

# Littleworth Farm

Worcester Road, Inkberrow, Worcester, WR7 4EX



*Red edging is for indicative purposes only*

**For Sale**

[brutonknowles.co.uk](http://brutonknowles.co.uk)

# Littleworth Farm, Worcester Road, Inkberrow, Worcester, WR7 4EX

Guide Price £975,000 Freehold



## Introduction

An opportunity to acquire a versatile farm with a character farmhouse, arable and pastureland, and farm buildings with potential (subject to planning).

The farm is situated to the south of Inkberrow, a well-connected village just off the A422, which provides direct links to Worcester to the west, Alcester to the east, and onward to Stratford-upon-Avon via the A46. Mainline railway services are available at Pershore and Worcester Parkway.

**About 43 acres (17 ha) in total**

For sale as a whole or in up to four lots



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## Location

Littleworth Farm is located in Inkberrow, a village in eastern Worcestershire. Inkberrow offers a range of amenities including a public house, post office, village store, doctors' surgery, primary school, and a football club. Further amenities, including retail and leisure facilities, restaurants and bars can be found in the nearby city of Worcester, 13 miles west of the property.

Inkberrow is well connected, with the A422 running directly through the village and providing links to Worcester, Alcester and Stratford-upon-Avon via the A46. Mainline railway services are available at Pershore and Worcester Parkway, and the village is served by regular bus services offering connections to Redditch and Worcester.

## Lot 1 - Farmhouse and Gardens

Approximately 0.33 acres (0.13 ha) Guide Price £450,000

The house can currently be approached on foot either from the public highway via a traditional wrought iron gate with a pathway leading to the front door or via a garden path to the south of the property providing access into the utility room through to the kitchen. The kitchen is fitted with a range of units and features a gas-fired Aga. Adjoining the utility room is also a bathroom with shower.

The kitchen leads into a hall which leads to two well-proportioned reception rooms, including a spacious sitting room with a wood-burning stove. A den/home office accessed from the dining room completes the ground floor accommodation.

To the first floor are three double bedrooms, all benefitting from fitted storage, together with a family bathroom.

Should the farmhouse be sold separately from the farmyard (Lot 2), a new independent vehicular access is required to be created. The existing Land Registry boundary potentially provides for the formation of a suitable access drive and parking area into the south-east corner of the property.

## Lot 2 - Farm Buildings and Pastureland

Approximately 20.42 acres (8.26 ha) Guide Price £300,000

The farm buildings at Littleworth Farm comprise a range of contemporary and more traditional structures, extending to approximately 9,930 sq ft of gross external area. The farmyard offers potential for redevelopment into residential accommodation, equestrian facilities or light commercial premises, subject to the necessary consents.

The buildings comprise of:

- (1) Three-bay steel-framed building (Approx. 6m x 14.5m)
- (2) Timber chicken shed on concrete base (Approx. 8.5m x 5.5m)
- (3) Enclosed concrete block building formerly comprising the milking parlour and plant room (5m x 19.5m)
- (4) Two adjacent steel-framed Dutch barns, each with a lean-to to one end (Approx. 27m x 9m)
- (5) Three-bay mono-pitch steel-framed structure (Approx. 10m x 6m)
- (6) Six-bay steel-framed cubicle shed (Approx. 7.5m x 28m)
- (7) Six-bay steel-framed cubicle shed (Approx. 7.5m x 28m)

(\*all building measurements are approximate)

The land in lot 2 comprises approximately 19.21 acres of pasture wrapping around the farmyard. The land rises gently towards the farm's western boundary and is accessed via the farmyard, which in turn is accessed through a gated entrance off the A422.

## Lot 3 - Arable Land

Approximately 9.59 acres (3.88 ha) Guide Price £95,000

Lot 3 comprises approximately 9.59 acres of level arable land with direct roadside access off the A422.



## Lot 4 - Arable Land

Approximately 13.13 acres (5.31 ha) Guide Price £130,000

Lot 4 comprises approximately 13.13 acres of level arable land which is believed to have access directly from the A422.

Council Tax - Band F (£3,179 payable in 2025/26)

## Planning Use

The property is situated within the Local Authority of Wychavon District Council and is designated as agricultural and residential.

## Services

Littleworth Farmhouse is connected to mains water, electricity and gas, together with mains drainage. The farm buildings are connected to mains electricity and water. If sold separately, the purchaser of Lot 2 will be responsible for arranging an independent connection to the mains supply at their own cost, with the purchaser of Lot 1 being required to arrange for the mains electricity and water supplies currently serving Lot 2 to be disconnected at their own cost no later than one month following completion of the purchase of Lot 1.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. Details Prepared and Photographs taken February 2026.

