



COOKSHOLME FARM

3 WADBOROUGH ROAD | LITTLEWORTH | WORCESTER WR5 2QJ





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Worcester 5 miles | Cheltenham 24 miles | Birmingham 35 miles | Worcester Parkway 1.7 miles |
(all mileages are approximate)

A BEAUTIFULLY PRESENTED THREE BEDROOM GRADE II LISTED HOUSE,
SET WITHIN 80.72 ACRES OF PRODUCTIVE GRASSLAND, SPILT INTO
CONVENIENTLY SIZED ENCLOSURES

Three Bedroom Grade II listed House
Set within 80.72 acres Productive Grassland
Modern Portal Frame Building
Characterful property
Delightful Rural Location



Kidderminster Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Halls are delighted with instructions to offer Cooksholme Farm for sale by Private Treaty.

A beautifully presented three-bedroom Grade II Listed House, modern portal frame building, set within 80.72 acres of productive grassland, split into conveniently sized enclosures. The farm offers future potential for strategic development and located conveniently from the 2.2 miles from junction 7 of the M5 and Worcester Parkway for commuting.

SITUATION

The farm is situated on the edge of the village of Littleworth in central Worcestershire, off Wadborough Road.

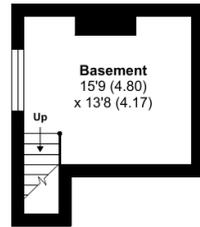
Cooksholme Farm lies approximately 5 miles from Worcester, 24 miles from Cheltenham and 35 miles from Birmingham.

PROPERTY

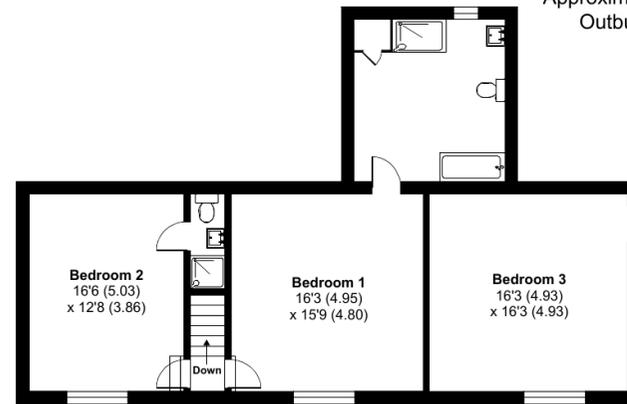
Positioned on the edge of the charming village of Littleworth, this attractive Grade II listed farmhouse offers a rare blend of character, privacy, and countryside appeal. Full of period features and set within beautifully maintained grounds, the property provides an inviting and peaceful retreat.

The accommodation is thoughtfully arranged and includes three well-proportioned bedrooms, making it ideal for families or those seeking a rural lifestyle with space to grow. Inside, the farmhouse retains much of its original charm, with traditional detailing that reflects its heritage while offering comfortable, practical living spaces.

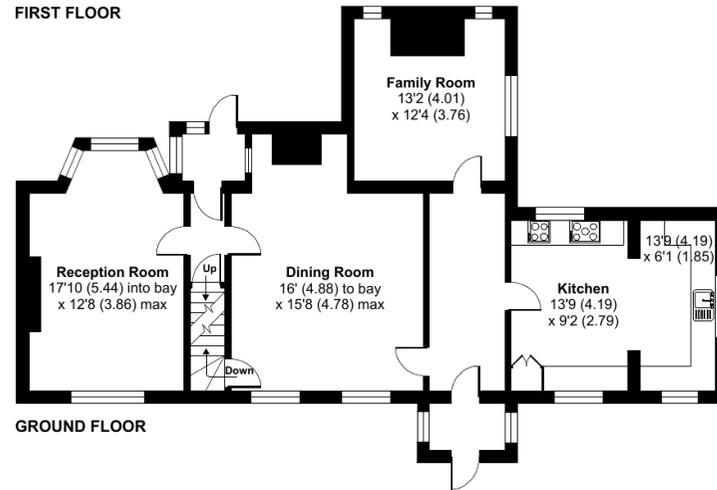
Approached via a private driveway, the property benefits from ample parking and a sense of seclusion. The surrounding gardens are a particular highlight-carefully maintained and offering a delightful outdoor setting, perfect for relaxing, entertaining, or simply enjoying the



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Approximate Area = 2284 sq ft / 212.2 sq m
Outbuilding = 46794 sq ft / 4347.1 sq m
Total = 49078 sq ft / 4559.3 sq m
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 2026. Produced for Halls. REF: 1425120



tranquil surroundings.

The property features a well-appointed country kitchen, complete with an oil-fired Aga and fitted with a range of traditional units, centred around a welcoming dining area ideal for everyday family life.

To the ground floor, the farmhouse offers an excellent range of versatile reception spaces, including a generous dining room, a comfortable living room, and

a cosy snug, all well-suited to both entertaining and relaxed living. In addition, a useful basement office provides a quiet and practical space for home working.

To the first floor, landing leads to three well-proportioned bedrooms. The master bedroom benefits from an en suite shower room. The family bathroom is also located on the first floor.



GARDENS

The property is surrounded by well-loved and beautifully maintained gardens, featuring a charming pond, a characterful feature well, and an array of colourful flower borders. A productive vegetable garden sits alongside generous lawned areas, creating a delightful outdoor space that is both practical and picturesque.

