

HILL COURT FARM

PERSHORE, WORCESTERSHIRE WR10 2PP



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LOT 1 - HILL COURT FARMHOUSE, BUILDINGS & LAND

5/6 bedroom Farmhouse | Outbuilding with Offices | Tennis Court | 4 bedroom Barn Conversion (Holiday Use) |
Modern & Traditional farm buildings | 233.48 acres of Arable, Pasture, Orchard & Woodland

LOT 2 - 20.36 ACRES OF ORCHARDS

Single Field Parcel | Predominantly Level Topography | Road Frontage Access

LOT 3 - APPROXIMATELY 68.09 ACRES OF LAND

Level & Gently Sloping Topography | Grade 3 Arable & Pasture land | Orchards | Woodland

LOT 4 - BARN WITH PLANNING PERMISSION

Modern Steel Portal Framed Building | Permitted Development Class Q consent for
conversion to residential | Set in 4.01 acres of level land.

IN ALL ABOUT 325.94 ACRES (131.89 HECTARES)

FOR SALE AS A WHOLE OR IN FOUR SEPARATE LOTS

OFFERS IN THE REGION OF £5,225,000 AS A WHOLE

Location

Hill Court Farm is positioned within an exclusive rural position which offers both seclusion and excellent accessibility being situated east of Worcester and the M5 near the market towns of Pershore and Evesham. The farm is accessed via a council maintained road and has two private driveways to the south and north east of the main farmstead.

Description

Hill Court Farm is a prime Worcestershire mixed farm with a substantial 5/6 bedroom farm house, 4 bedroom holiday barn conversion, modern farm building with Class Q prior notification for residential conversion, extensive range of traditional and modern farm buildings set in about 325.94 acres (131.89 hectares) of arable, pasture, orchard and woodlands. At the heart of the farm lies the 5/6 bedroom farmhouse, complimented by large level lawn and floral garden areas, pond and tennis court. The range of farm buildings are situated to the rear of the farmhouse. The farmland is capable of supporting a wide range of cropping and livestock enterprises.



Pershore 4.5 miles | Evesham 6 miles | Worcester 12 miles | Stratford Upon Avon 18 miles | Cheltenham 23 miles | Birmingham 36 miles

Hill Court Farmhouse

Hill Court Farmhouse is an impressive 5/6 bedroom detached farmhouse of brick construction beneath a tiled roof, set within level lawn and floral gardens to the front and rear elevation. A picturesque pond lies to the side elevation, bordered by mature trees, enhancing the sense of tranquillity and seclusion. The property is approached via a separate gravel and concrete driveway, providing access and generous parking to the rear. The grounds are well screened by established hedging and mature trees, with paddocks extending to the front, alongside a tennis court. To the rear, there is a useful range of outbuildings including offices, stores and stabling, offering excellent ancillary accommodation.

The internal accommodation comprises:

Rear Hall

5.14m x 1.35m (16'10" x 4'5")

Comprising tile floor, radiator, external door and window to the rear elevation.

Snug

3.95m x 3.68m (12'11" x 12'0")

With carpet flooring, radiator, window to the side elevation and wall lights.

Downstairs W/C

2.22m x 1.15m (7'3" x 3'9")

Comprising toilet, basin and built in shelving with extractor fan, heated towel rail and stone tile floor.

Inner Hallway

6.2m x 1.08m (20'4" x 3'6")

Stone tile floor with a window to the rear and external door, exposed brick walls and radiator.

Central Hallway

2.95m x 1.86m (9'8" x 6'1")

Providing access to ground floor accommodation. Comprising stone tile floor and radiator.

Kitchen

4.76m (max.) x 5.28m (15'7" (max.) x 17'3")

With stone tile flooring, oil fired 4 oven AGA, wall and base units, basin, electric oven with hob and windows to the front and rear elevations.

Dining Room

4.6m x 5.3m (15'1" x 17'4")

With oak timber flooring, windows to the side and rear elevation, ingle nook brick fire place with oak beam and a radiator.

Sitting Room

4.6m x 4.6 m (15'1" x 15'1" m)

With timber floor boards, window to the front and side elevation, ingle nook fire place with stone hearth and brick surround, wood burning stove, built in cupboards and shelves and a radiator.

Utility

4.98m x 3.25m (16'4" x 10'7")

With stable door to the side elevation & patio area. Belfast sink, base units and brick shelving, a window to the front elevation and plumbing for a washing machine.



Staircase rises to the first floor

Landing

4.99m x 1.92m (max.) (16'4" x 6'3" (max.))

