



Bromleys Mill, Lydham, Bishops Castle, SY9 5HQ

Informal Tender £750,000

FOR SALE

A rural smallholding with detached 2-3 bedroom cottage requiring modernisation and refurbishment with 16.25 acres of pastureland. A range of traditional and modern farm buildings set around a principle yard and including traditional stone barns to timber pole machinery stores, Dutch barn and a steel portal framed livestock barn. The buildings are in need of repair and maintenance. Further land also available. No onward chain.



General Remarks

Halls are delighted to offer Bromleys Mill for sale by Informal Tender on behalf of the Executors of the late Mr Graham Burden deceased and the ER Burden Will Trust. Bromleys Mill comprises a highly desirable rural smallholding with period listed country cottage, traditional farm buildings and pasture land extending in all to 45.93 acres or thereabouts. The property is offered for sale as a whole or in 3 lots as shown below.

Lot 1: Period cottage, traditional farm buildings and approximately 16.25 acres of pasture land

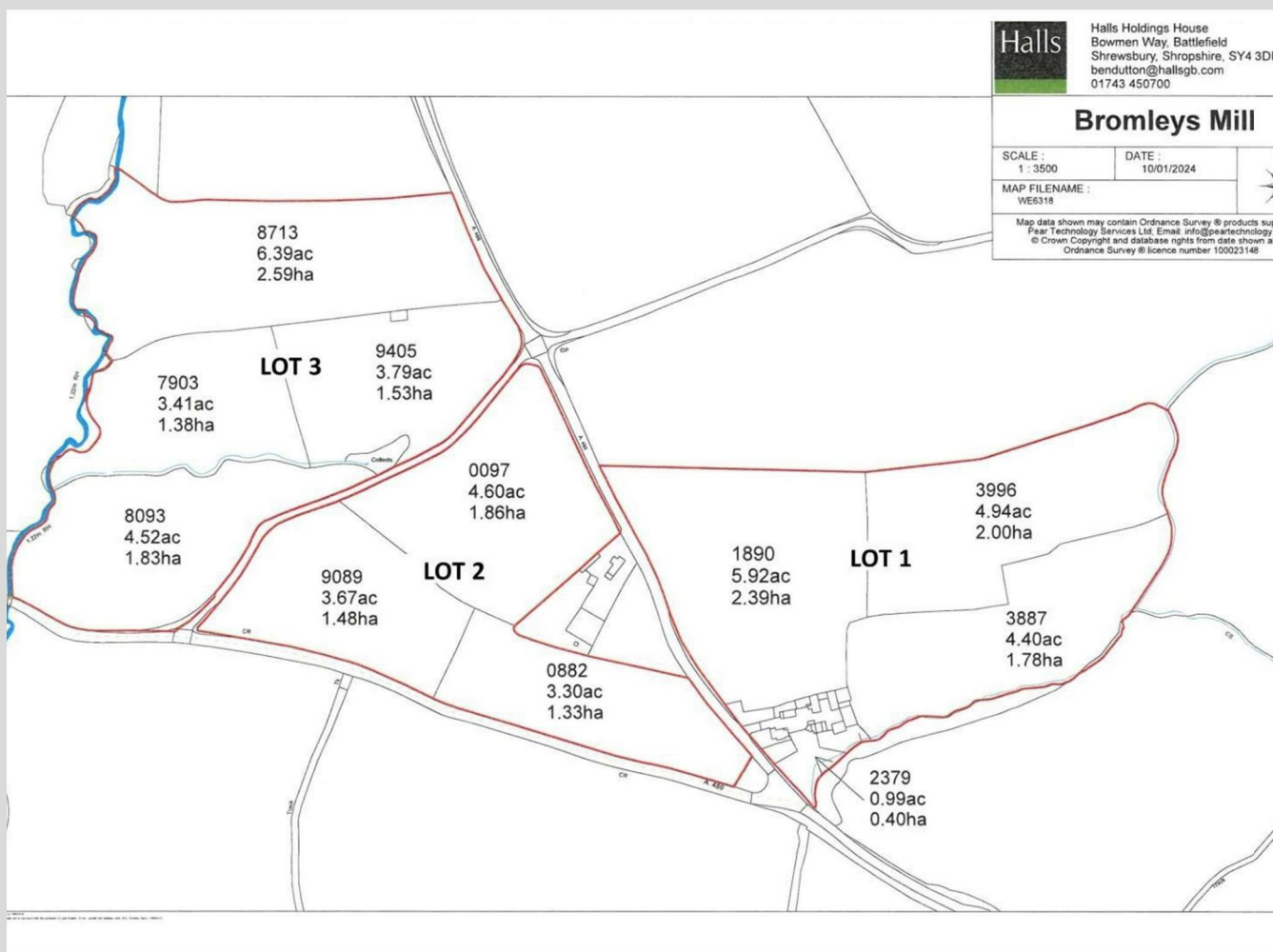
Lot 2: Approximately 11.57 acres of pasture land

Lot 3: Approximately 18.11 acres of pasture land

Method of Sale

The property is being offered for sale by informal tender as a whole or in up to 3 lots.

