

Spring/Summer 2025



Weston, Shrewsbury, SY4

Guide Price: **£630,000**

Residential Sales & Lettings

Spring / Summer Market Insight

As we head into spring/summer and the conclusion of the 2024/25 financial year, it is difficult to ignore the political-economic landscape. The current government is having to make some unpopular fiscal decisions to try and balance the books, whilst dealing with the repercussions of international elections, trade wars and conflicts causing geopolitical uncertainty.

While inflation has slowed, house prices, interest rates and mortgage rates have fluctuated. As we watch on from our piece of paradise and close our books for 2024/25, an approximate 10% increase in sales from 2023/24 reiterates that our market continues to be sought after. We have seen an increase in farm and land sales despite new inheritance tax laws and country house sales that represent the correct market value continue to exchange hands to lifestyle purchasers for such properties.

The market continues to readjust and the gap between vendor expectation, which was understandably enhanced by the post-Covid sellers' market and buyer affordability and appetite, is now starting to correlate. Aligning vendor expectations with market realities with accurate and satisfactory valuations will facilitate smoother transactions.

After 200 years of Balfours, our market knowledge is our biggest asset, and we are passionate about everything that our area has to offer. In April, we will attend The London & Country Property Show, harnessing our established connection with The London Office, giving us a physical presence amongst buyers from the capital and surrounds.



Scott Kemsley
Partner
Head of Office Ludlow



Church Stretton
Shropshire, SY6

Guide Price: **£995,000**

Tamiko is a contemporary four-bedroom house which has been completely renovated by the current owners, perfect for modern day family living and entertaining. There is a real wow factor to this architecturally designed home, with a Swim Spa Pool and Jacuzzi on the terrace encompassing arguably one of the best views in Shropshire.



Craven Arms
Shropshire, SY7

Guide Price: **£825,000**

A charming four-bedroom home with double garage and outbuildings, set in 2 acres (0.80ha) of gardens, orchards and pasture with stunning views.



Presteigne
Powys, LD8

Guide Price: **£645,000**

A Grade II listed, spacious four-bedroom Georgian house, situated a short distance from Presteigne town centre.



Orleton, Ludlow
Shropshire, SY7

Guide Price: **£950,000**

A unique opportunity to suit multi-generational family living or as a home generating a rental yield, located within the sought-after village of Orleton.



Broxwood
Herefordshire, HR5

Guide Price: **£3,000,000**

A large Grade II listed farmhouse with courtyard of stone barns, offices and agricultural buildings together with 109.25 acres (43.80ha) of land.

Lettings

Balfours Have You Covered

The 200 year anniversary prompts me to think about the trajectory of our business in recent years. Our DNA at Balfours has been built on the day to day management of rural property for private clients which involves the rental of a large portfolio of residential, agricultural and commercial properties across Shropshire, Herefordshire, Staffordshire, Cheshire, Worcestershire and Wales.

As I have highlighted in previous publications the last decade has seen the Government's regulatory bodies implement an abundance of increased legislation and new compliance to overhaul and police the UK lettings sector. These ongoing changes have seen our department organically diversify and grow over the last 2 years as we take on more clients who require a "best in class" service for their property assets.

In addition to our core business of rural private clients, our clients range from a single property buy to let landlord or investor through to multi-property portfolios owned by institutions. Our expertise extends to handling the unique needs of each client.

Whatever your property requirements are, we would be delighted to meet you to discuss a proposal to help you manage your rental property and a bespoke management package to suit your needs.



Paula Wells MARLA
Associate
Lettings Team Manager



Ludlow
Shropshire, SY8 **£1,700 PCM**

A spacious five bedroom Georgian terraced house within fifteen minutes walking distance to Ludlow town centre.



All Stretton, Church Stretton
Shropshire, SY6 **£1,200 PCM**

This charming and elegantly renovated three-bedroom cottage offers stunning views, surrounded by the picturesque Shropshire Hills



Eyton, Lydbury North
Shropshire, SY7 **£2,000 PCM**

A newly renovated Grade II listed five-bedroom farmhouse situated in an elevated position with views over the Shropshire Hills.



Sidbury, Bridgnorth
Shropshire, WV16 **£1,800 PCM**

A charming characterful four-bedroom farmhouse situated in the quiet hamlet of Sidbury with far reaching countryside views.



Leaton, Shrewsbury
Shropshire, SY4

Guide Price: **£1,500,000**

A truly exceptional six-bedroom 17th century country home in the hamlet of Leaton, on the outskirts of Shrewsbury, complemented by attractive gardens and woodland. Originally dating back to the 17th century as a Coaching Inn, and impeccably presented, it blends timeless elegance with practicality and contemporary finishings, offering spacious family living alongside sophisticated reception rooms perfect for entertaining.