With carpet flooring, radiator, single glazed window to the rear elevation, airing and storage cupboards.

Bedroom 1

4m x 3.98m (13'1" x 13'0")

With carpet flooring, windows to the front and side elevations, built-in wardrobes and cupboards and a radiator.

Ensuite

3.01m x 2.71m (9'10" x 8'10")

Ensuite bathroom fitted with a bath, separate shower, toilet and basin, with a window to the side elevation, radiator with towel rail, built-in cupboards, tiled flooring and extractor fan.

Family bathroom

4.98m x 1.64m (16'4" x 5'4")

Family bathroom fitted with a bath and electric shower, window to the rear elevation, radiator with heated towel rail, tiled flooring, extractor fan, and shaving point.

Bedroom 2

3.3m x 4.41m (max.) (10'9" x 14'5" (max.))

With carpet flooring, a window to the front elevation, built in wardrobe and shelving and a radiator.

Bedroom 3

4.6m x 3.58m (15'1" x 11'8")

With carpet flooring, windows to the front and side elevations, built-in cupboards and a radiator.

Bedroom 4

3.92m x 4.6m (max.) (12'10" x 15'1" (max.))

With carpet flooring, a window to the rear elevation, built-in wardrobes and cupboards and a radiator.

Bedroom 5

2.84m x 2.7m (max) (9'3" x 8'10" (max))

With carpet flooring, a window to the side elevation and a radiator.

Stairs rise to second floor

Attic bedroom

3.83m x 5.63m (max) (12'6" x 18'5" (max))

With carpet flooring, restricted head height, eaves storage cupboards and Velux windows.





Farm Offices & Outbuilding

To the rear of the house is a detached single-storey former stable, of weatherboard and brick construction beneath a tiled roof, now partly converted to provide useful home offices, boot room and storage space.

Boot Room

4.59m x 3.26m (15'0" x 10'8")

Concrete flooring, wall units, worcester oil boiler, door and windows to side elevation, exposed beams.

Office

4.54m x 3.72m (max.) (14'10" x 12'2" (max.))

With carpet flooring, window to the rear elevation and exposed beams.

Office

4.69m x 2.52m (15'4" x 8'3")

With carpet flooring, radiator and exposed beams,

Store

9.65m x 4.8m (31'7" x 15'8")

With exposed beams, concrete flooring, timber clad and brick walls, door to side elevation.

Stabling

5.62m x 7.1m (18'5" x 23'3")

A range of two brick and block stables beneath a corrugated roof, with electric lighting and water supply.

Outside

The house is accessed off the farm drive onto a separate drive leading to the rear elevation of the house, where there is car parking for a number of cars. The house is surrounded by level lawn and floral garden areas opening to ornamental pond and surrounding mature trees. The garden lead directly to the tennis court.

Tennis Court

15.50m x 35m (50'10" x 114'9")

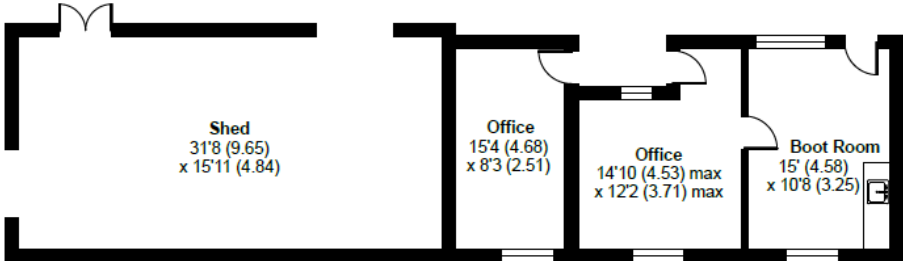
All-weather tennis court with carpet base, enclosed by metal chain-link fencing, screened by an established garden hedge and offering a well-maintained playing surface.



