



Land at Naunton Beauchamp, North Piddle Lane,
Worcestershire, WR10 2LQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Price Guide **£375,000**

- **31.35 acres (12.69 ha) of Grade 3 and 4 pasture**
- **Further land available by separate negotiation**
- **Direct road access from North Piddle Lane**
- **Adjoining the village of Naunton Beauchamp**

Situation

The land is located on the edge of the small village of Naunton Beauchamp off North Piddle Lane, approximately 4 miles north of Pershore, 6 miles east of Worcester, and 6 miles northwest of Evesham.

Access

The land is accessed directly from North Piddle Lane.

Services

There are no known services connected to the land. Buyers must rely on their own due diligence in verifying such connections (or otherwise).

Sporting, Timber, and Mineral Rights

The sporting, timber, and mineral rights, where owned, are included in the freehold sale.

Rights of Way, Wayleaves & Easements

The land is sold subject to all rights of way and easements that may

exist. A public footpath runs along part of the western boundary of the land, and there are overhead power cables present on the land.

Designations

The land is located within a Nitrate Vulnerable Zone for surface water. Part of the land also sits within Flood Zone 2, with a very small area being within Flood Zone 3.

Soil Type

Lime-rich, loamy and clayey soils with impeded drainage (Soilscape 9).

Tenure and Possession

The land is sold Freehold and is held under a Farm Business Tenancy until 1st September 2026, upon which Vacant Possession will be yielded. Land Registry Title numbers HW184027 and part WR49373.

Planning

Buyers must rely on their own due diligence on planning matters - please contact Wychavon District Council for any planning enquiries.





Rural Payments Agency

No entitlements are included in the sale and there are no known Environmental Stewardship agreements on the land insofar as the agent is aware. Buyers must rely on their own due diligence to confirm as such.

Local Authorities

Worcestershire County Council
Wychavon District Council

Disclaimer

These particulars do not form part of any offer or contract and must not be relied upon. The Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale. The plans (based on the Land App computerised digitised mapping data), measurements, text, and photographs are for identification purposes only.

Viewings

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at jack.gamble@sheldonbosleyknight.co.uk

What3Words

[///piglets.book.eliminate](http://piglets.book.eliminate)

Health and Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own wellbeing during viewings.

Method of Sale

The land is offered for sale by Private Treaty and the Vendor reserves the right to an Informal Tender.

Money Laundering and Transfer

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act to purchase this Property. Without identification, a sale cannot proceed.

VAT

The Property has not been elected to tax for VAT insofar as the Agent is aware.

Additional Land

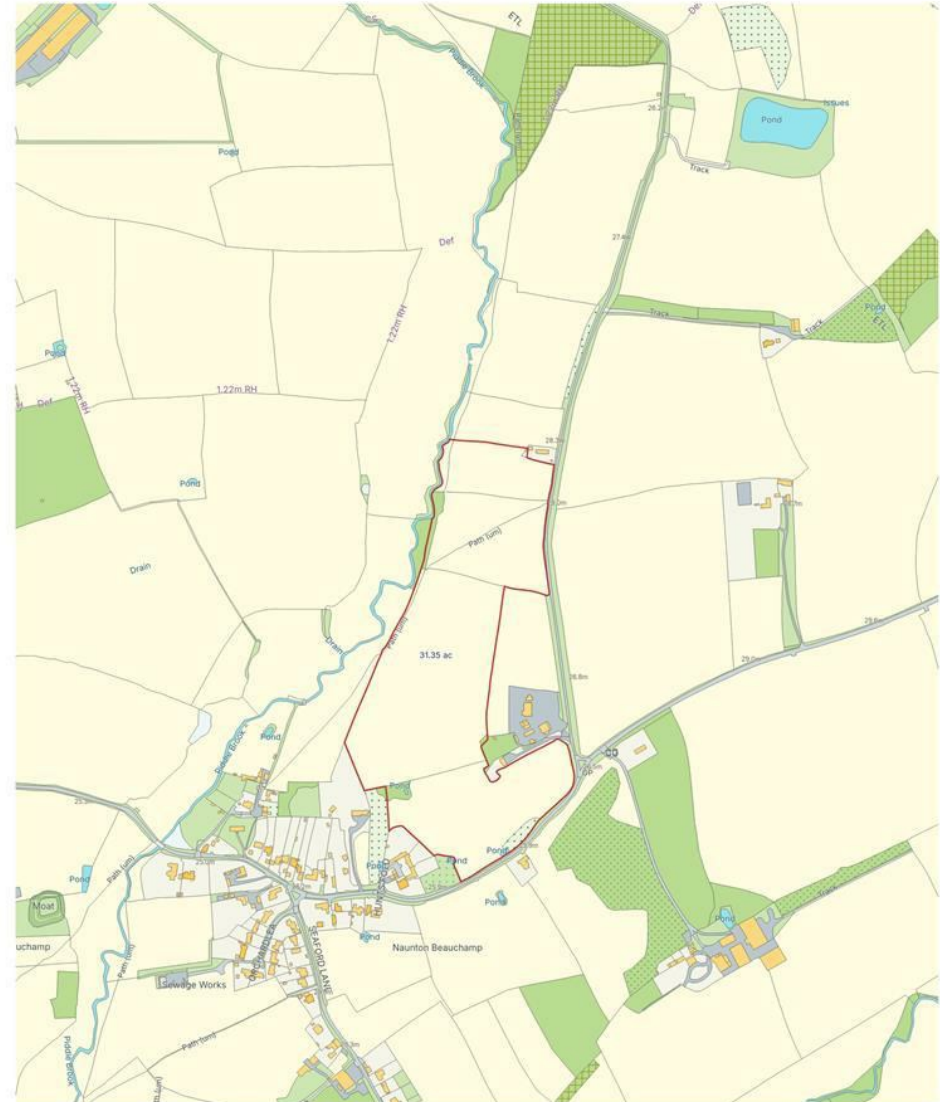
A further 32.29 acres is available by separate negotiation. Please contact the Agent to find out more.

Location



Plan

Plan of Land at Naunton Beauchamp (31.35ac)



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For further information please call the Rural Team on 01608 661666 (Option 3) or email rural@sheldonbosleyknight.co.uk