

BROOK HOUSE | BROOMHALL LANE

BOMERE HEATH | SHREWSBURY | SHROPSHIRE | SY4 3ND







Auction Guide Price: £210,000-£220,000

An attractively situated former agricultural smallholding comprising a dilapidated house and range of farm/outbuildings and land, set in approximately 6.50 acres and located on the edge of the village of Bomere Heath, just north of Shrewsbury. For sale by public auction on Friday 27th November 2026.

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- **Dilapidated house and buildings set in approx. 6.50 acres**
- **Potential for alternative uses (STPP)**
- **Popular village edge location**
- **Access off a quiet country road**
- **Short driving distance from Shrewsbury**
- **For sale by public auction on 27th November 2026**

LOCATION AND SITUATION

Brook House is located on the edge of the village of Bomere Heath, within walking distance of a number of local services including a Primary School, Village Hall, convenience store, public house and takeaway.

What3words//////rocked.countries.reconnect

The northern outskirts of the county town of Shrewsbury and main 'A' road networks lie just 3 miles away.

DESCRIPTION

Brook House is a former agricultural smallholding which, whilst presently dilapidated, presents a fantastic opportunity for redevelopment and restoration to its former glory.

The house is a semi-detached, two storey property of brick construction under a tiled roof, with timber framed, single glazed windows. It is approached directly off the council-maintained Broomhall Lane which leads from Bomere Heath to Preston Gubbals, via two single gateways into the yard and buildings area.

Internally, the accommodation currently comprises a reception room, dining room, kitchen, pantry and cloakroom on the ground floor, together with two bedrooms, a bathroom and attic storage on the first floor. There is also a lean-to garage.

The house and buildings lie at the centre of the land holding which comprises five enclosures of permanent grassland which adjoin the village edge and have access off Broomhall Lane and Green Lane.

The property enjoys an attractive rural setting whilst remaining conveniently accessible, making it suitable for a variety of uses including grazing, equestrian, smallholding or amenity purposes, subject to planning where required.

SERVICES

We understand the property previously had a mains water connection which has been disconnected, mains electricity and private drainage. Purchasers must make their own enquiries in relation to the availability of services.

COUNCIL TAX

The property is in Council Tax band 'B'.

ENERGY PERFORMANCE CERTIFICATE

The house has an EPC rating of 'G'.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, England, SY3 8HQ.

VIEWING

Viewings are strictly by prior appointment only. Viewings of the land will be unaccompanied and must take place during daylight hours with a set of these particulars. Viewings of the house and buildings will be accompanied.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

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.

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.

NITRATE VULNERABLE ZONE (NVZ)

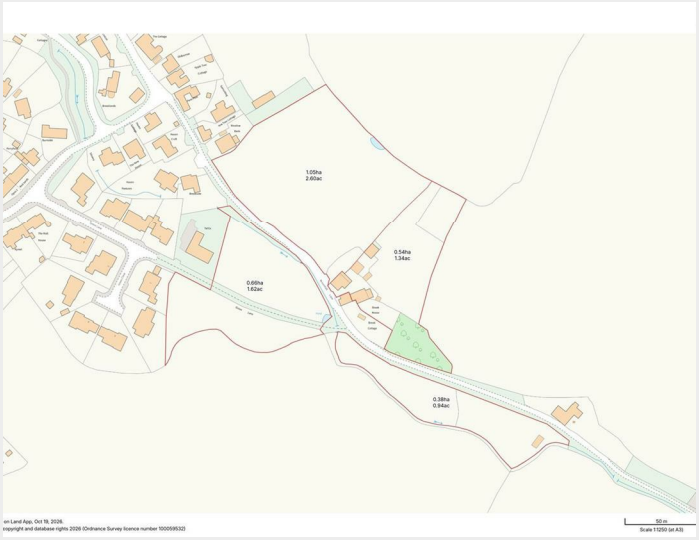
The land is not located within an NVZ.

PLANNING

The land adjoining the village was promoted under Shropshire Council's Strategic Housing Land Availability Assessment (SHLAA) in 2018, where it was considered available, achievable and viable. More recently, the larger parcel to the north of Broomhall Lane has been promoted under the council's Call for Sites.

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.





OVERAGE CLAUSE

The property will be sold subject to an overage clause of 30% over 30 years, in the event of change of use of the land from agricultural or equestrian use. The clause will be triggered on the earlier of the implementation of a planning permission or sale of the land with the benefit of planning permission.