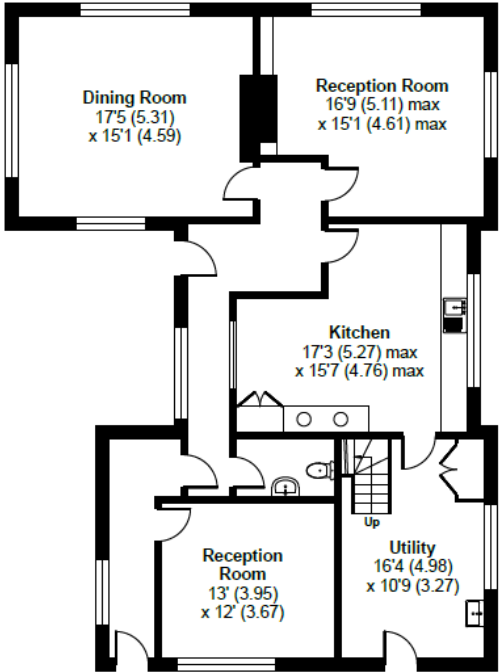


HILL COURT FARMHOUSE

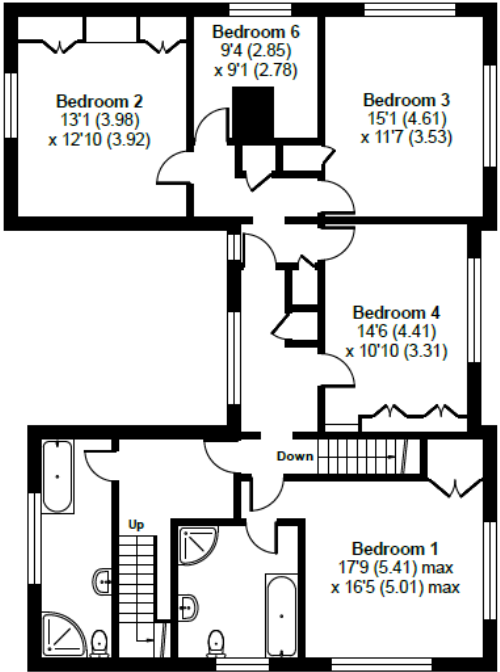
Approximate Area = 2926 sq ft / 271.8 sq m
 Outbuilding = 948 sq ft / 88.1 sq m
 Total = 3874 sq ft / 359.9 sq m
 For identification only - Not to scale



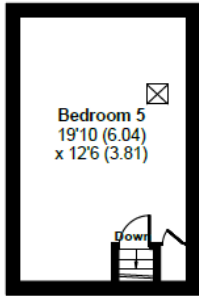
OUTBUILDING 1 / 2 / 3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

The Old Saw Barn

The Old Saw Barn at Hill Court Farm is a beautifully converted 4 bedroom barn, of brick and timber elevations beneath a tiled roof. The property is subject to a planning restriction limiting its use to holiday accommodation only, and enjoys a peaceful setting to the east of the farmstead, with access taken from the main farm drive. It benefits from a separate driveway and dedicated parking. The current owners have historically run a successful holiday letting business from the property. Further details of the planning consent can be obtained from the selling agents.

The internal accommodation comprises:

Utility

With base units, sink and window to the rear elevation.

W/C

Comprising sink and basin adjoining the utility.

Kitchen/Dining

6.26m x 5.94m (max) (20'6" x 19'5" (max))

Comprising stone tile floor, base units, electric oven with extractor fan windows to the front and side elevation.

Reception Room

5.96m x 5.94m (19'6" x 19'5")

With timber flooring, wood burning stove and exposed beams.

Bedroom 1

5.94m x 2.93m (max) (19'5" x 9'7" (max))

With ensuite bathroom, built in wardrobes and a window to the side elevation.

Bedroom 2

3.37m x 3.19m (11'0" x 10'5")

With carpet floor, exposed beams and Velux window.

Bedroom 3

5.94m x 2.96m (19'5" x 9'8")

With carpet floor, built in double wardrobes, Velux window and window to the side elevation.

Bedroom 4

3.21m x 1.58m (10'6" x 5'2")

With carpet flooring and Velux window.

Bathroom

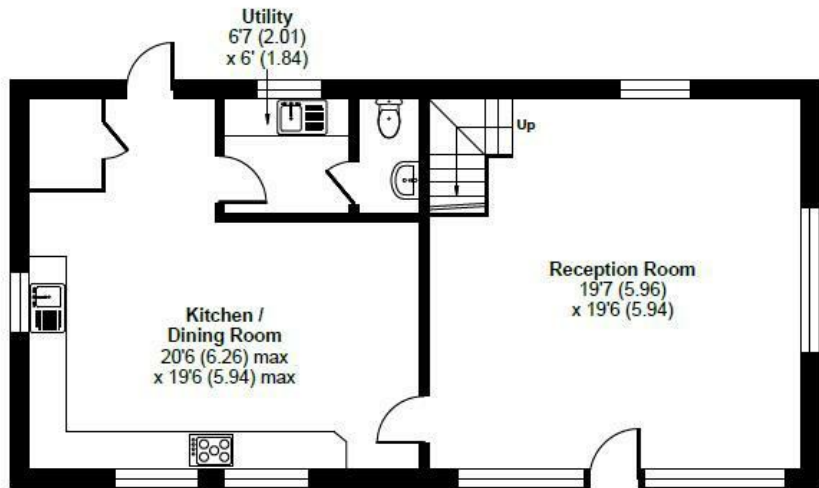
Comprising toilet, basin and bath with shower over.