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## Energy performance certificate

The property is rated E (42)

## Tenure

Freehold with Vacant Possession available on completion.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party is responsible for their own legal and professional fees.

## Overage Clause

The property will be subject to an overage provision reserving to the vendor a 40% share of any increase in value arising from development for a period of 30 years from completion of the sale.

Development shall include any scheme that would require planning consent, be carried out under Permitted Development rights, or be a change of use.

## Method of Sale

The property is offered for sale by Informal Tender. Offers must be submitted by 12 noon on Wednesday 22<sup>nd</sup> April 2026 to the sole selling agents, using the prescribed tender form only.

Prospective purchasers wishing to request a tender form should email [archie.stray@brutonknowles.co.uk](mailto:archie.stray@brutonknowles.co.uk).

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies provided.



## Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not. No public rights of way cross the land.

## Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plans.

## Environmental Schemes

We understand the land is not entered into any agri-environmental schemes.

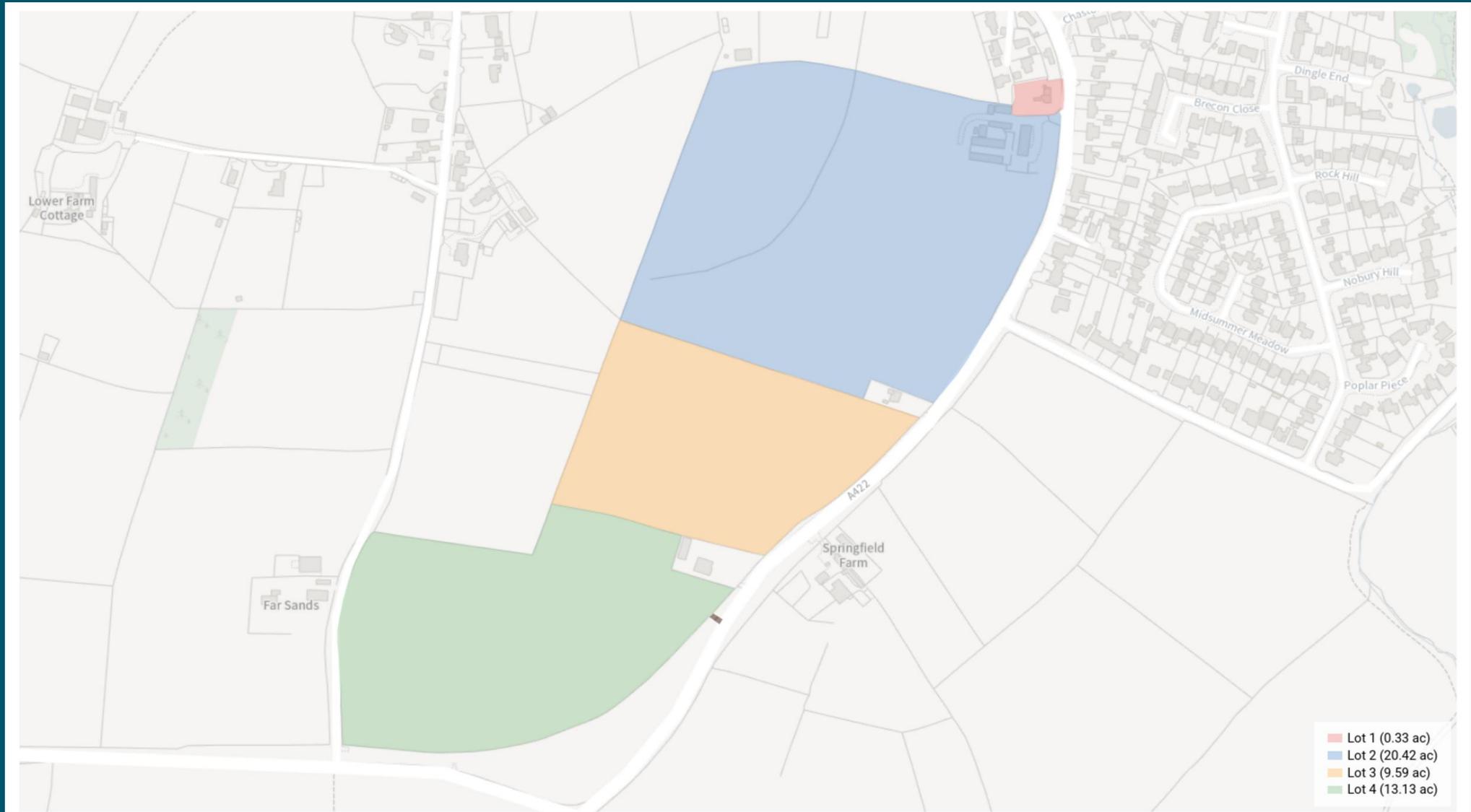
## Viewing

Viewing is by appointment only with the sole selling agents. Interested parties should book onto the pre-arranged viewing day by emailing [archie.stray@brutonknowles.co.uk](mailto:archie.stray@brutonknowles.co.uk) or by calling 07719 092906.

