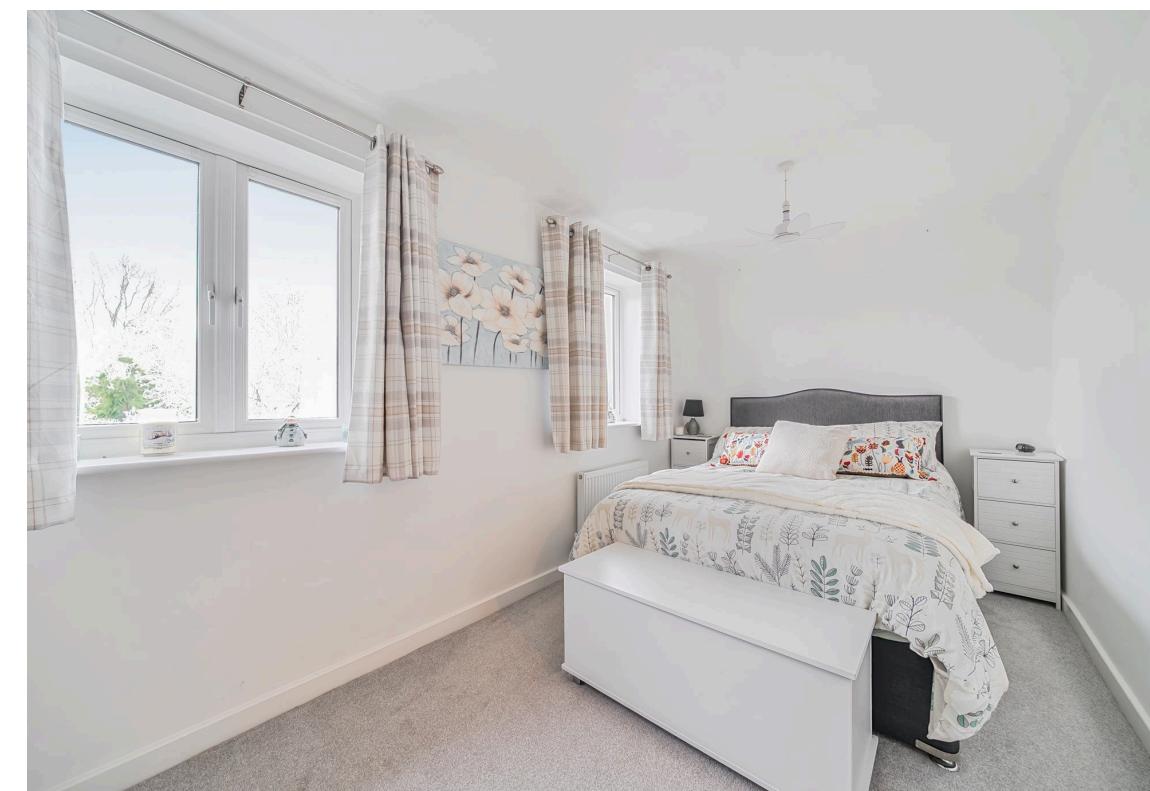
2 Bedrooms 1 Bathroom 1 Reception Room

A modern two bedroom home in Pershore available through Shared Ownership, offering bright living space, private garden, driveway parking and an appealing balance of town and countryside living.

- A well arranged two bedroom home offered on a Shared Ownership basis.
- Bright living space with a garden room extending everyday accommodation.
- Enclosed rear garden providing a private and manageable outdoor area.
- Driveway parking positioned to the front of the property.
- Pershore location with access to local amenities, schools and transport links.

This modern home presents an excellent opportunity to step onto the property ladder through Shared Ownership with Rooftop Housing Association. A minimum share of 45% is available, with rent payable on the remaining share. The current rent is £417.74 per month, inclusive of the maintenance cost. The accommodation is arranged over two floors and offers a practical and well considered layout. The ground floor includes a welcoming hallway, a fitted kitchen, a comfortable living room and a cloakroom. Doors from the living room lead into a garden room, creating a useful link with the garden. On the first floor, there are two well proportioned bedrooms served by a family bathroom, all accessed from a central landing. Externally, the enclosed rear garden offers lawn and patio areas, while driveway parking is located to the front. The property is sold on a Mandatory Buyback lease within a Designated Protected Area, ensuring it remains available as affordable housing, with local connection criteria applying and formal approval required from Rooftop Housing Association prior to completion.

772 sq ft (71.7 sq m)





Shared Ownership

This property is offered on a Shared Ownership resale basis with Rooftop Housing Association.

The purchaser will be buying the seller's existing 45% share, with rent payable on the remaining share retained by the landlord.