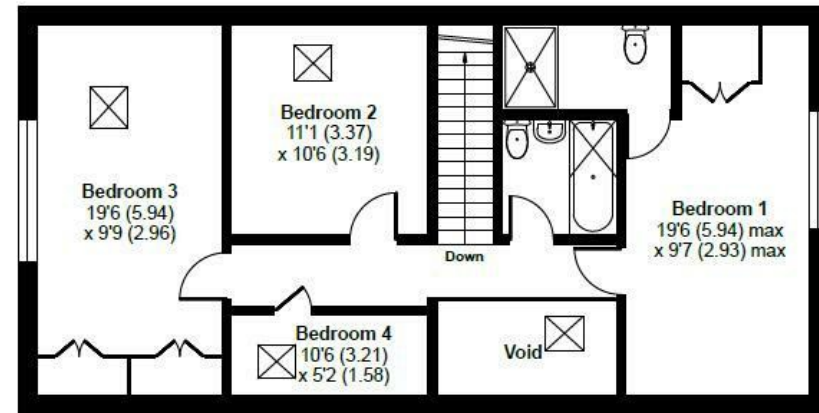
THE OLD SAW BARN

Approximate Area = 1528 sq ft / 141.9 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2026. Produced for Sunderlands. REF: 1469219

Farm buildings

Hill Court Farm has a extensive range of modern and traditional farm buildings including grain handling and storage, livestock buildings together with livestock handling and general storage. The farm buildings are centrally located within the holding to the rear of the farmhouse, surrounded by a large expanse of concrete and hardcore yard areas and benefit from access from both of the farm driveways. The buildings may offer alternative use subject to the necessary consents. The grain stores and external circular storage bins accommodate approximately 1,650 tonnes of grain storage.

1. Traditional Building

7.76m x 11.27m (25'5" x 36'11")

A two-storey building constructed of brick, timber lap board and corrugated iron. The ground floor provides general storage and cattle handling with part concrete and part stone flooring. External metal stairs lead to a loft room, formerly used as a shoot room, with timber floorboards and roof light windows.

2. Lean-to

4.74m x 12.5m (15'6" x 41'0")

A timber-framed lean-to incorporating a part-enclosed workshop, with brick flooring and a hot water unit.

3. Cattle Building

20m x 38.13m (65'7" x 125'1")

A steel portal-framed building with concrete block walls and a corrugated roof. The interior features a central feed passage with sliding double doors, metal feed barriers, water tanks and electric lighting.

4. Lean-to to Cattle Building

5.03m x 19.67m (16'6" x 64'6")

A timber-framed lean-to adjoining the cattle building, with a box profile roof, concrete and stone flooring, water tanks, and timber feed barriers, with an overhanging roof. Together with yards to the front elevation, accommodating timber and galvanised sheep handling area.

5. Fodder Store

22.71m x 8.43m (74'6" x 27'7")

A steel portal frame building with an earth floor, partly enclosed with corrugated iron gables and a corrugated roof, open-fronted with electric connection.

6. Adjoining Lean-to

22.71m x 5.33m (74'6" x 17'5")

With corrugated iron sides and roof, an earth floor, doors at both ends, and an open-fronted elevation.

7. GSI Circular Grain Bin

Providing approximately 400 tonnes of grain storage, with external overhead auger systems connecting to the nearby grain stores.

8. Livestock Building

27.05m x 9.04m (88'8" x 29'7")

Steel portal frame construction with part concrete block walls and Yorkshire boarding above. Internally arranged with gated pens, an open front elevation and a concrete apron to the front, with galvanised steel doors at either end and water tanks.

9. Grain Store

22.45m x 8.25m (73'7" x 27'0")

Steel portal frame construction under a corrugated roof with a concrete floor and roller shutter door, together with concrete panel and block walls and a pedestrian access door. One bay is open-sided beneath a corrugated roof with a concrete floor, currently housing a mobile grain dryer.

10. Adjoining Grain Store

22.86m x 7.86m (74'11" x 25'9")

Steel portal frame construction beneath a corrugated roof, with pre-cast concrete walls and box profile sheeting above, incorporating a roller shutter door and pedestrian access door to the front.

