



Land At, 13 Manor Road, Middle Littleton, Evesham, WR11 8LL.

Guide Price £90,000

Superb Small Scale Or Self Build Opportunity

The Approved Scheme:

Planning permission has been granted for the development of a new 2-bedroom detached dwelling.

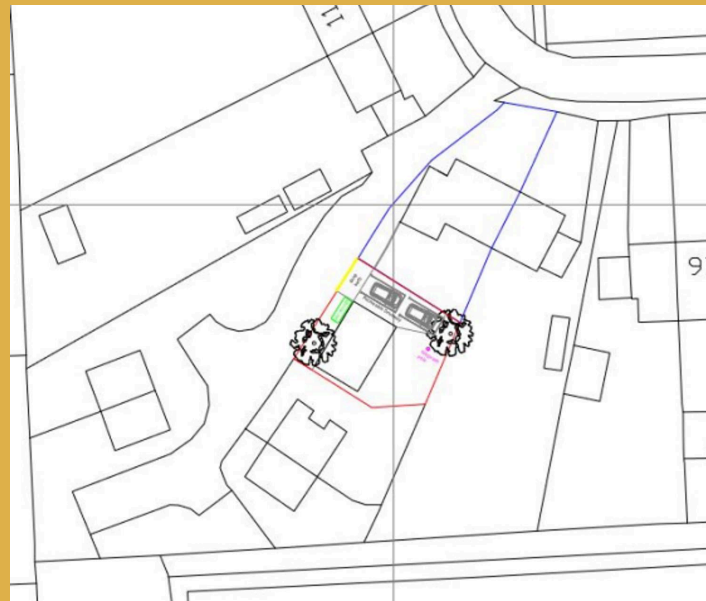
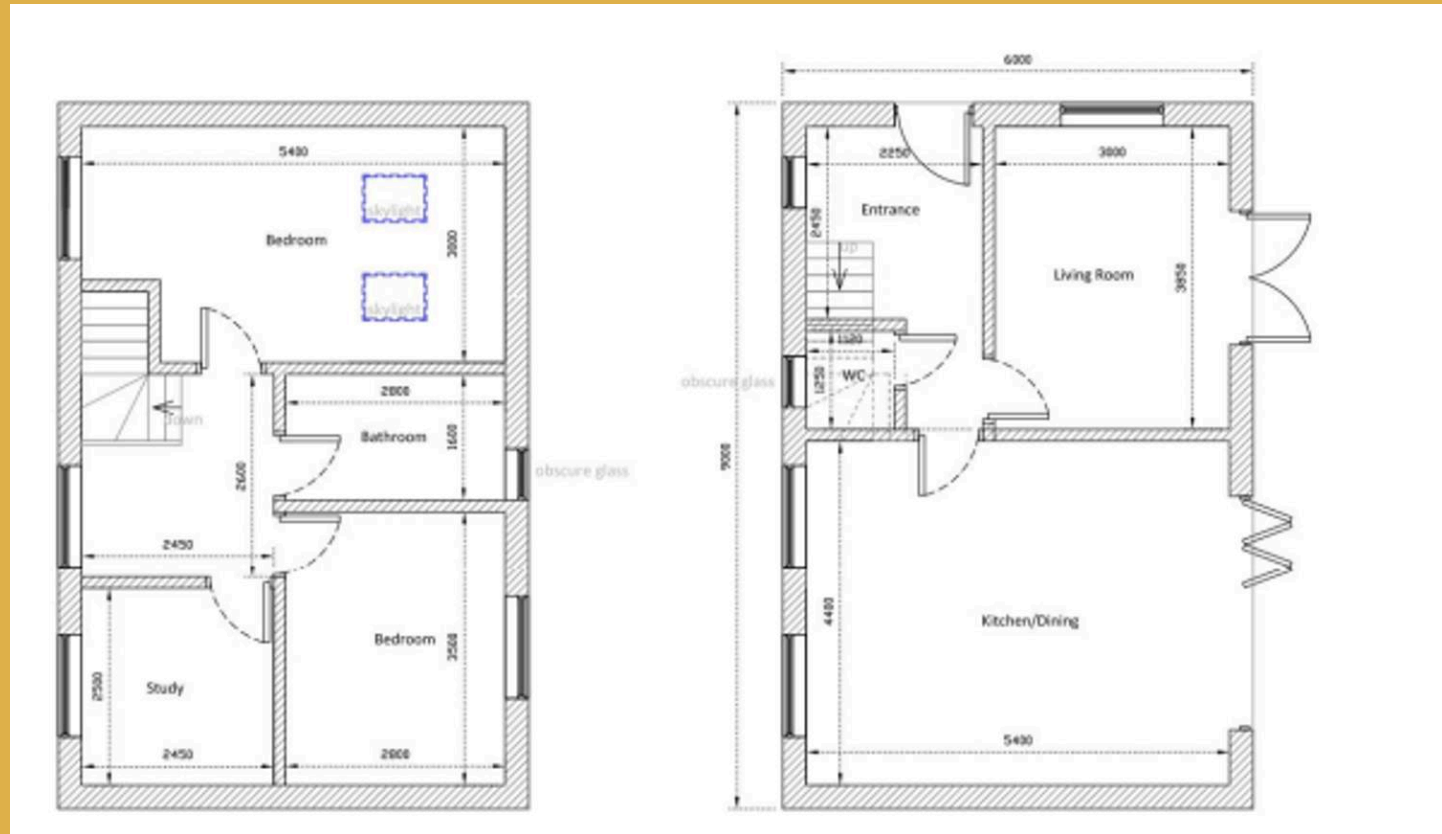
The proposed design includes parking for two vehicles, with access via a cul-de-sac off Manor Road.