Prospective purchasers should submit their tenders to: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD by letter or email (welshpool@halls.gb.com) by no later than 12 noon on Friday 23rd May 2025. The vendor does not undertake to accept the highest offer, or indeed any offer. To avoid duplication of offers, it is suggested that any offers submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids will not be accepted. The vendor and agent reserve the right to withdraw or divide the property and vary the sale method. Tenders must include a notice of solicitors and details of the funds available for purchase.



Lot 1: Bromleys Mill Cottage

This pretty stone and slate cottage was built in 1845 and is a Grade II listed building. It now requires a comprehensive scheme of refurbishment and modernisation of its accommodation. It comprises two bedrooms to the first floor with a third ground floor bedroom adjacent to the bathroom and separate W.C. The living quarters include a dining room and living room with open fires, kitchen, rear hall and porch (please see the attached floorplan for further detail).

The outside space lies to the front and side and are now overgrown but once provided delightful cottage style gardens.

The farmyard lies adjacent to the cottage, accessed off the same drive and are a notable feature. Amongst the various steel Dutch barns, workshop and general stores are some very attractive stone and timbered traditional barns which may have potential for alternative uses subject to planning.

The land extends in all to approximately 16.25 acres with a ring fence and is laid to permanent pasture in conveniently sized enclosures and are suitable for grazing most types of livestock including horses.

Lot 2: 11.57 acres of land at Bromleys Mill

An excellent block of pastureland which is divided into three well proportioned fields and in recent years has been predominantly used for silage and hay making, but is suitable for grazing most livestock and should be appealing to farmers and equestrian users alike.

Lot 3: 18.11 acres of land at Bromleys Mill

A further parcel of excellent pastureland with road access and divided into four conveniently sized enclosures with natural water supply and regularly grazed by sheep and cattle.

Rights of Way Easements and Covenants

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.



- For Sale By Informal Tender
- Lot 1: Cottage, Farm buildings and 16.25 Acres of Pastureland £450,000 (guide price)
- Lot 3: 18.11 Acres of Pastureland £180,000 (guide price)
- Available in 3 lots
- Lot 2: 11.57 Acres of Pastureland £120,000 (guide price)
- Tenders close at 12 noon Friday 23rd May 2025



Land Registry

Lot 1 and Lot 3 are registered with HM Land Registry under Title Number SL84931.

Lot 2 is registered with HM Land Registry under Title Number SL222837.

Boundaries Roads and Fences

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

Solicitors

Mr Benedict Recordon LL.B.
Whatley Recordon Solicitors
12 Worcester Road
Malvern
Worcestershire
WR14 4QU

Enquiries to Rachel Howell
Email: rachelhowell@wrsolicitors.com
Telephone: 01684 892 939



Sole Agents

James Evans/ Tom Jerman

Halls Holdings Ltd
14 Broad Street
Welshpool
SY21 7SD

Telephone: 01938 555 552
Email: jamese@hallsgb.com
Mobile: 07581 552 438

Services

Mains electricity and water are connected at the property. None of these services have been tested by Halls.



Local Authority/Tax Band

Shropshire County Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
The property is in band 'D'