11. Adjoining Grain Store

27.15m x 12.77m (89'0" x 41'10")

Steel portal frame construction beneath a corrugated roof, with pre-cast concrete walls and box profile sheeting above, incorporating a roller shutter door and pedestrian access door to the front.

12. Spray Store Building

1.83m x 4.7m (6'0" x 15'5")

With concrete block walls and a corrugated roof, incorporating a pedestrian door and partly open to one side.

13. General Purpose Building

28.96m x 10.55m (95'0" x 34'7")

Steel portal frame construction beneath a corrugated roof, with pre-cast concrete panel walls and ventilated box profile sheeting above. Stone floor and open-fronted elevation.

14. General Purpose Building

28.96m x 10.55m (95'0" x 34'7")

Steel portal frame construction beneath a corrugated roof, with concrete block walls and corrugated sheeting above. Three bays are open-fronted, with enclosed bays at either end comprising a workshop and store, both with doors to the front elevation.

15. Apple Wash

14.5m x 6.10m (47'6" x 20'0")

Low level concrete wall and floor.

Farm Buildings





The Land

The land comprises of approx. 233.48 acres of productive grass, arable, orchard and woodland contained within a ring fence. The land benefits from road frontage onto Throckmorton Road and Hill Furze Road along with farm drive, internal field margins and tracks. The Orchard extends to approximately 7.66 acres and are a mixed variety of cider and perry fruit currently sold to Westons Cider. The blocks of farm woodland extend to approximately to 5.21 acres of mixed woodland. The land has good cropping and stocking capabilities and is laid to a combination of pasture and arable cropping. The land has a diverse range of cropping capabilities, is of level topography and enclosed by stock fencing and mature mixed species hedgerows. The land is entered into the Sustainable Farming Incentive (SFI) scheme.

The land is Grade 3 according to the provisional agricultural land classification. The land provides a versatile opportunity for commercial agriculture, alongside potential for environmental or diversification schemes, subject to the necessary consents.



Lot 2 - 20.36 acres of Orchard

Extending to approximately 20.36 acres (8.24 hectares), the land comprises a single parcel of established apple orchard producing cider fruit supplied to Westons Cider. The land is contained within a single field enclosure, bounded by post and wire fencing and mature mixed-species hedgerows, and benefits from direct access onto the council-maintained Hill Furze Road.

The land has gently sloping to level topography and has been maintained for orchard use. The soils are generally free-draining and support tree growth. Classified as Grade 3 under the provisional Agricultural Land Classification, the land is suited to continued orchard use, with potential for alternative agricultural, environmental or diversification uses, subject to the necessary consents.





Lot 3 - 68.09 acres of Orchard, Arable & Pasture

The land extends in total to approximately 68.09 acres, comprising a mix of pasture, orchards, and arable land. It is arranged in several convenient field parcels, including approximately 26.67 acres of gently sloping pasture and 19.05 acres of established apple orchards, producing cider fruit sold to Westons Cider, together with an adjoining block of level arable land extending to approximately 21.72 acres, divided into two fields of 9.22 acres and 12.50 acres respectively.

The land benefits from gently sloping to level topography, well-defined boundaries, and direct access from a council-maintained road. Classified as Grade 3 under the provisional Agricultural Land Classification, the arable land has been carefully managed under rotation and offers good cropping and stocking potential, being predominantly free-draining with a diverse range of cropping capabilities. Overall, the land provides a versatile opportunity for commercial agriculture, alongside potential for environmental or diversification schemes, subject to the necessary consents.

Lot 4 - Barn with planning permission & 4.01 acres

Situated near the southern boundary of Hill Court Farm, to the north of Pershore Road, is a steel portal frame building with blockwork and Yorkshire boarding above under a corrugated roof.

The building is offered with the benefit of Class Q Permitted Development for conversion into a residential dwelling (Planning Ref: W/23/02117/GPDQ). A further application has been submitted for the demolition of the existing structure and its replacement with a new dwelling and detached garaging (Planning Ref: W/26/01179/FUL). Further details of this can be sought from the selling agent.

The barn will be sold with a legal right of access directly off the A44 (Pershore Road), along the existing access track.



General Information

EPC

Hill Court Farmhouse has an Energy Efficiency Rating of a E.
The Old Saw Barn has an Energy Efficiency Rating of an C.

Council Tax Band & Rateable Value

Hill Court Farmhouse is a band G for council tax
The Old Saw Barn has a rateable value of £5,700.

