



The Glebe, Seaford Lane, Naunton Beauchamp,  
Worcestershire WR10 2LN

**G HERBERT  
BANKS**

EST. 1898

The Glebe, Seaford Lane,  
Naunton Beauchamp,  
Worcestershire WR10 2LN

A very unusual opportunity to purchase a versatile non-residential equipped small holding with good quality enclosed steel frame building. Further machinery store, two stables, field shelters and two level fields with mains services connected.

Enclosed Steel portal frame General Purpose Building (1800sq.ft).  
Further Outbuildings  
Static Caravan  
Two level pasture paddocks  
Enclosed stone yard  
Mains electricity & water connected.

In all approx. 15.50 acres (6.27 hectares)

Approximate Distance in Miles

Pershore 3.5 \* Worcester 8 \* Evesham 8.5  
Birmingham 30 \* Jct 7 M5 8

Situation

The Glebe is located 500 metres south of the centre of the village of Naunton Beauchamp in the quiet south east Worcestershire countryside. The property benefits from easy access onto both the A44 and A442 in turn giving easy access onto the M5.

**What3words ///specifies.asked.revise**

Description

The Vendors have owned the Glebe for some 37 years and the property was accommodation land when purchased. The property now benefits from an enclosed stone yard with a high quality enclosed steel portal frame building along with a further machinery store, two stables and a static caravan. The property has two level pasture paddocks which front up to the Whitsun Brook, which in all, presents an unusual opportunity to acquire a non-residential smallholding presented in exceptional condition.

**General Purpose Building 18.29m x 9.14m** Steel portal frame under pitched box profile roof (in four bays) with brick walls to all sides with box profile cladding above. Reinforced concrete floor, 15 foot roller shutter door and separate pedestrian access door.

**Enclosed Garage/Store 6.11m x 5.49m** Steel frame construction under a pitched corrugated iron roof with corrugated iron cladding to all sides. Double steel sheeted doors and concrete floor.

**Range of Stables 10.00m x 4.00m** steel frame under a mono-pitched box profile roof with box profile cladding and concrete floors. Containing two loose boxes and feed room.

**Static Caravan Debonair Super 35m x 12m** – two bedroom with mains water and electricity connected. Septic tank drainage connected.

**The Land**

The pasture paddocks are divided into two level rectangular enclosures each with access from the yard and each with mains supplied automatic water troughs. The field boundaries are mature trimmed hedges with post and wire sheep netting. The central dividing hedge is untrimmed and not fenced so the land is currently grazed as one parcel.

The land is classified as Grade 3 on the Provisional Land Classification Maps of England & Wales as previous published by the Ministry of Agriculture, Fisheries & Food.

The soil survey of England & Wales identifies the soil type as being of the Bishampton 2 Series which is described as a deep fine loamy and fine loamy of clayey soils with slowly permeable subsoils and slight seasonal waterlogging suitable for cereals, often winter sown and short term grassland, some vegetables and potatoes.

**GENERAL INFORMATION**

**Tenure**

The property is sold Freehold, and vacant possession will be granted on completion.

**Services**

Mains electricity and water are connected. Foul drainage to the caravan and outside toilet is via a septic tank.

**Sporting, Timber, Mining & Mineral Rights**

In so far as they are owned, and such rights will pass with the property.

**Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017**

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

**Rights of Way, Easements & Boundaries**

There is an overhead electricity line crossing the property. We understand a wayleave payment is received.

The plans and areas are based on the most recent Ordnance Survey Promap Plans. Any error or mis-statement shall not entitle the purchaser/s to annul the sale or receive compensation.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