Viewing

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

Directions

Postcode for the property is SY9 5HQ

What3Words Reference is ///rent.scam.northward

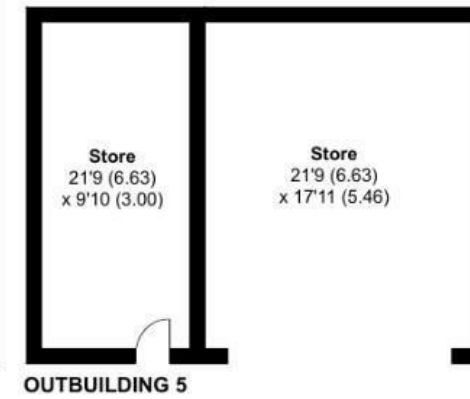
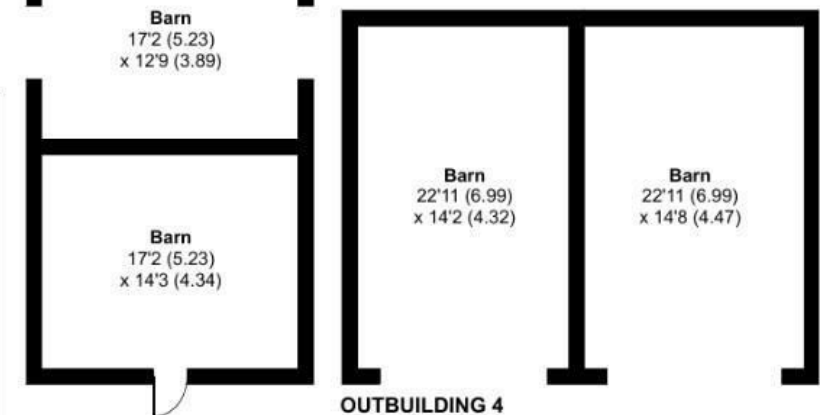
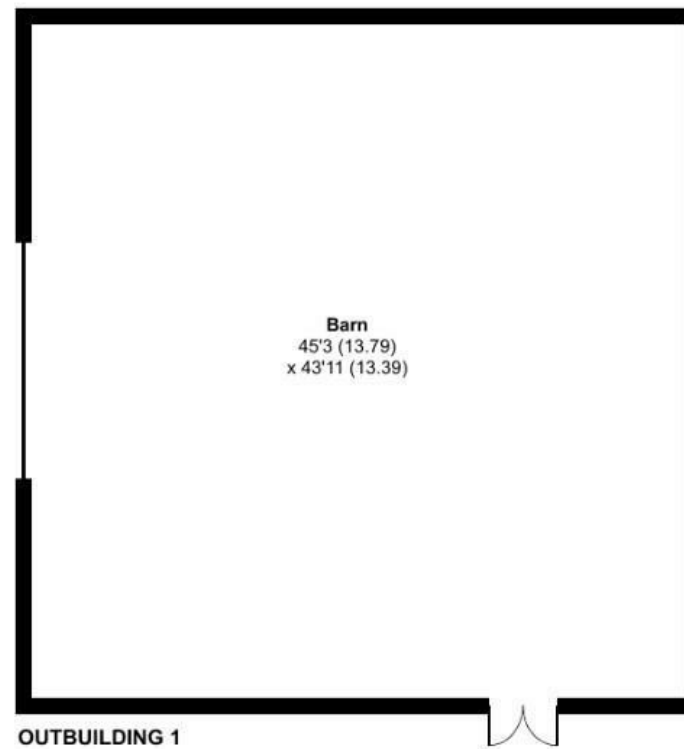
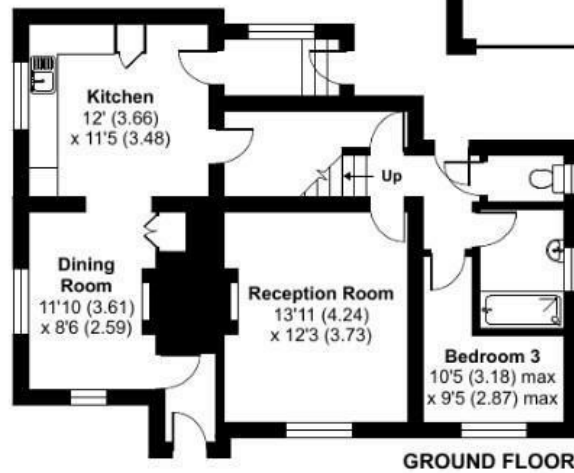
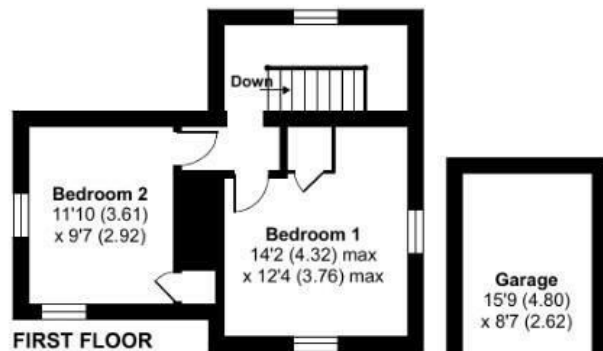
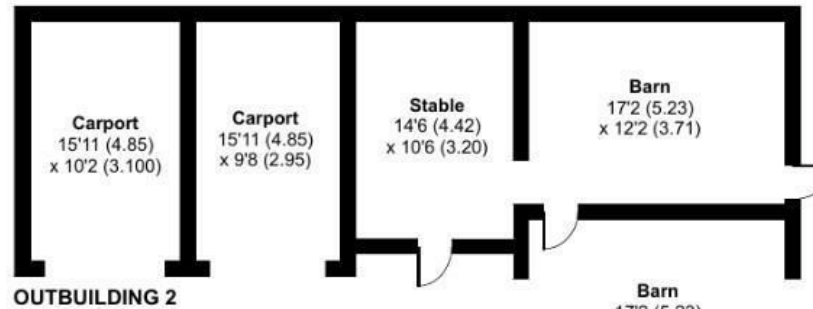
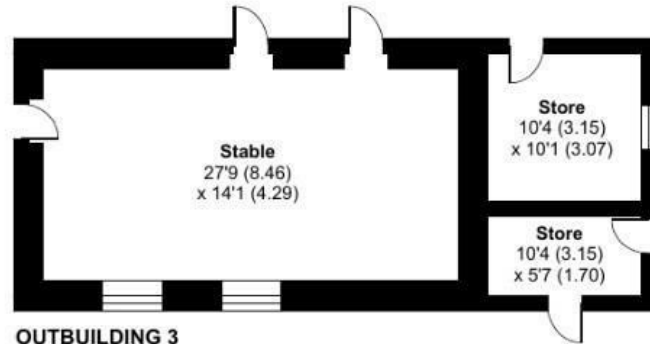
Approximate Area = 1246 sq ft / 115.7 sq m

Outbuilding(s) = 4740 sq ft / 440.4 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 6127 sq ft / 569.2 sq m

For identification only - Not to scale





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Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		44
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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