Services

Hill Court Farmhouse is connected to mains water, electricity, telephone and foul drainage is to a septic tank. The farm buildings benefit from mains water and electricity supply.
The Old Saw Barn is connected to mains water, electricity, telephone and foul drainage is to a septic tank.

Access

Each lot will be sold with it own legal right of access from the highway via existing driveways, field gateways or tracks.
The vendor will retain a right of access over the first part of the driveway in Lot 1 for all purposes.

Tenure

All four lots will be sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The farm is situated within a Nitrate Vulnerable Zone.
The farm is not situated within Flood Zone 2 or 3.
The farm is not situated within an AONB or Conservation Area

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared. There are public rights of way crossing all lots. Further information available via the Wychavon Council website and from the selling agent.

RPA, SFI & Stewardship Schemes

The land has been registered with the Rural Payments Agency (RPA). Part of the land is entered into a Sustainable Farming Incentive (SFI) Agreement ending on 31.01.2027, it will be a condition of the sale that the purchaser takes to this existing agreement. Further information can be provided by the selling agent.

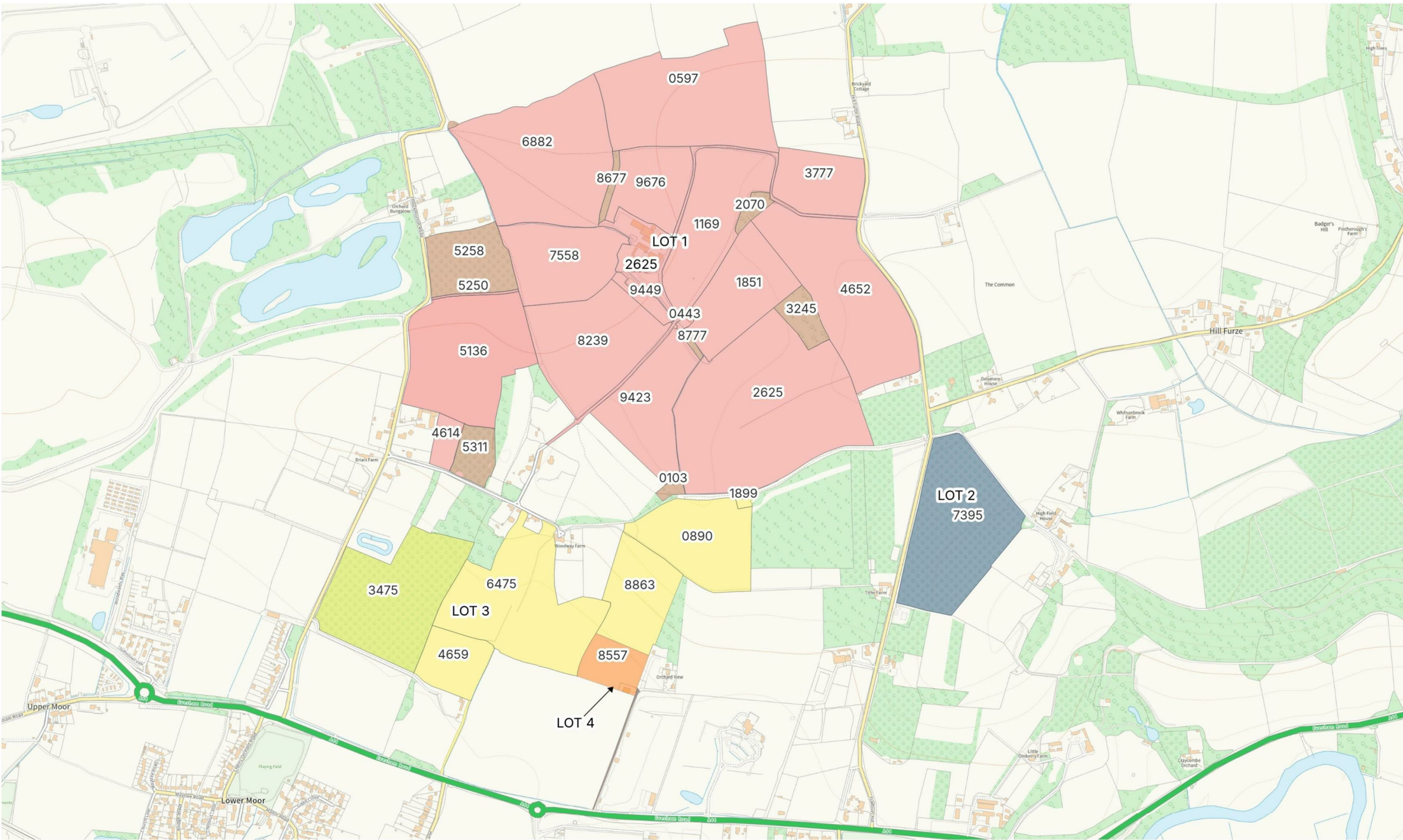
Planning

No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

Field Schedule

LOT 1		ha est.	ac est.
SO9948 0597	Arable	9.66	23.88
SO9948 3777	Arable	3.13	7.74
SO9948 4652	Arable	8.86	21.89
SO9948 2625	Arable	14.41	35.61
SO9948 3245	Woodland	1.04	2.57
SO9848 9423	Arable	4.66	11.51
SO9848 8777	Woodland	0.12	0.30
SO9948 2070	Woodland	0.40	1.00
SO9948 0103	Woodland	0.24	0.59
SO9948 1169	Arable	5.66	14.00
SO9948 0443	Old Saw Barn	0.10	0.24
SO9948 1851	Arable	4.61	11.38
SO9848 9449	Pasture	0.51	1.25
SO9848 8239	Arable	6.64	16.41
SO9848 4614	Pasture	0.75	1.84
SO9848 5136	Arable	7.87	19.46
SO9848 5258	Orchard	3.10	7.66
SO9848 7558	Pasture	4.76	11.76
SO9848 6882	Arable	9.99	24.69
SO9848 8677	Woodland	0.29	0.71
SO9948 2625	Farmhouse, Buildings & Driveways	3.04	7.51
SO9848 9676	Arable/Pasture	3.27	8.08