**Viewing**

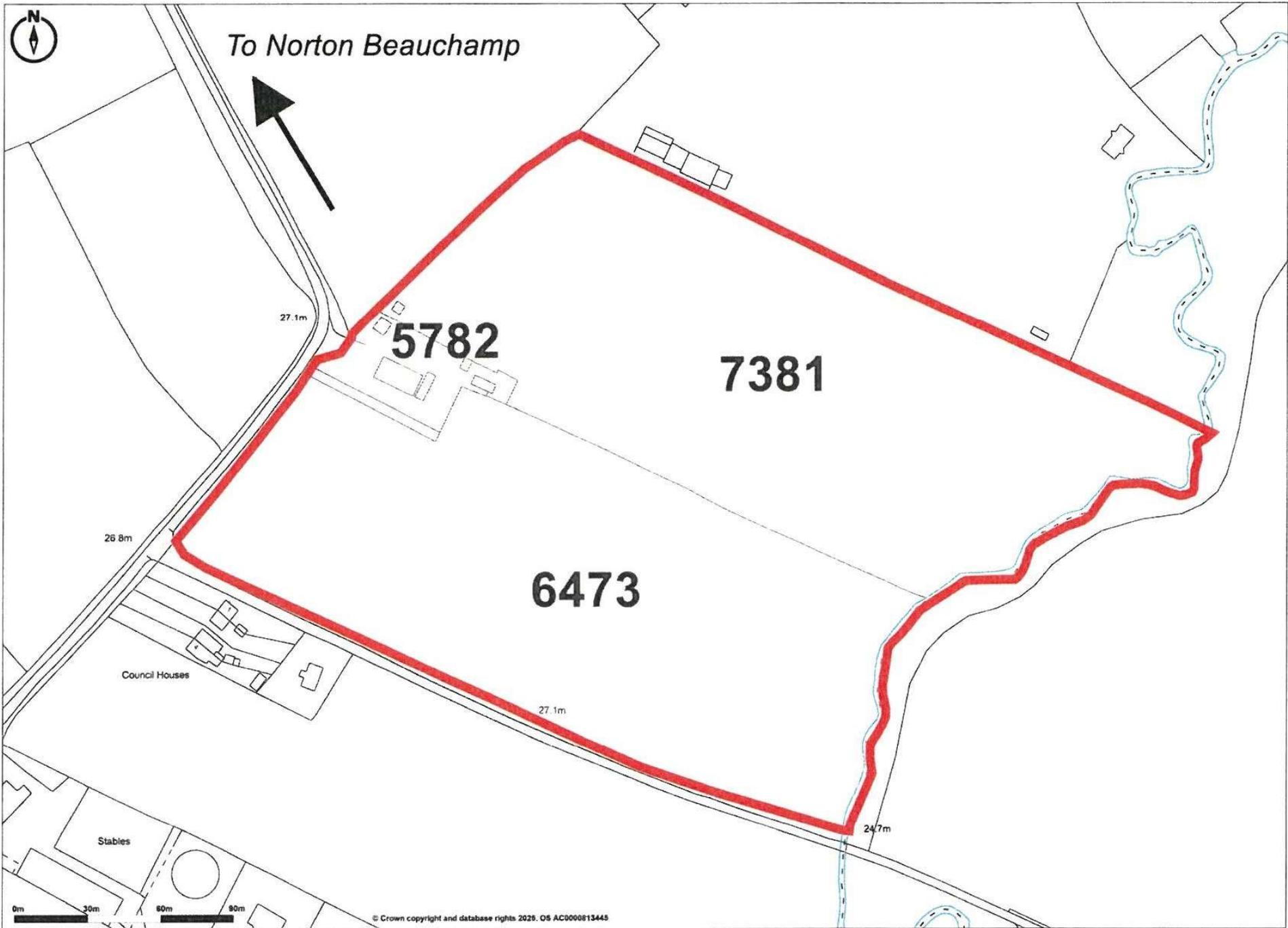
Strictly by appointment with the Sole Agent's. Please contact James McIntyre Tel: 01299 896968 or Mobile: 07533 207 955 Email: [jm@gherbertbanks.co.uk](mailto:jm@gherbertbanks.co.uk)

**Local Authority**

Wyche District Council Tel: 03300 889 686

Continued on page 5

Sales particulars prepared April 2025







### Directions

From Worcester take A44 turn left at Pinvin and proceed in a northerly direction along the B4082 towards Naunton Beachamp. Before the village itself, turn right into Seaford Lane, pass the houses on the right hand side and the property is located on the corner of the right angled bend. The property will be identified by the Agents For Sale board

### Town & Country Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule resolution of notice which maybe, or come to be, in future, subject to any road widening or improvement schemes, land charges and statutory provisions or bylaws without obligation to the vendor to specify them.

### Method of Sale

The property is offered for sale, as a whole, by Formal Tender. The closing date for all tenders is 12 noon on Thursday 15<sup>th</sup> May 2025.

If you wish to make an offer you must contact the selling agents G Herbert Banks or the Vendors' Solicitors Knights Plc who will send you a copy of the Tender Pack. The Tender Pack will include:

1. Epitome of Title
2. Contract of Sale
3. Local Authority, Water Authority and Chancel Searches
4. Replies to Agricultural & Rural Land Enquiries
5. Tender Form
6. TR1 – Transfer of Title

If you wish to make an offer you will need to complete the Tender Form and sign the Contract and return these along with your cheque made payable to 'Knights Plc Clients Account' for the sum equivalent to 10% of your tender to the offices of the selling agent

**G Herbert Banks, The Estate Office, Hill House, Great Witley, Worcester WR6 6JB**  
**For the attention of James McIntyre.**

**Tel 01299 896 968 Mobile: 07533 207 955 Email: [jm@gherbertbanks.co.uk](mailto:jm@gherbertbanks.co.uk)**

**Tender pack is also available from the Vendors Solicitor**

**Knights Plc, Worcester**

**For the attention of Tony Gibb.**

**Tel: 01905 896 321 Mobile 07712 675 120 Email: [tony.gibb@knightsplc.com](mailto:tony.gibb@knightsplc.com)**

If the Vendors accept your offer they will sign your copy of the contract and bank your cheque at which point the contract is legally binding. The sale will complete on Thursday 12<sup>th</sup> June 2025 at which point the balance of the purchase monies must be paid. Early completion may be considered.

If you are unsuccessful your cheque will be returned to you.

# G HERBERT BANKS

EST. 1898

01299 896 968  
[info@gherbertbanks.co.uk](mailto:info@gherbertbanks.co.uk)  
[www.gherbertbanks.co.uk](http://www.gherbertbanks.co.uk)

The Estate Office, Hill House  
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