The home is located within a Designated Protected Area and is sold on a Mandatory Buyback lease. As a result:

- The property will always remain leasehold, even if 100% ownership is reached
- If the owner staircases to more than 80% ownership and later sells, Rooftop Housing Association (or a nominated provider) is required to buy the property back
- These provisions ensure the home remains available as affordable housing in the future

Local connection criteria apply. Applicants must demonstrate a qualifying connection (living, working, or family) to one of the following areas, in order of priority:

- Pinvin parish
- Adjoining parishes
- Wychavon district

Applicants must meet Shared Ownership eligibility requirements, including:

- Household income of £80,000 or less
- Inability to purchase a suitable home on the open market
- No ownership of another property at the point of completion

All purchasers are required to:

- Complete a Shared Ownership application
- Pass an affordability assessment
- Receive formal approval from Rooftop Housing Association before the sale can proceed

Buyers are responsible for 100% of repairs and maintenance, regardless of the share purchased.

Subletting the entire property is not permitted. Pets may be allowed with written consent.



The kitchen and breakfast room

The kitchen and breakfast room is thoughtfully arranged to support everyday living and entertaining. Fitted units and work surfaces are positioned to create an efficient layout, with space for appliances and clear preparation areas. A window draws in natural light, enhancing the room and providing a pleasant outlook. The design allows room for informal dining, making it well suited to daily meals and relaxed gatherings.





The living room

The living room offers a welcoming and versatile space for everyday living and entertaining. Its layout allows for comfortable seating arrangements while maintaining clear circulation through the room. Doors open into the lean to garden room, extending the living space towards the garden for relaxed indoor and outdoor enjoyment.





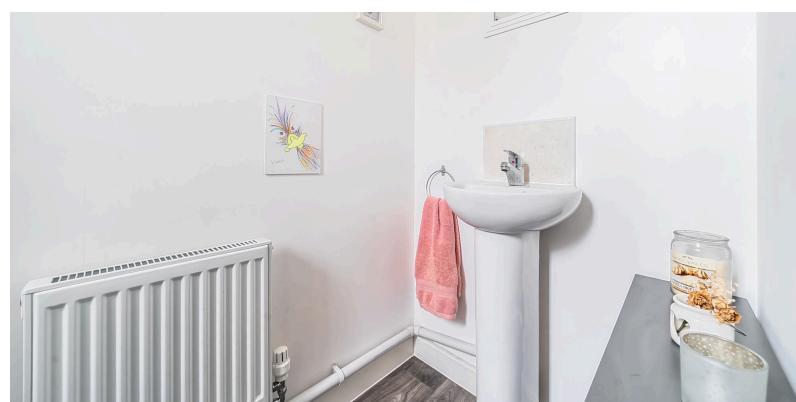
The garden room

The garden room provides a versatile extension to the main living space, creating an inviting area that enjoys views over the garden. Accessed directly from the living room, it offers flexibility for relaxation, hobbies or entertaining. The layout encourages year round use while strengthening the connection between the house and outdoor space.



The hallway and cloakroom

The entrance hallway provides a welcoming sense of arrival and offers clear access to the main ground floor rooms, with stairs rising to the first floor. Positioned just off the hallway, the cloakroom adds everyday convenience for guests and daily use, enhancing the practicality of the layout while maintaining an easy and natural flow through the home.





The primary bedroom

The primary bedroom is a bright and inviting room positioned on the first floor and enjoys a pleasant outlook. Its proportions allow for a comfortable sleeping arrangement alongside additional storage, while the window brings in ample natural light. The room provides a calm and private retreat, well suited to everyday living and relaxation.





The second bedroom

The second bedroom is a comfortable and adaptable room located on the first floor. Its layout supports a variety of uses including guest accommodation or home working. The room offers flexibility to suit changing needs and complements the overall balance of the accommodation.





The family bathroom

The family bathroom is centrally positioned to serve both bedrooms and is fitted with a modern white suite including a bath with shower over, a wash hand basin and a WC. The layout is practical and well arranged, providing a comfortable and functional space suited to everyday use.



The rear garden

The rear garden provides an inviting outdoor space arranged for relaxation and enjoyment. A paved seating area offers an ideal setting for outdoor dining, while raised borders and lawn areas create clear zones for planting and play. Enclosed boundaries provide a sense of privacy, with direct access from the garden room enhancing everyday use.





The driveway and parking

The property benefits from off road parking positioned to the side of the home, offering convenient access for residents and visitors. Its location enhances the setting of the property while supporting comfortable and efficient modern living.