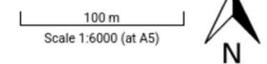
**Subject To Contract – February 2026**

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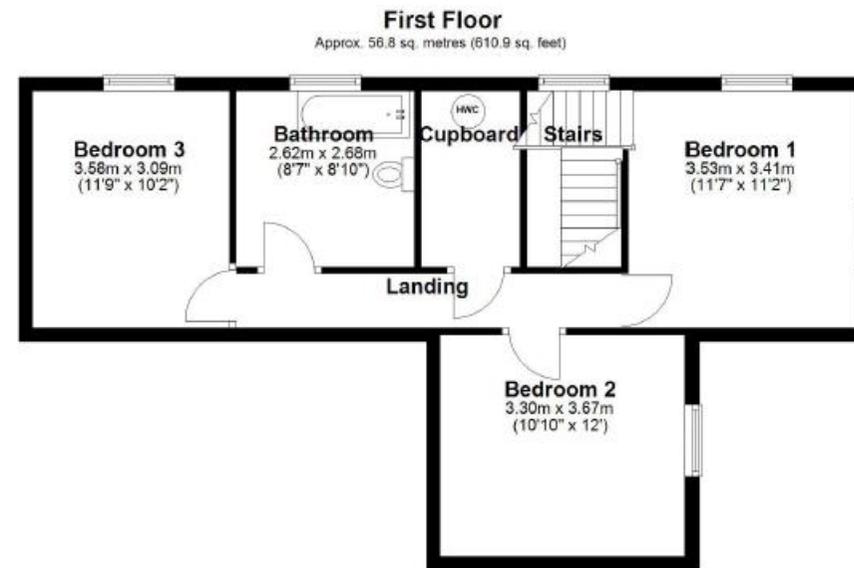
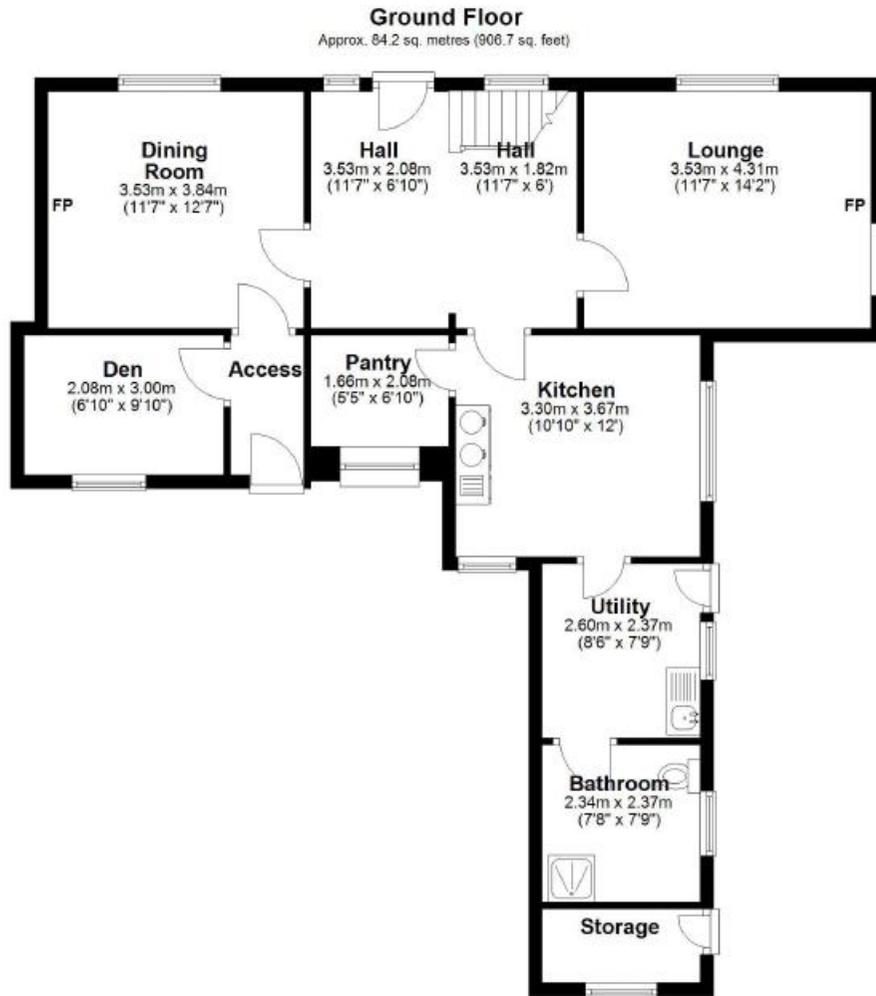


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Total area: approx. 141.0 sq. metres (1517.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

**Health and Safety for Viewers** - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Please note that neither the vendor nor Bruton Knowles take any responsibility for any loss or injury caused whilst carrying out an inspection/viewing.

