



LOWER LEA FARMHOUSE

BISHOPS CASTLE | SHROPSHIRE | SY9 5HZ

Halls 1845



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Craven Arms 9 miles | Shrewsbury 21 miles

(all mileages are approximate)

GRADE II LISTED DETACHED FARMHOUSE REQUIRING RENOVATION

Private rural setting, yet conveniently close to amenities

Scope for renovation and development

Traditional range of outbuildings

2 paddocks totalling 2.5 acres

For sale as a whole, by Private Treaty



Head Office

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Viewing is strictly by appointment with the selling agents

SITUATION

Lower Lea Farm is set to the north-east of the historic market town of Bishop's Castle, on the edge of the Shropshire Hills, Area of Outstanding Natural Beauty. Bishop's Castle itself provides a good range of everyday amenities and services. For a wider selection, the larger market towns of Shrewsbury, approximately 21 miles away, and Craven Arms, around 9 miles away, both offer extensive shopping, leisure and educational facilities together with excellent transport links to the wider region. The property is therefore well-placed for those seeking a rural setting with strong connections to larger amenities and robust transport links.

DESCRIPTION

Lower Lea Farmhouse is a Grade II listed detached farmhouse that has been unoccupied for approximately 30 years. The property is situated next to the remains of Lea Castle, a scheduled monument, which adjoins its northern end. The Farmhouse has its own private water supply, and despite requiring significant modernisation, the property offers considerable scope for renovation and development.

The accommodation comprises of:

- 4 Ground floor reception rooms
- Family kitchen
- Storerooms
- 5 Bedrooms
- 2 Bathrooms
- Former Servants' Quarters
- Cellar

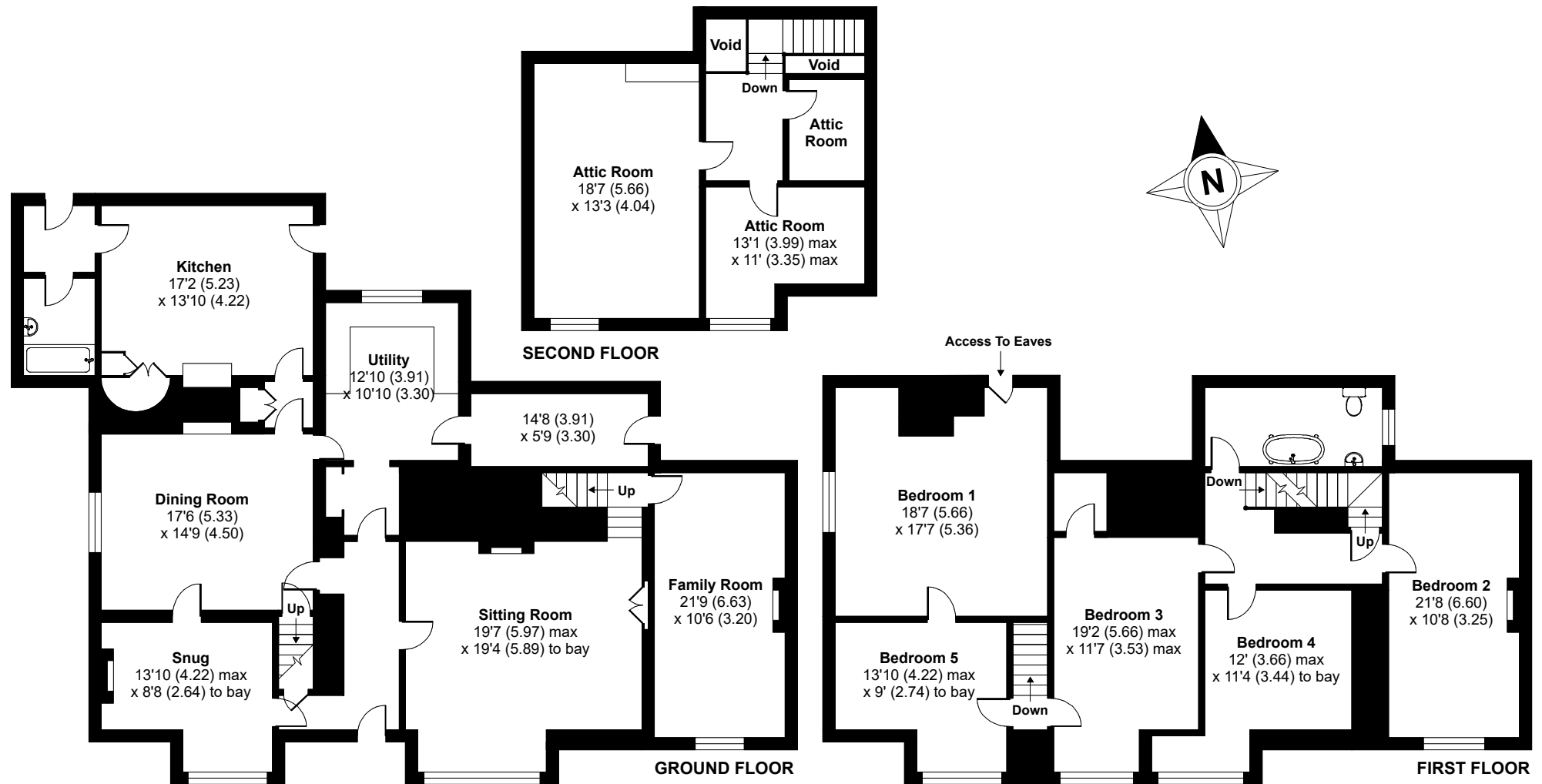


Approximate Area = 4063 sq ft / 377.5 sq m (excludes voids)

Outbuilding(s) = 11588 sq ft / 1076.5 sq m

Total = 15651 sq ft / 1454 sq m

For identification only - Not to scale



OUTBUILDINGS

Lower Lea Farmhouse includes 2 outbuildings, a Grade II listed timber and stone outbuilding which includes a loft above it, located to the north of the property and a timber framed store shed at the rear. Both outbuildings are connected to mains electricity and are not connected to a water supply at this moment in time.

LISTED BUILDINGS

There are 2 listed buildings and 1 scheduled monument on the property, all of which can be located by their corresponding ‘SO’ numbers.

- Lower Lea farmhouse (SO 35104 89174), Grade II listed.
- Building 1, ‘Remains of Lea Castle adjoining Lower Lea Farmhouse to North (SO35110 89187), Grade II listed
- Tower keep castle at Lower Lea (SO 35102 89186), Schedule Monument, the remains of a tower keep castle at Lower Lea.

Tower keep castle at Lower Lea includes a 5-metre boundary around the archaeological features, considered to be essential for the monument’s support and preservation (outlined in blue on the plan)

BUILDING SCHEDULE

PARCEL NUMBER	NAME	PARCEL SIZE (msq)	PARCEL SIZE (ftsq)
SO 3589 1017	Lower Lea Farmhouse	262.68	2,827.50
	Building 1	79.03	850.71
	Building 2	205.06	2,207.25
	Building 3	324.56	3,493.48
Total		871.33	9,378.94

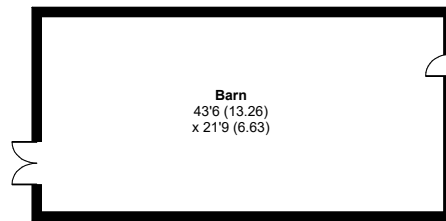
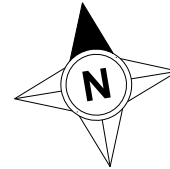


