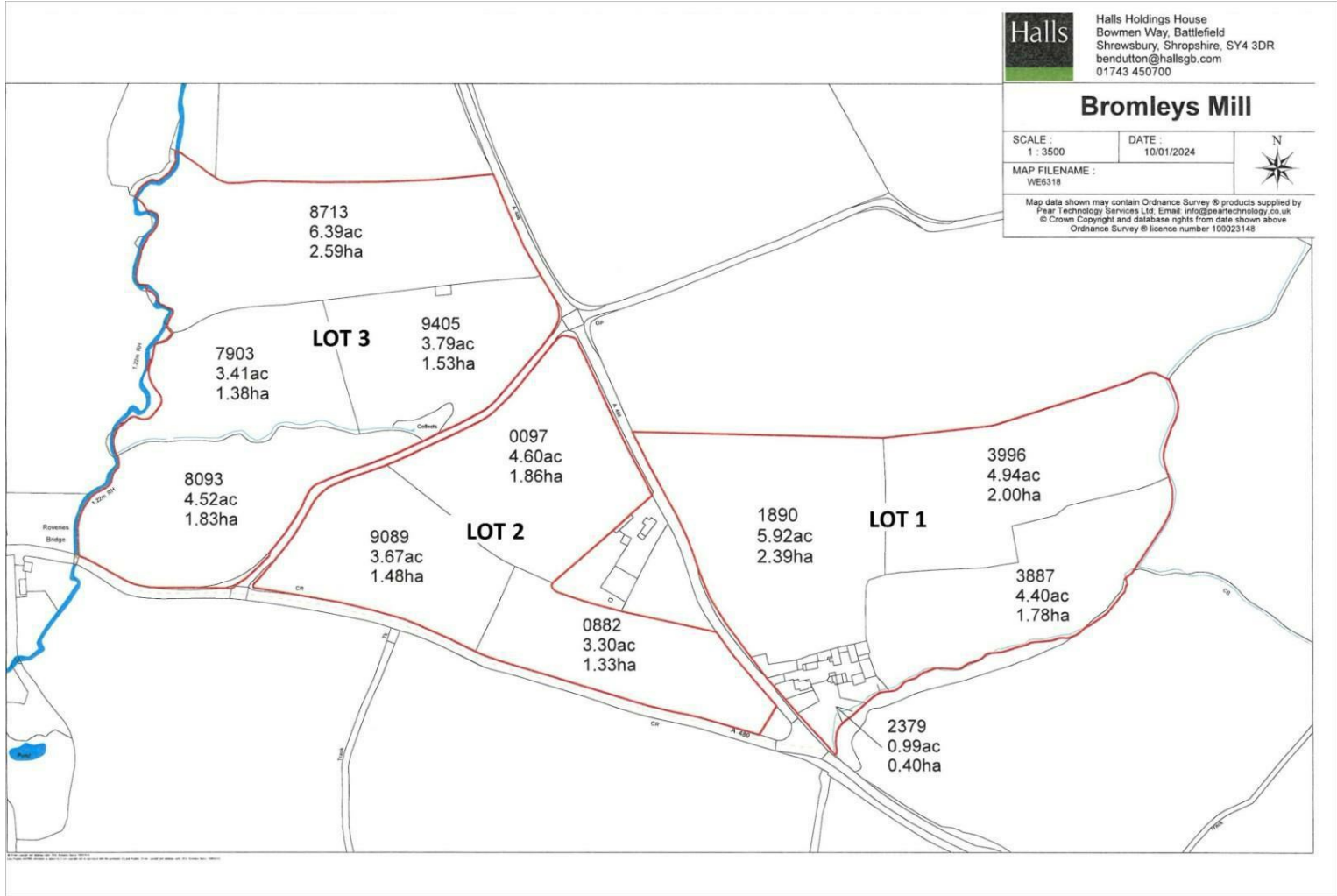


FOR SALE

Lot 3, Bromleys Mill Lydham, Bishops Castle, SY9 5HQ



FOR SALE

For Sale By Informal Tender £180,000

Lot 3, Bromleys Mill Lydham, Bishops Castle, SY9 5HQ

Lot 3 - Informal Tender date 12 noon Friday 23rd May 2025. Conveniently located block of 18.11 acres of pasture land, with a small area of woodland and wetland.

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



01938 555 552

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



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01938 555 552



0 Reception
Room/s



0 Bedroom/s



0 Bath/Shower
Room/s



- 18.11 Acres of Pasture Land
- Divided into Four Fields
- Conveniently Situated
- With Direct Road Access
- 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 E.R. 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 four well portioned fields which can be easily worked. Extending to approximately 18.11 acres, the land has previously been farmed with suckler cows and sheep. There is direct road access and natural water supplies.

Situation

The land has an access point on to the main road and is conveniently situated adjacent to the A488 and A489 junction just a 1/2 mile North of Lydham.

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@hallsgb.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.

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.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Directions

From Bishops Castle proceed North on the A488 through the village of Lydham and 1/2 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 is cheeks.endlessly.suspect

Solicitors

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

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Email: rachelhowell@wrsolicitors.com
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