TENURE

We understand the land is of freehold tenure and vacant possession will be given upon completion.

METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 27th November 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS AND LEGAL PACK

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors' solicitors: Emily Armstrong – PCB Solicitors LLP, Shrewsbury Business Park, Cypress Centre, Sitka Dr, Shrewsbury SY2 6LG, Email: emily.armstrong@pcblaw.co.uk, or at Halls Head Office, Shrewsbury (Tel: 01743 450700), prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price, is payable on the day of the auction, and is price structured as follows: Sale price of £25,000 or more: 3.5% plus VAT, subject to a minimum fee of £4,000 plus VAT. Sale price of £24,999 or less: fixed fee of £2,000 plus VAT. This will apply if the land is sold before, at or after the Auction.

GUIDE PRICE/RESERVE

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property/land will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

BIDDING ON BEHALF OF ANOTHER PERSON

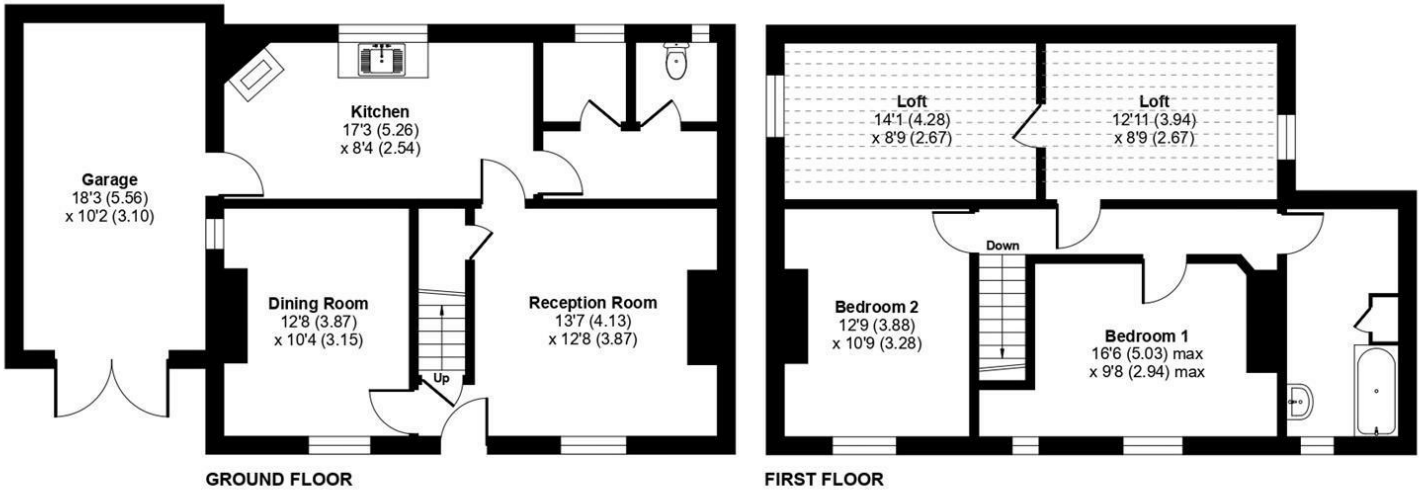
Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

AGENTS

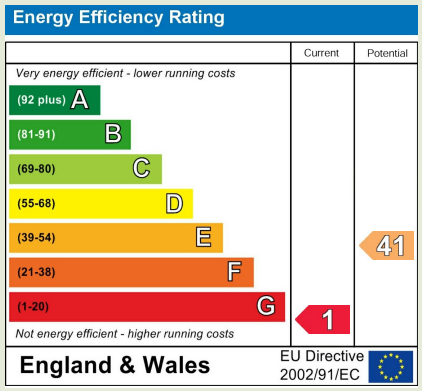
Louise Preece BSc (Hons) MRICS FAAV- louise@hallsgb.com
Laura Parry-Jones MSc – lparryjones@hallsgb.com

Denotes restricted head height

Approximate Area = 1036 sq ft / 96.2 sq m
Limited Use Area(s) = 253 sq ft / 23.5 sq m
Garage = 186 sq ft / 17.3 sq m
Total = 1475 sq ft / 137 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1530892



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

BATTLEFIELD SALES
Halls Holdings House | Shrewsbury | Shropshire | SY4 3DR
01743 450700 reception@hallsgb.com
www.hallsgb.com

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.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the