Location

Harris Bank is located within a well established residential area that combines town convenience with access to surrounding countryside. Pershore offers a range of shops, cafes and services, along with leisure facilities and green spaces.

There are primary and secondary schools within the wider area, making the location suitable for families and professionals. Pershore railway station provides regular services to Worcester, Evesham and London Paddington, supporting commuting and travel further afield.

Road connections are strong, with access to the A44 and A4104 linking to neighbouring towns and villages. The nearby River Avon and open countryside offer opportunities for walking and outdoor activities. Local connection criteria apply to this property, requiring qualifying ties to Pinvin parish, adjoining parishes or the Wychavon district, supporting long term community sustainability.

Services

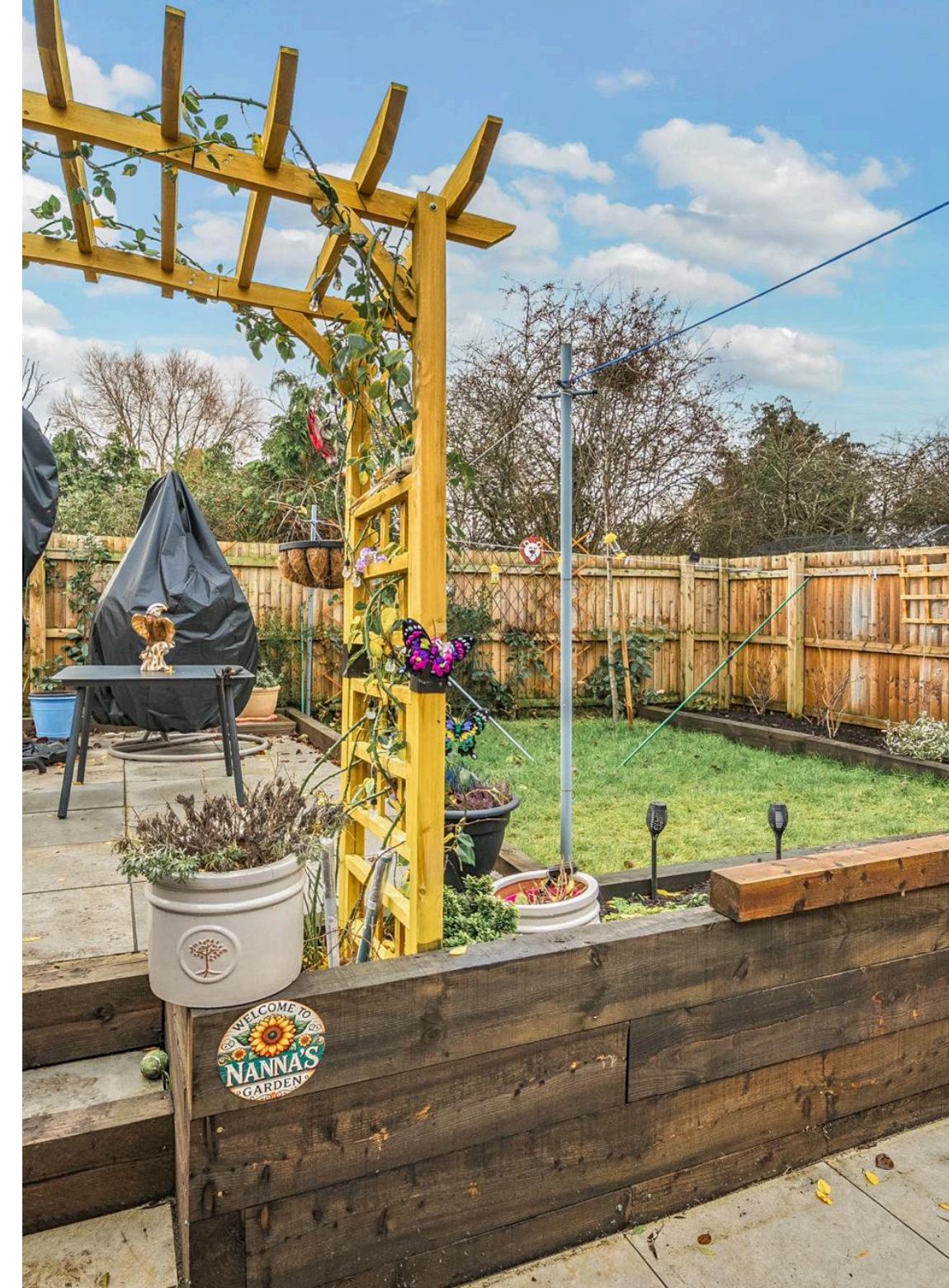
The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band C.