THE LAND

Extending to approximately 80.72 acres (32.67 hectares), the land comprises a well-maintained block of productive pasture, thoughtfully divided into a series of conveniently sized enclosures. The holding has been carefully managed and is currently subject to a periodic grazing licence with a local farmer, providing ongoing agricultural use while retaining flexibility for future change.

The property benefits from established environmental stewardship, being entered into both a Higher-Level Stewardship (HLS) scheme and a Sustainable Farming Incentive (SFI) agreement. These schemes offer an attractive income stream while supporting sustainable land management practices. Full details of the agreements, options, and associated annual payments are available from the selling agents upon request.

LAND & BUILDINGS

Land situated to the north of the railway line is designated as a Site of Special Scientific Interest (SSSI), recognising its environmental importance and ensuring its long-term protection.

In addition to its current agricultural and environmental value, the land presents potential for longer-term strategic opportunities, including development or Biodiversity Net Gain (BNG) offsetting, subject to the necessary planning consents. A detailed land schedule is available outlining the specific designations and opportunities across the holding.

The land is available in two lots, Lot One with the house and building and 63.57 acres (edged red), and Lot Two is 17.15 Acres (edged blue).

The holding benefits from a steel portal frame, concrete panel and box profile shed with lean to, fronting a hardstanding area suitable for machinery and fodder storage.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water, drainage, electricity, Oil central heating.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wychavon District Council, Queen Elizabeth Drive, Pershore, WR10.

Council Tax Band E on local authority register.

Lot Number	OS Field Number	Hectares	Acres	Land Use	Scheme Option
1	SO8850 4250	1.72	4.25	Permanent Grass & Building	HLS – HK6 & HD5
1	SO8850 4631	3.54	8.74	Herbal Ley (Arable)	SFI – Herbal Ley
1	SO8550 4764	0.28	0.69	Permanent Grass	HLS – HK6
1	SO8550 5936	2.64	6.52	Permanent Grass	HLS – HK6 & HD5
1	SO8550 6044	0.43	1.06	Permanent Grass	
1	SO8550 6554	4.93	12.18	Herbal Ley (Arable)	SFI – Herbal Ley
1	SO8850 7536	3.41	8.42	Permanent Grass	HLS – HK6
1	SO8850 8861	4.95	12.23	Permanent Grass	HLS – HK6 Cooksholme Meadow SSSI
1	SO8850 9140	0.53	1.31	Permanent Grass	HLS – HK6 Cooksholme Meadow SSSI
1	SO8850 9528	1.24	3.06	Permanent Grass	HLS – HK6 Cooksholme Meadow SSSI
1	SO8850 9739	0.04	0.09	Woodland	Cooksholme Meadow SSSI
1	SO8850 9949	1.48	3.66	Permanent Grass	HLS – HK6 Cooksholme Meadow SSSI
2	SO8850 7710	4.58	11.32	Herbal Ley (Arable)	SFI – Herbal Ley
2	SO8850 8421	2.36	5.83	Herbal Ley (Arable)	SFI – Herbal Ley

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

SPORTING RIGHTS AND MINERAL RIGHTS

The sporting and mineral rights are believed to be in hand and will pass with the freehold.

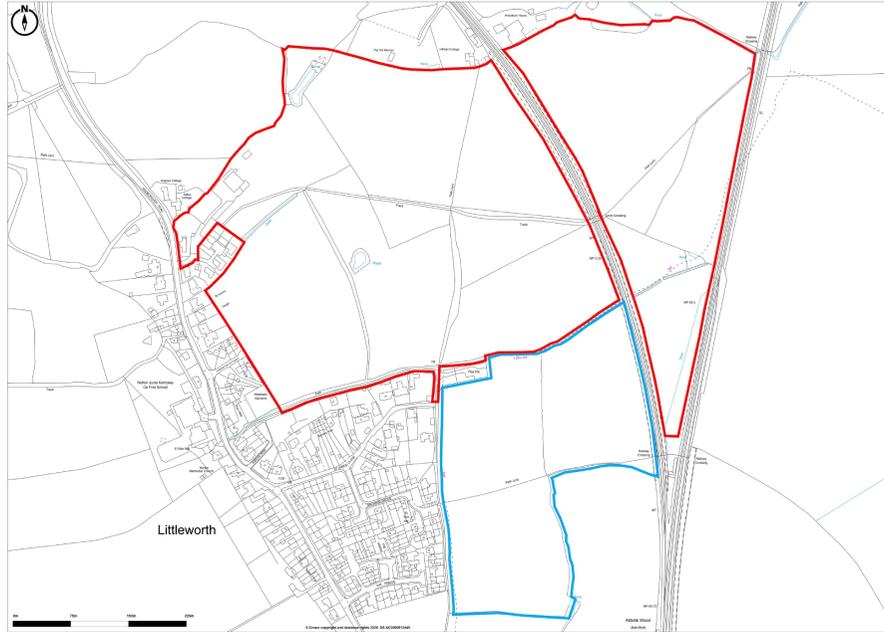
VIEWINGS STRICTLY BY APPOINTMENT

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.





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Printed Scale: 1:25000 Paper Size: A3

