

The Hills, Arrow Lane, North Littleton, Evesham WR11 8QS

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS



Key Features

- For Sale by Public Auction
- Wednesday 18th November 2026 at 6:00pm, Stratford-upon-Avon Town Hall
- Four-bedroom detached house
- Separate one-bedroom detached bungalow
- Approximately 14 acres
- Excellent potential for a variety of lifestyle, leisure and investment uses
- Detached steel-frame barn
- Swimming pool
- Undisturbed views across open countryside
- Rare opportunity to acquire a substantial property with extensive land





The Property

For Sale by Public Auction.

The Hills presents a rare and exciting opportunity to acquire an exceptional rural property, enjoying undisturbed views across the surrounding open countryside and occupying an impressive approximately 14-acre plot. The principal residence provides four-bedroom accommodation, complemented by a separate one-bedroom detached bungalow, offering considerable flexibility for a variety of purchasers. Whether required for multi-generational living, guest accommodation, a home office or potential letting use, the detached bungalow provides a valuable additional asset.

The Main House accommodation briefly comprises; entrance hall, lounge, sunroom and four bedrooms, with the master bedroom benefiting from an en-suite. To the ground floor, there is a snug, bathroom, pantry, dining room, kitchen and further sunroom.

Detached One-Bedroom Bungalow accommodation briefly comprises; bedroom, lounge, conservatory, kitchen and bathroom.

The grounds incorporate a substantial steel-frame barn, a detached garage and off road parking, along with attractive formal gardens and a swimming pool. Beyond the immediate gardens, the land extends through areas of mature woodland.

North Littleton is a sought-after rural village situated within the Vale of Evesham, surrounded by attractive open countryside and rolling Worcestershire landscape. The property enjoys a peaceful rural setting whilst being conveniently located for access to Evesham and the surrounding towns and villages. The wider Cotswolds and North Cotswolds are also within easy reach, providing an extensive range of leisure, recreational and cultural attractions.

Sheldon Bosley Knight Land & Property Auction
Wednesday 18th November 2026 at 6:00pm, Doors open at 5:00pm
Stratford-upon-Avon Town Hall

Auctioneer note
The auctioneer has been informed that neighbouring landowners including Birmingham Anglers Association have a right of way over the track. Please review the legal pack for further information.

Auction Terms
This property is offered for sale by traditional auction by SBK Sales Ltd, trading as SBK Auctions. The property will, unless previously sold or withdrawn, be sold subject to the Special Conditions and General Conditions of Sale contained within the Auction Legal Pack. The Auction Legal Pack will be available to download by registered bidders.

The sale will take place on the stated auction date by way of a live stream auction and the property is being sold on an unconditional basis with a fixed fee. Some sellers may consider a pre-auction offer and the lot may be sold or withdrawn before the auction.
If the reserve price is met and the auctioneer's gavel falls, binding contracts of sale will be exchanged at that point.

Auction Deposit and Fees
The following deposits and non-refundable auctioneer's fees apply and will need to be paid to the auctioneer on exchange of contracts:

• 10% deposit, subject to a minimum of £5,000
• Buyer's Premium of £1,500 inc. VAT

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Auction Legal Pack. These additional costs may be payable on completion. Buyers must read the Auction Legal Pack carefully and take professional advice before bidding.

Guide Price and Reserve Price
The guide price is an indication of the seller's current minimum acceptable sale price and is given to assist interested parties in deciding whether or not to pursue their interest. The reserve price is the minimum price at which the seller has authorised the auctioneer to sell. The reserve price remains confidential between the seller and the auctioneer.

Where a guide price is shown as a range, the reserve price will be set within that range. Where a single figure guide price is shown, the reserve price will not be set more than 10% above that figure.
Both the guide price and reserve price can be subject to change at any time prior to the auction.

Plans
Plans shown are for identification purposes only.

Services
The auctioneer understands that mains water and electricity are connected to the property. The heating is run on LPG gas and has private drainage (Septic Tank), though these services have not been tested. Buyers are advised to make their own enquiries.









Directions
What3words///remarks.ideals.army

Tenure and Possession
The property and land are freehold. Vacant possession will be given upon completion, which is normally 20 working days after the auction. Please refer to the Auction Legal Pack for further details.

