



Evesham Road, Upper Moor, Pershore WR10 2JR

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

*\*Exceptional Residential Development Opportunity in the Worcestershire Countryside\**

Upper Moor, Pershore | Planning Approved for Four Detached Dwellings

An exciting opportunity to acquire a prime freehold development site extending to approximately 0.55 acres of level pasture land, situated in the tranquil rural hamlet of Upper Moor, near Pershore.

Full planning permission has been granted under reference W/23/02281/FUL for the construction of four generously proportioned detached homes, each benefiting from their own garage with home office above, and served by two shared access driveways from the main road.

The proposed scheme comprises two high-quality house types designed to complement the surrounding village setting:

House Type A – Approx. 1,564 sq ft (GIA) – Plots 1 and 4

House Type B – Approx. 1,548 sq ft (GIA) – Plots 2 and 3

This attractive, low-density development offers an ideal prospect for small-scale developers or bespoke housebuilders looking to deliver a desirable, countryside scheme in an increasingly sought-after area.

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

**Important Notice:**  
The red line boundary shown in marketing materials is for illustrative purposes only and should not be relied upon for legal or transactional matters.







## Offers In Excess Of £500,000

## Planning Permission

Application Number: W/23/02281/FUL

Council: Wychavon

Location Address: Land At (Os 9719 4739) Evesham Road Upper Moor

Proposal - Erection of 4 number detached dwellings and garages together with access drives, sewers and associated external works

Status: Approved

Application Type: Full planning permission

Decision Date: 20/05/2024

## Location

Upper Moor is a charming rural hamlet located just two miles northeast of Pershore, nestled within the civil parish of Hill and Moor in the Wychavon District of Worcestershire. Surrounded by open countryside yet within easy reach of Worcester and Evesham, the village enjoys a peaceful setting while remaining well-connected. It lies approximately 24 metres above sea level and is ideally positioned for access to local transport, with Pershore railway station just over a mile away, offering direct routes to Worcester, Oxford, and London Paddington. The area benefits from several well-regarded local schools, including Pinvin CofE Academy and Fladbury CofE First School, with Pershore High School also nearby. Local amenities can be found in Pershore itself, including supermarkets, independent shops, and cafes. Nearby settlements such as Lower Moor, Wyre Piddle, and Hill Furze add to the area's rural character, making Upper Moor an appealing location for those seeking a countryside lifestyle with practical connections.

## 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.

The vendor is not aware of any rights, however it is for the purchaser to satisfy their enquiries of the routes thereof.

## CIL

We have been informed that the CIL liability amount for the consented application amounts to £49,236



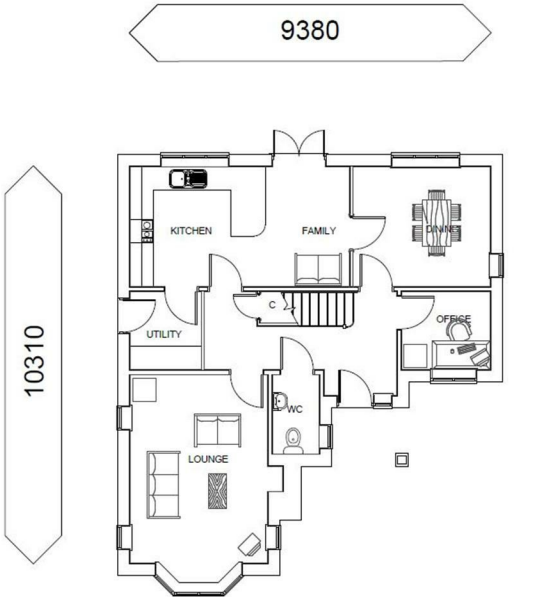
FRONT ELEVATION



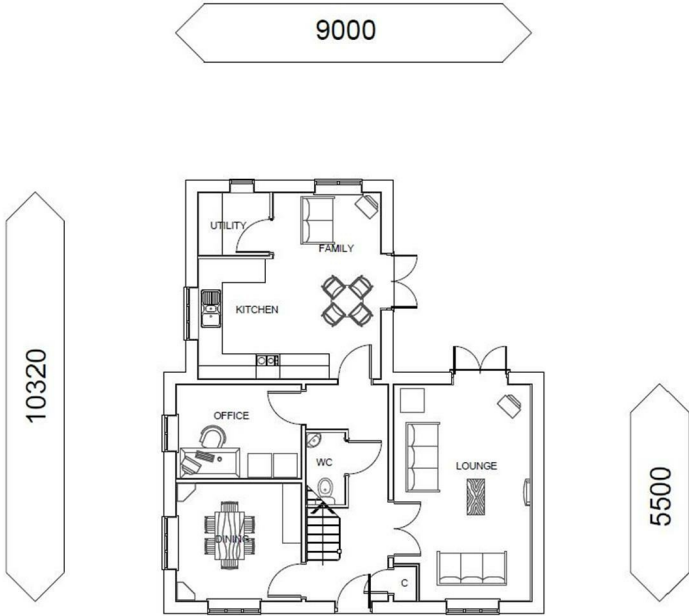
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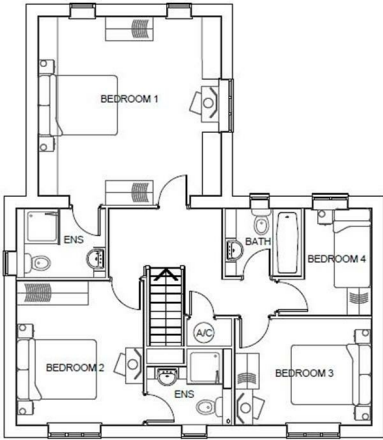
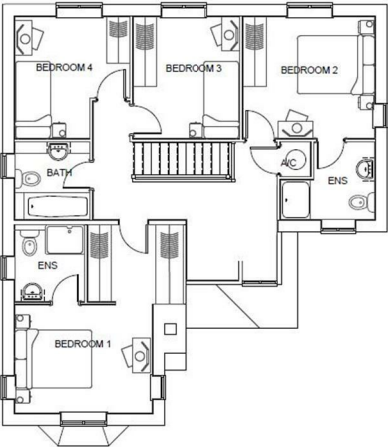
HOUSE TYPE A



HOUSE TYPE B



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT











# 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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