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## Contact:

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Senior Rural Surveyor

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**E:** [archie.stray@brutonknowles.co.uk](mailto:archie.stray@brutonknowles.co.uk)

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Partner

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**E:** [ben.compton@brutonknowles.co.uk](mailto:ben.compton@brutonknowles.co.uk)

## Gloucester office:

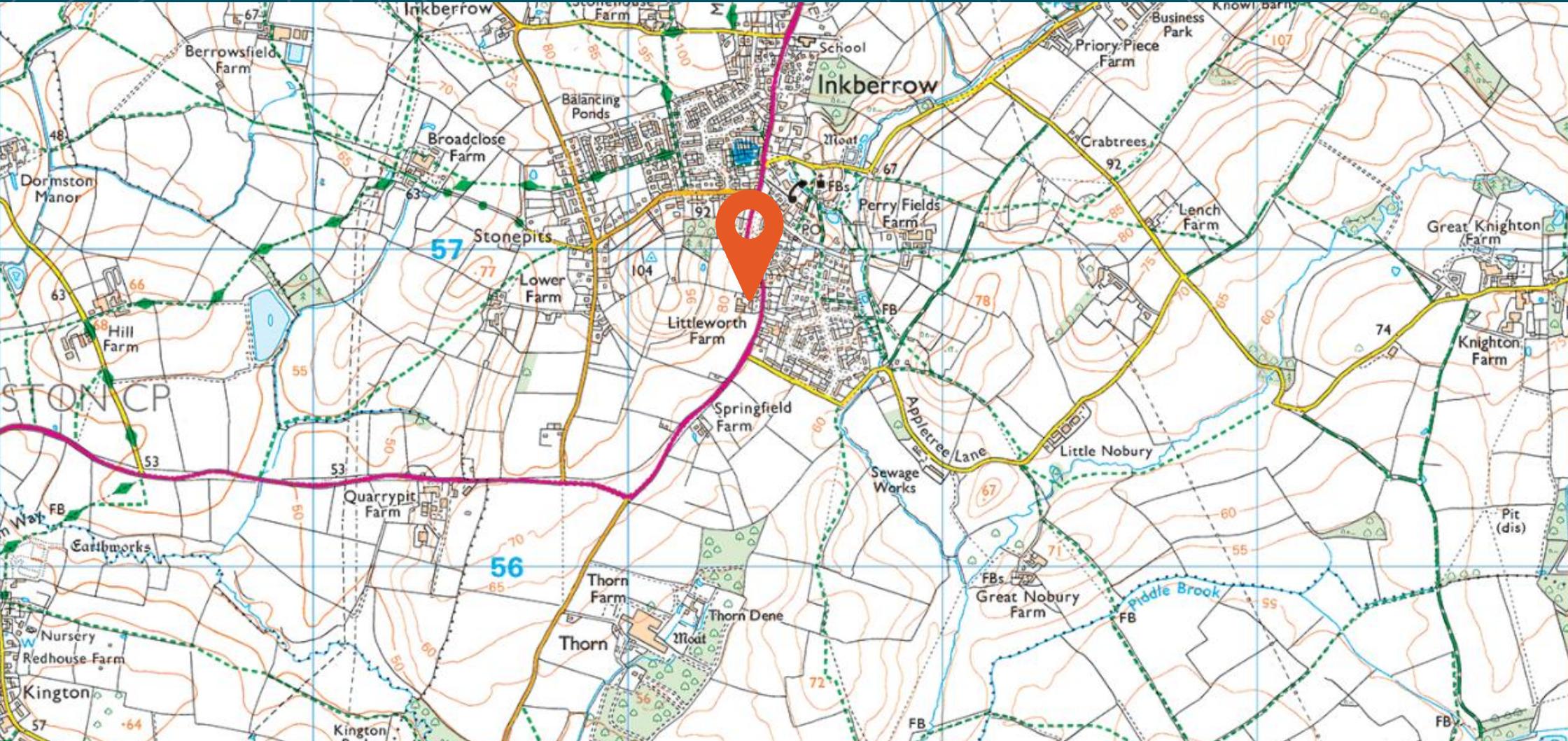
Olympus House, Olympus Park,  
Quedgeley, Gloucester, GL2 4NF

**T:** 01452 880000



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what3words [glossed.depend.drivers](https://www.what3words.com/glossed/depend/drivers)



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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