Bidder Registration and Auction Legal Pack
If you would like to register to bid, please visit:
passport.eigroup.co.uk/bidder-registration/sheldon-bosley-knight/

You can opt to bid online, by telephone or by proxy.
The Auction Legal Pack for the lot you are interested in can be downloaded here:
auctioneertemplates.eigroup.co.uk/guides.aspx?a=1236&c=sbk

All bidders must register before bidding, complete the required identity checks and be approved to bid.
Full details on how to register to bid, and a guide to buying at auction, can be found at:
sbkauctions.co.uk

Preferred Solicitors
If you would like details of our preferred solicitors, please contact the auction team and we can arrange for information to be sent to you.

Legal Documents and Additional Costs
It is essential that bidders check the legal documents prior to bidding and take professional advice. The legal pack may include searches, title documents, Special Conditions of Sale, tenancy information, planning documents, notices, replies to enquiries and other documents relevant to the lot.
Special Conditions of Sale can contain additional costs, being costs over and above the price the lot is knocked down at, and bidders are deemed to be aware of any additional costs prior to bidding.
Bidders must rely on their own inspection of the legal pack and any professional advice they obtain before bidding.

Viewings
All viewings are by appointment only through the Auction Department.














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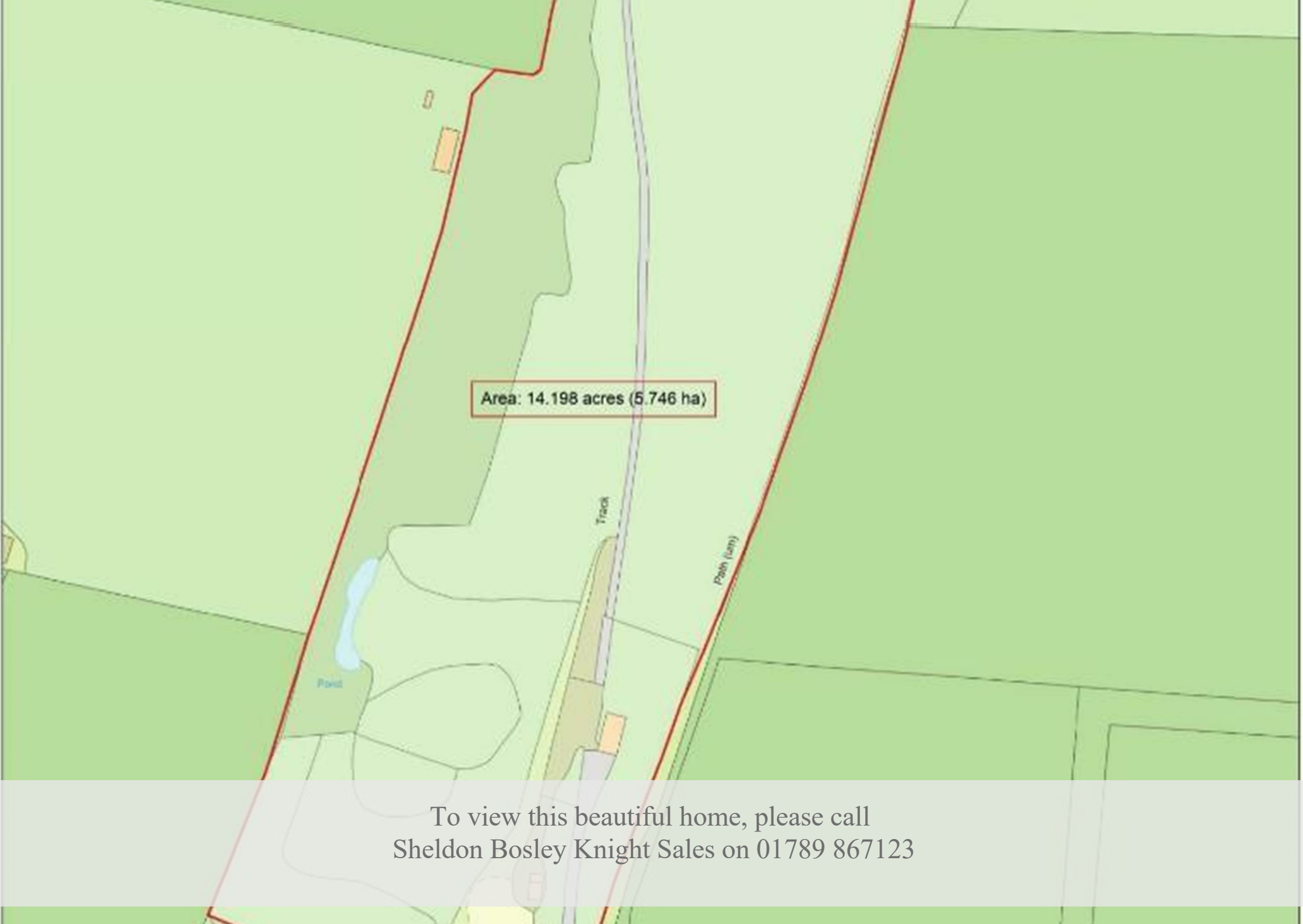
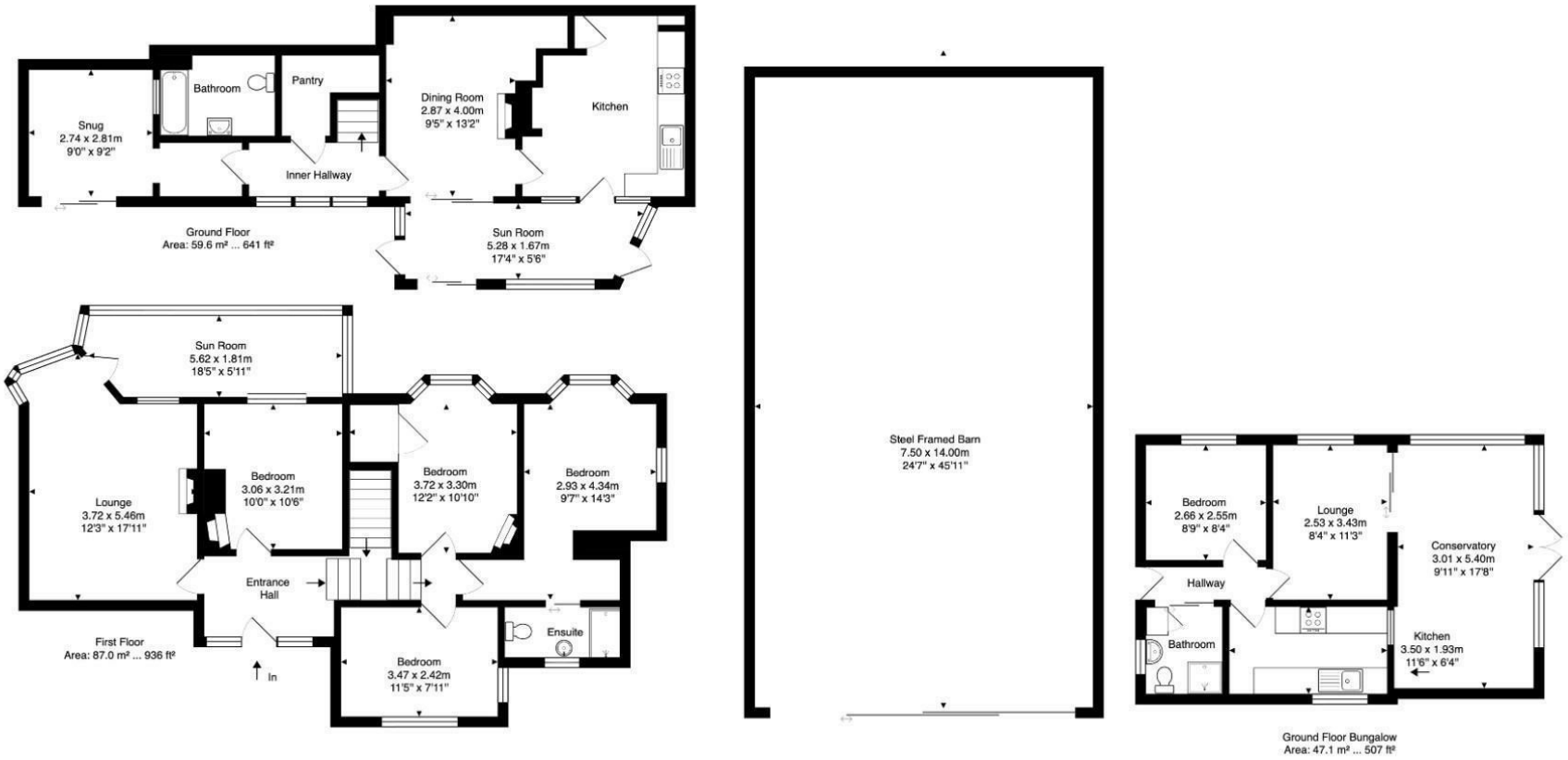


To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01789 867123

Floorplan



Total Area: 193.6 m² ... 2084 ft² (Includes Bungalow, Main House and Steel Framed Barn)

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee