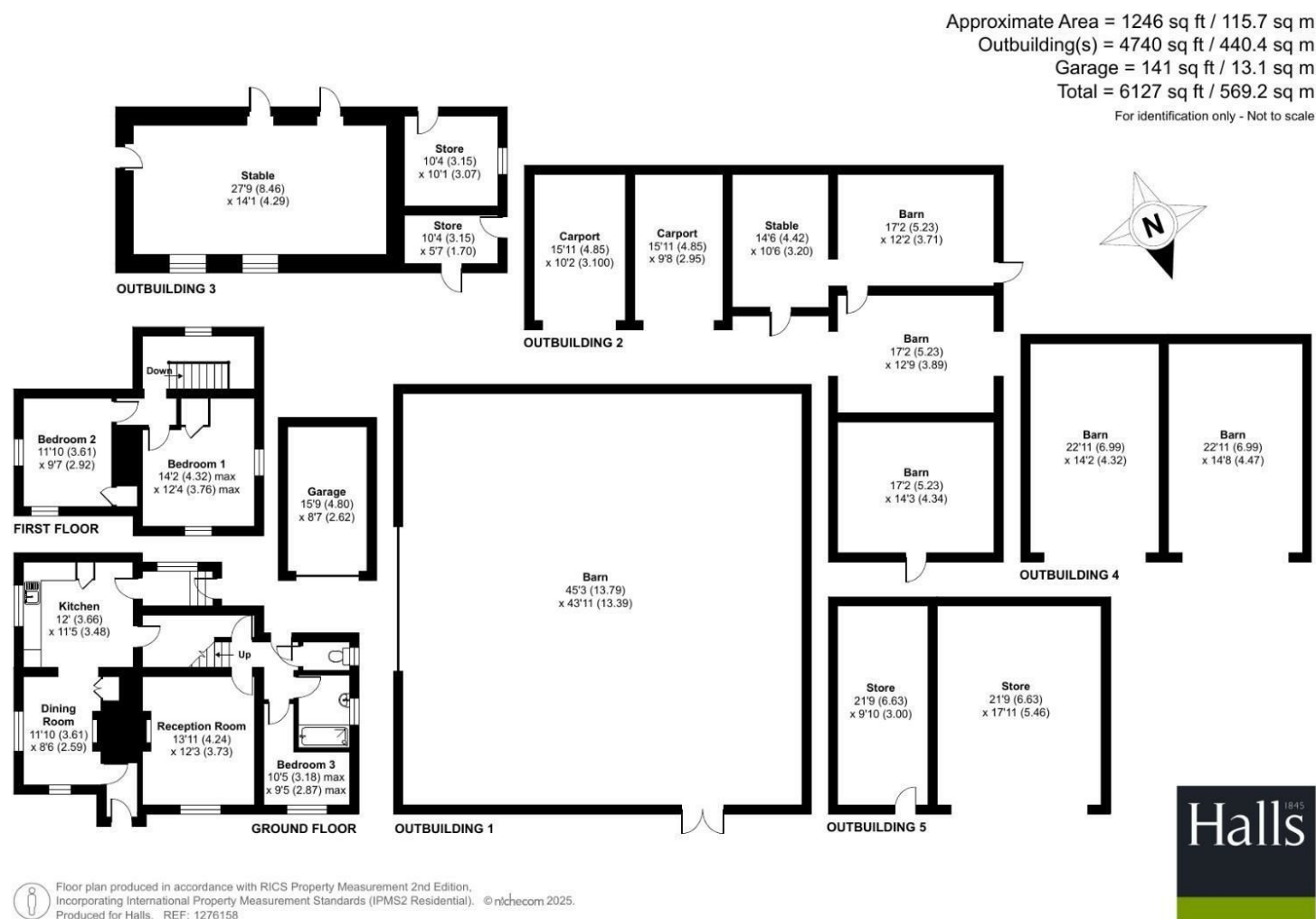


FOR SALE

Lot 1, Bromleys Mill Lydham, Bishops Castle, SY9 5HQ



FOR SALE

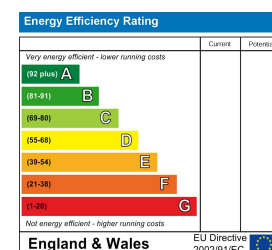
For Sale By Informal Tender £450,000

Lot 1, Bromleys Mill Lydham, Bishops Castle, SY9 5HQ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



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.



01938 555 552

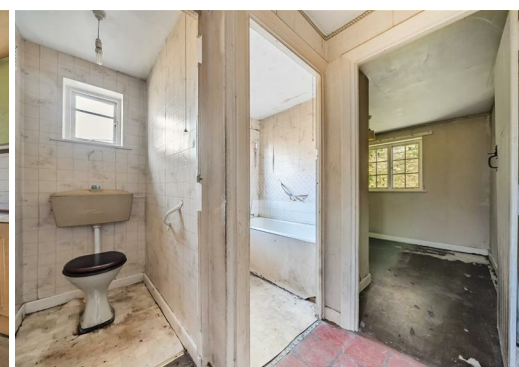
Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



onTheMarket.com



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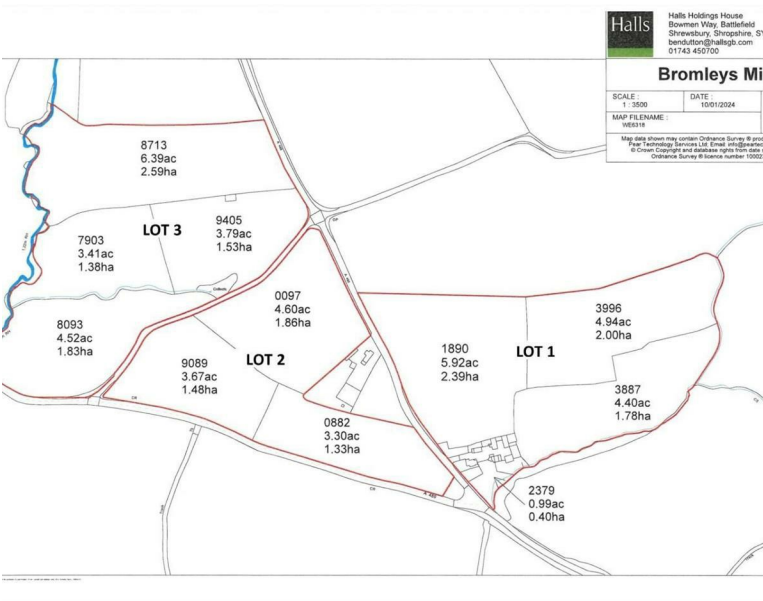
2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- For Sale By Informal Tender
- Available in 3 lots
- Lot 1: Cottage, Farm buildings and 16.25 Acres of Pastureland £450,000 (guide price)
- Rural smallholding with detached 2-3 bedroom requiring modernisation and refurbishment
- A range of traditional and modern farm buildings
- Tenders close at 12 noon Friday 23rd May 2025

General Remarks

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.

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.

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@halls.gb.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'

Viewings

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

Directions

Postcode for the property is SY9 5HQ

What3Words Reference is rent.scam.northward

Money Laundering

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

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