SO9848 4792	Woodland	0.03	0.08
SO9848 5250	Track	0.11	0.28
SO9848 5311	Pasture	1.23	3.04
		94.48	233.48
LOT 2			
SO3248 9982	Orchard	8.24	20.36
		8.24	20.36
LOT 3			
SO9947 1899	Woodland	0.08	0.21
SO9947 0890	Arable	5.06	12.50
SO9847 8863	Arable	3.73	9.22
SO9847 6475	Pasture	8.60	21.24
SO9847 4659	Pasture	2.25	5.56
SO9847 4842	Track	0.12	0.31
SO9847 3475	Orchard	7.71	19.05
		27.55	68.09
LOT 4			
SO9847 8557	Barn & Pasture/Arable land	1.62	4.01
		1.62	4.01
Total		131.89	325.94

Lotting Plan



Planning Uplift

The farmstead (2625), field parcel 4614 & 5311 within Lot 1 and two areas within field parcel 6475 in Lot 3 will be sold subject to an overage clause in favour of the vendor for future alternative development outside of agricultural and equestrian use. The vendors will retain a 35% uplift in value of the land and buildings for alternative development on the grant of planning permission for a period of 25 years. A map of the overage areas is available from the selling agents.

Farm Dispersal Sale

The Vendor reserves the right to conduct a farm dispersal sale on the holding.

Growing Crops

The land is currently farmed within an arable orchard and pasture rotation. The Vendor reserves the right to harvest the growing crops for 2026 harvest.

Timber, Sporting & Mineral Rights

All standing timber, mineral rights of any sporting rights, if owned, are included in the sale of the land.

Local Authorities & Public Utilities

Wychavon District Council, The Civic Centre, Queen Elizabeth Dr, Pershore WR10 1PT
Severn Trent Water, Coventry. CV1 2LZ
National Grid ED (West Midlands), Bristol, BS2 0TB

Mode of Sale

Hill Court Farm is being offered for sale as a whole or in four lots by Private Treaty. Prospective Purchasers should carry out their own enquiries with Wychavon District Council and other Authorities before making an offer. All offers should be reported to the selling agents.

Money Laundering

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Guide Prices

Lot 1 - £4,000,000

Lot 2 - £250,000

Lot 3 - £750,000

Lot 4 - £225,000

As a whole offers in the region of £5,225,000

Viewing

Viewing strictly by appointment with the selling agent only.