The greenhouse has already been cleared in line with the proposal. A timber garage/workshop remains on-site and is to be demolished.

The Existing Site:

The site is covered with permeable gravel and enclosed by a close-boarded timber fence.

The total site area is approximately 502 square metres.



Detailed Information:

The local authority is Wychavon District Council, with planning application reference W/23/01515/FUL. The full application can be viewed online via the Wychavon District Council planning portal.

<https://plan.wychavon.gov.uk/Planning/Display/W/23/01515/FUL>

The tenure is freehold, as confirmed by the seller.

Title details: HW136718.

The Property and site are currently registered under one title and will be split during the transaction.

To the seller's knowledge, there are no rights of way or easements affecting the site.

Utilities:

Water and electricity are not currently connected on-site. However, water access is located at the entrance to the cul-de-sac, and the waste connection is within proximity to the plot.

A pilot connection is already on the plot.

The National Grid has advised that the on-site electricity pole can be removed or repositioned if required.

Purchaser Liability:

Community Infrastructure Levy (CIL) is approximately £5,359.16 (document available).

Section 106 contributions are approximately £13,147 (document available).

VAT:

TBC- Seller is confident that it is not applicable, just checking with an accountant to confirm

Gross Development Value (GDV):

The approved dwelling measures 104 sqm with an estimated GDV of £380,000.

Disclaimer:

Information provided by Allen Heritage Limited is offered in good faith but without warranty. Interested parties should undertake their own investigations and independent due diligence before proceeding.

Location:

Middle Littleton and nearby North Littleton offer several community and leisure facilities: the historic Tithe Barn (National Trust), a parish church, village hall, playing fields, Littleton Football Club and popular pubs. Several food outlets and producers are within easy reach.

For family days out, attractions such as the Handsam Boat Company, All Things Wild, Evesham Vale Light Railway, and Avonvale MES Miniature Railway lie just 2–4 miles away in Evesham.

The nearest mainline stations are:

- **Honeybourne**, ~2.6 miles away
- **Evesham**, ~3.0 miles away

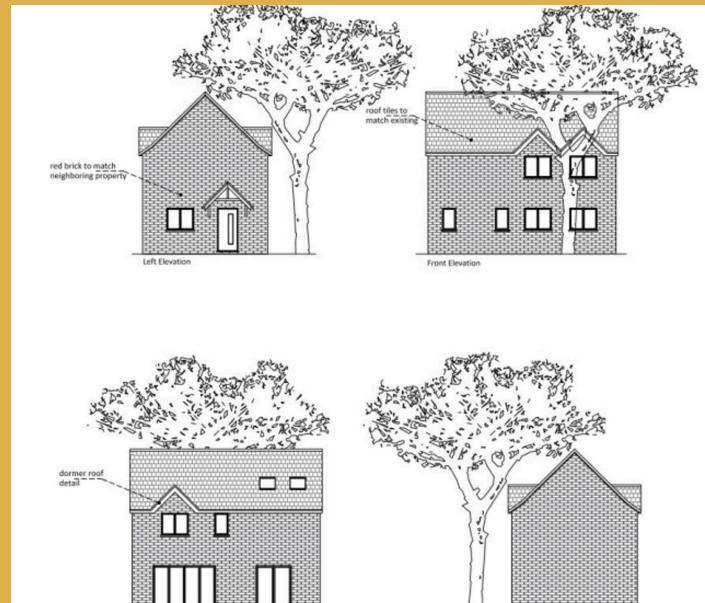
Local buses run hourly (Mon–Sat) between Evesham and Middle Littleton

Documents Attached To Email:

- Brochure
- Planning Approval & Conditions
- Design & Access Statement
- Rightmove Local Comparables
- S106 Document



The Site



Access From Cul-De-Sac
Proposed Elevations