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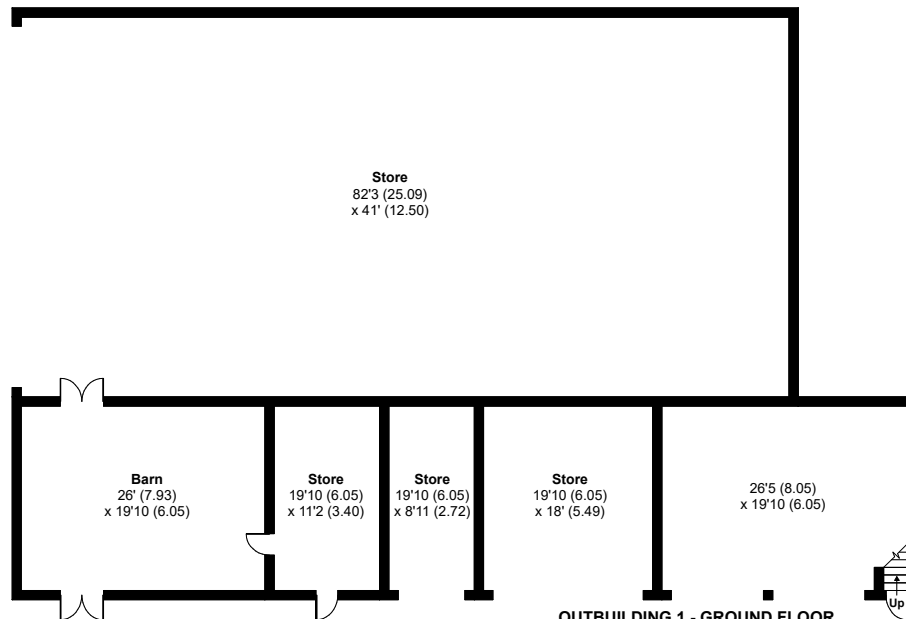
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OUTBUILDING 2



OUTBUILDING 1 - GROUND FLOOR



OUTBUILDING 1 - FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Halls. REF: 1358666



THE LAND

Lower Lea Farmhouse comes with an extensive garden, in total just over a quarter of an acre. In addition, the property also comes with 2 conveniently located paddocks totalling almost 2.5 acres, one of which still holds the farmhouse’s old orchard.

LAND SCHEDULE

PARCEL NUMBER	NAME	PARCEL SIZE (HA)	PARCEL SIZE (AC)
SO 3589 1417	Pasture	0.21	0.51
SO 3589 0515	Pasture	0.75	1.85
SO 3589 1015	Garden	0.32	0.13
Total		1.28	2.49



Lower Lea Farmhouse, Bishops
Castle, SY9 5HZ



TENURE

The property is freehold, and vacant possession will be granted upon completion.

SERVICES

The property has a private water supply from a well located to the rear left of the Farmhouse. There is single phase mains electricity and private drainage via a cess pit. Purchasers are recommended to verify these services themselves.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 0345 6789000

DIRECTIONS

From Bishops Castle follow the A488 (Love Lane) North for 0.6 miles before turning right opposite the United Pack Kennels. Continue 1.5 miles down the C6197 from A488 Kennel Yards to Upper Lea Junction before turning left onto Lower Lea Farm. Coming from Shrewsbury take the A488 through Pontesbury and Minsterley towards Bishop's Castle. Join the A489 at Lydham following the road straight, over a small bridge, and taking the first right on to Upper Lea Junction Lane to the property.

What3Words: ///dunk.action.suppose

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.

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 outgoings whether mentioned in these sales particulars or not.

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.

EPC RATING

This property's energy rating is G.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F		
1-20	G	1 G	

ANTI-MONEY LAUNDERING CHECKS

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

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

METHOD OF SALE

The property is for sale as a whole, by Private Treaty.

SOLICITOR

Rachel Williams, Harrison's Solicitors LLP, 30 Broad Street, Welshpool, Powys, SY21 7RR.
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SOLE AGENTS

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IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