Gareth Wall on 01432 356161 (Option 3) or 07974 143336

g.wall@sunderlands.co.uk

Charlotte Watson on 01432 356161 (Option 3) or 07442 400949

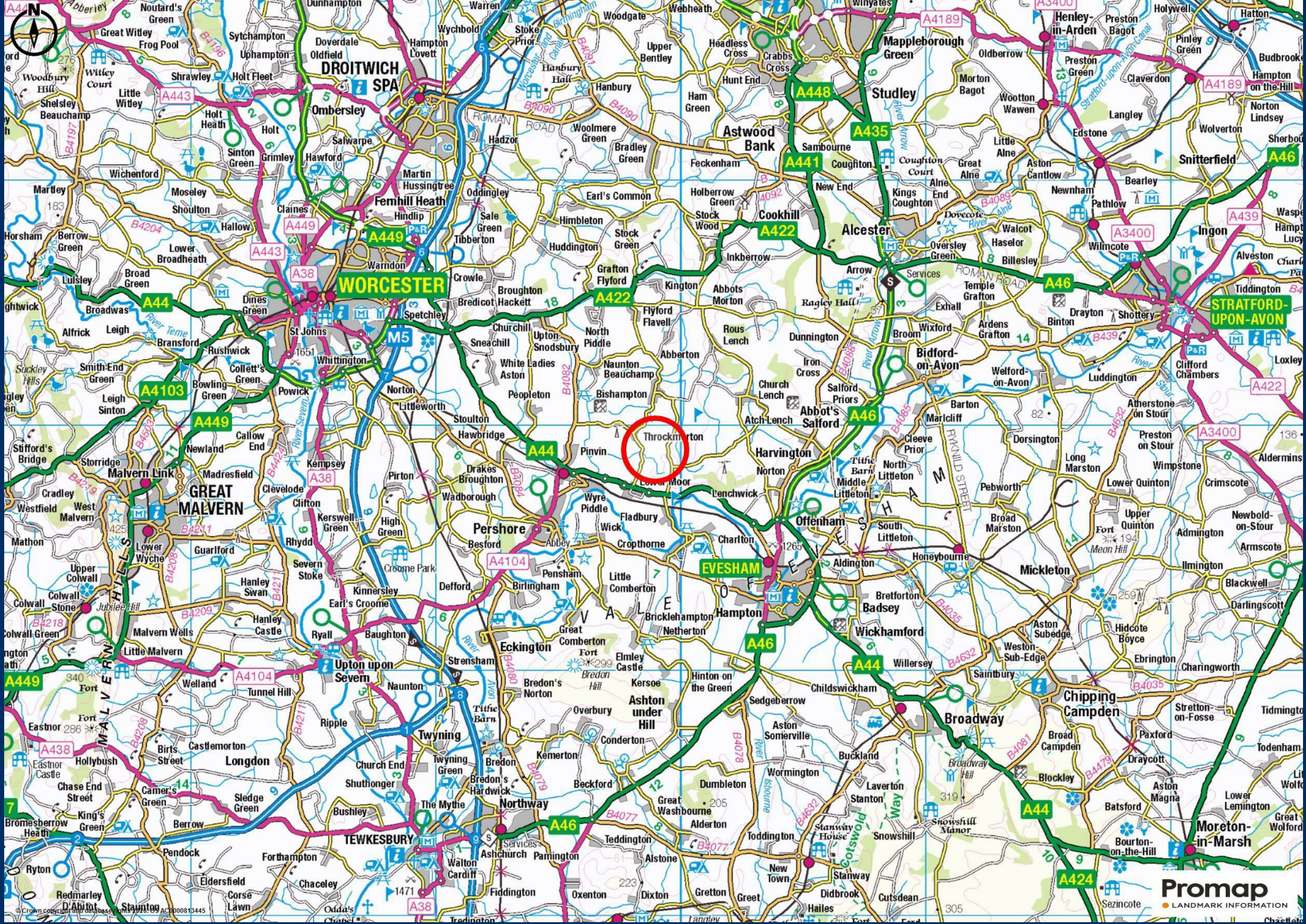
c.watson@sunderlands.co.uk

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.



Directions

From Worcester, proceed east on the A44. At the roundabout, take the first exit onto Swinesherd Way (A4440) and continue to the next roundabout, taking the third exit onto the A44 heading east. At the following roundabout, take the third exit onto Evesham Road (A44) and continue for approximately 5 miles, passing through Egdon. At the next roundabout, take the first exit to remain on the A44 and continue for a further mile, taking the second exit at both subsequent roundabouts. Shortly after, turn left onto Throckmorton Road signposted Throckmorton and Bishampton. After approximately 0.5 miles, turn right into the village of Hill, then take the next left. The entrance to Hill Court Farm will be found along this drive and will be identified by the agents' for sale board.

What3words ///waving.unstable.signed

Misinterpretations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.



Hereford Office

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Gareth Wall

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