Agent Note

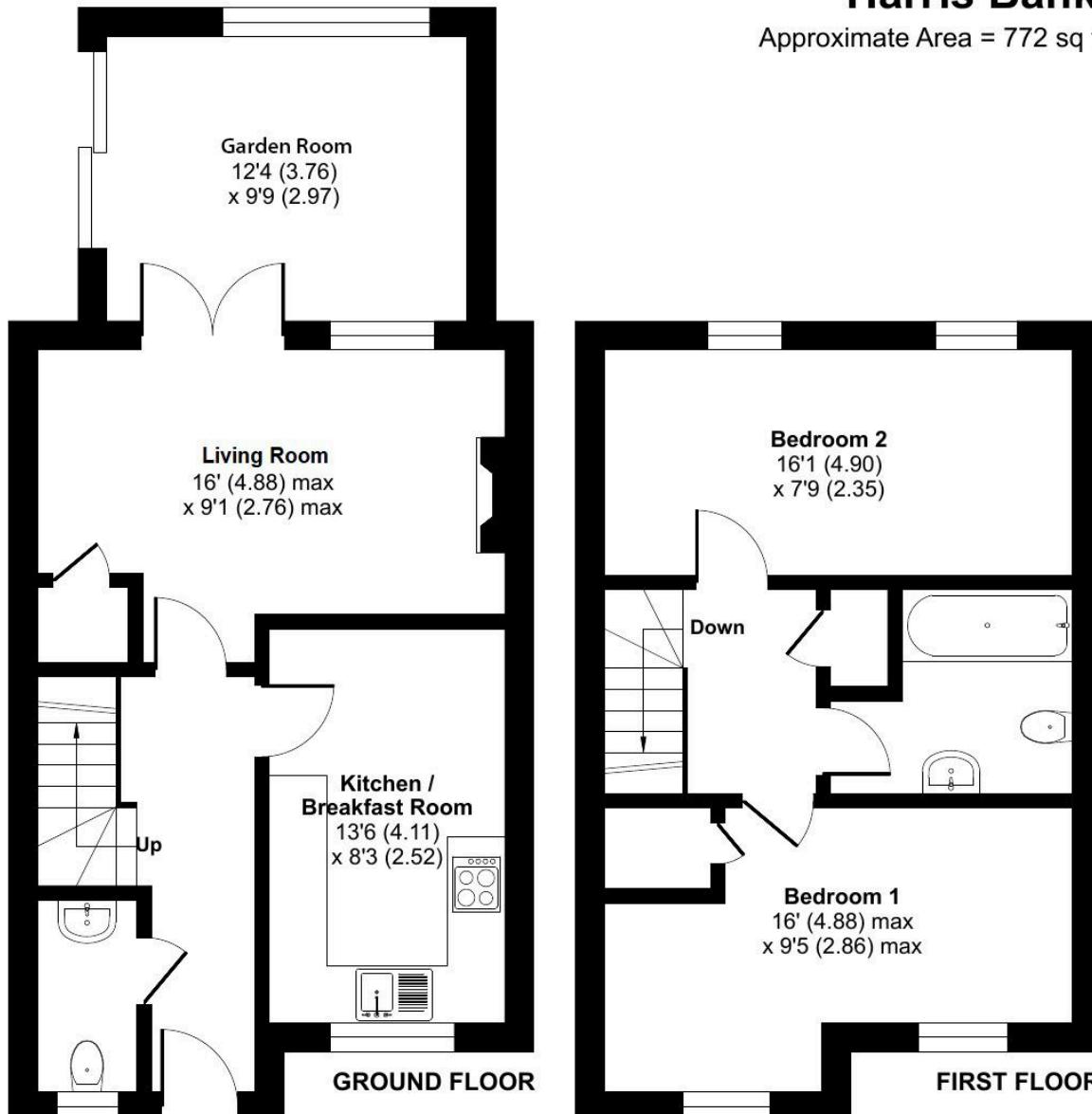
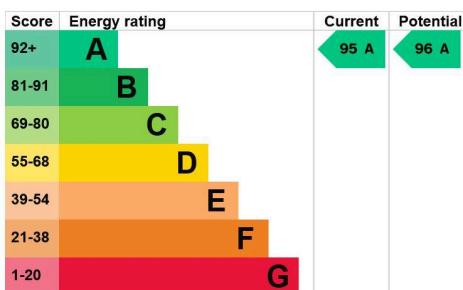
The current rent is £417.74 per month, inclusive of the maintenance cost.



Harris Bank, Pershore, WR10

Approximate Area = 772 sq ft / 71.7 sq m (excludes lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Andrew Grant. REF: 1394182



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com