Cruckmeole
Shropshire, SY5

Guide Price: **£875,000**

A Grade II listed house set in delightful south west facing gardens, extensively refurbished yet retaining original features and character.



Oswestry
Shropshire, SY10

Guide Price: **£435,000**

A striking stone-built three-bedroom family home, renovated to the highest standard, nestled in a picturesque Hamlet with a rural outlook.



Shrewsbury
Shropshire, SY2

Guide Price: **£1,600,000**

Arguably the finest new build residence in South Shrewsbury. This utterly striking home exudes style and charm, through design and accommodation.



Dorrington
Shropshire, SY5

Guide Price: **£1,250,000**

A Georgian Grade II listed residence dating back to the late 1700's, with 3,984 sqft of living space and set within 1.23 acres (0.49 ha) of stunning gardens.

Our History

Rich in Heritage

Since 1825, we have proudly offered expert advice to our clients helping them with their property decisions and aspirations.

Our continued evolution and forward thinking has given us a wealth and depth of knowledge in the property sector, from which our clients continue to benefit. We take pride in providing exceptional advice as we guide individuals and businesses in making important property decisions.

Our people are experienced, knowledgeable and professional, understanding and involved in the communities we serve with a focus on client loyalty. We are dedicated to delivering a bespoke and personal service.

The well known Balfours brand was created by the merger over 20 years ago of three firms: Balfour and Cook, Burd and Evans and Benson Rogers-Coltman. They were subsequently joined by Berringtons, creating the firm we have today.

Balfours have been fortunate through the hard work and dedication of our people to grow in a way that allows us to compete with national firms offering a wide reach yet retain our local pedigree and roots, managing significant estates and being involved in the sale of some of the regions finest properties.



Rory Galliers
Managing Partner



Bridgnorth
Shropshire, WV15
Guide Price: **£675,000**

This striking mews house is nestled within one of Shropshire's most prestigious country estates, offering a picturesque setting.



Llangynog
Powys, SY1
Guide Price: **£1,100,000**

An exceptional holiday let business, formerly a family home, nestled in the Welsh hills, with stunning views and a 1.78 Acre (0.72 Ha) paddock.



Ludlow
Shropshire, SY8
Guide Price: **£900,000**

A charming Grade II listed 17th century farmhouse with a large garden set on the outskirts of historic Ludlow.



Presteigne
Powys, LD8
Guide Price: **£625,000**

A beautifully renovated three-bedroom country house set on the sought-after Stonewall Hill with stunning countryside views.

Meet the team

Shrewsbury



Alistair Hilton
Partner - Head of Sales and Lettings
AlistairHilton@balfours.co.uk



Amy Meldrum-Beechey
Associate - Sales Office Manager
AmyMeldrumBeechey@balfours.co.uk



Elly Carpenter - MNAEA
Residential Sales Negotiator
EllyCarpenter@balfours.co.uk

Ludlow



Scott Kemsley
Partner - Head of Office Ludlow
ScottKemsley@balfours.co.uk



Cathrine Barre - MNAEA
Associate - Sales Office Manager
CathrineBarre@balfours.co.uk



Fiona Howles
Sales Administrator
FionaHowles@balfours.co.uk

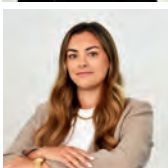
Lettings



Paula Wells - MARLA
Associate - Lettings Team Manager
PaulaWells@balfours.co.uk



Amy Molloy - MARLA
Lettings Administrator
AmyMolloy@balfours.co.uk



Francesca Gelmetti
Lettings Administrator
FrancescaGelmetti@balfours.co.uk

Balfours

PROPERTY PROFESSIONALS

SALES & LETTINGS

The Square, Shrewsbury,
Shropshire
SY1 1LG
Tel: 01743 353511 Sales
Tel: 01743 277069 Lettings

1-2 King Street, Ludlow,
Shropshire
SY8 1AQ
Tel: 01584 707100

The London Office,
40 St James's Place,
London
SW1A 1NS
Tel: 020 7839 0888

PROPERTY MANAGEMENT

New Windsor House
Oxon Business Park,
Shrewsbury
SY3 5HJ
Tel: 01743 241181

The Estate Office
The Vallets, Whitfield,
Hereford
HR2 9BA
Tel: 01981 570727

For other available
services at Balfours
please visit our website



This document is
fully recyclable