



CORNDON

WHITE GRITT | MINSTERLEY | SHREWSBURY | SY5 0JL





CORNDON

WHITE GRITT | MINSTERLEY | SHREWSBURY | SY5 0JL

Bishops Castle 7 miles | Shrewsbury 17.6 miles | Telford 31.2 miles
(all mileages are approximate)

A DETACHED COUNTRY PROPERTY WITH FULL PLANNING PERMISSION,
WHICH HAS UNDERGONE INITIAL ALTERATION AND REQUIRES
EXTENSIVE COMPLETION WORKS. SET IN APPROX 19.6 ACRES.

Idyllic private rural location
Fantastic project requiring completion
Stunning far reaching views
Land extending to approximately 19.6 acres
NO ONWARD CHAIN



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A488 road through Pontesbury and Minsterley. Continue up the Hope Valley and then carry on, taking the right turn signposted White Gritt and Priest Weston. Proceed along this road and round the sharp left hand bend and then take the first available left turn. Continue ahead and take the right turn just after the red post box along an unadopted track. Head along this track, through two gates for approximately 1.4 miles where the property will be identified.

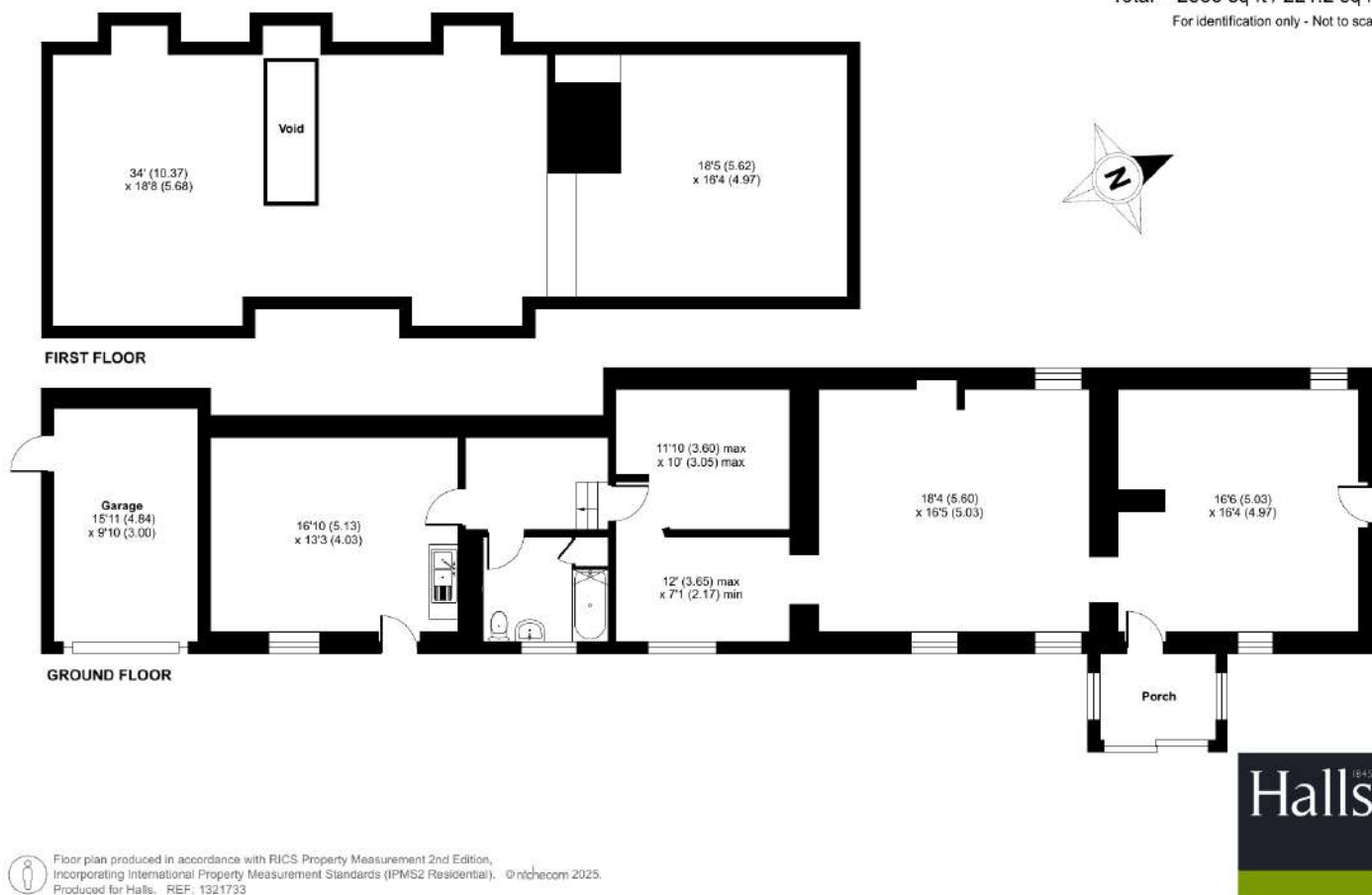
SITUATION

The property is situated in a delightful secluded rural setting, in an Area of Outstanding Natural Beauty with stunning far reaching panoramic views which extend across rolling countryside from The Callow to The Stiperstones and Devils Chair. The property sits between Shrewsbury and the market town of Bishops Castle, both offering an excellent range of amenities and facilities. The villages of Minsterley and Pontesbury are also readily accessible and provide a comprehensive range of amenities, including schools, shops, takeaway restaurants, pubs and doctors surgeries. The area is particularly popular amongst walkers and outriders, whilst commuters have access to Shrewsbury and the A5 which links through to the M54 motorway.

PROPERTY

The property was purchased in September 2015 and the current owners obtained planning permission in 2017 to reconfigure and extend the existing property. Planning reference - P/2017/0579

Originally a Welsh Longhouse believed to date back to the 1700's, Corndon is a detached property offering fantastic potential for further development and renovation. The current owners have commenced various works and this opportunity allows all potential purchasers a chance to introduce their own ideas and finishes.



The ground floor accommodation currently offers a kitchen and bathroom together with a number of rooms, which are stripped back to block and stone with a wealth of original beams and additional features such as an inglenook fireplace. The first-floor space which has been created is a superb area requiring configuration.

To date the following works have also been completed:

- Ring beam put in place to stabilise the walls.
- One large section of the roof has been raised, replaced and completely reconfigured.
- Two RSJ's have been put in place to support a future ground floor knock through.
- One of the former ground floor bathrooms has been demolished and removed.



OUTSIDE

The property is accessed along an unadopted shared lane, which arrives at an entrance gate. The private driveway extends to the front of the property and offers numerous potential parking areas and space for additional garaging. It should be noted that there is an existing single garage positioned to the far end of the property.

Corndon has scope to create lovely gardens with far reaching, panoramic views which extend across rolling countryside and towards The Callow, Stiperstones and Devil's Chair.

LAND

The land is potentially to the front and side of the property and comprises the following:

- Grass and grazing - approx. 8.47 acres
- Gorse and woods - approx. 4.22 acres
- Water meadow - approx 4.9 acres

Set in all approximately 19.6 acres.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water. Drainage is provided to a septic tank. Electricity is positioned close to the property but not currently connected.

LOCAL AUTHORITY

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys

Tel: 01597 827460.

COUNCIL TAX

Council Tax Band – G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

