



Lot 2, Bromleys Mill Lydham, Bishops Castle, Shropshire, 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

Lot 2 - Informal Tender date 12 noon Friday 23rd May 2025. A super block of grazing land which lies within a ring fence and has direct road access from several points. This conveniently located block of land is broadly divided into three fields and extends to approximately 11.57 acres.



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsab.com



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- **11.57 Acres of Grazing Land**
- **Broadly divided into 3 fields**
- **Conveniently situated**
- **With direct road access from several points**
- **For Sale By Informal Tender**
- **Tenders close at 12 noon Friday 23rd May 2025**

Description

The land is offered for sale by the executors of the late G. Burden of Bromley's Mill.

The sale presents an excellent opportunity to acquire a completely separate block of good grazing land which is divided into three well proportioned fields which can be easily worked. For many years the land has been used exclusively for hay and silage making and has been little grazed by livestock. Extending to approximately 11.57 Acres, the land is suitable for grazing most livestock and should appeal to farmers, equestrian users and investors alike.

Situation

The property has several access points on to the main road and is conveniently situated adjacent to the A488 and A489 junction just a ½ mile North of Lydham.

Services

It is believed that a mains water pipe runs through the South East boundary of the land between Bromley's Mill Cottage and the main junction below. Purchasers will be expected to make their own enquiries as to the location of the pipe and in respect of the cost and availability of a water connection.

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining ownership of the boundary hedges or fences.

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@hallsrgb.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.

Land Based Schemes

All the land is entered onto the rural land register and may be eligible for environmental land based schemes but is currently not entered.

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@hallsrgb.com
Mobile: 07581 552 438

Directions

From Bishops Castle proceed North on the A488 through the village of Lydham and ½ mile out of Lydham at the junction of the A489 and A488 Welshpool/Newtown road, the property is found within the fork of these two roads.

Postcode for the land is SY9 5HQ

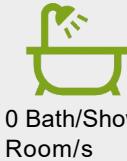
What3Words Reference: [jiggle.sticking.trophy](https://what3words.com/jiggle.sticking.trophy)



0 Reception
Room/s



0 Bedroom/s



0 Bath/Shower
Room/s