

FOR SALE

Barn, Pool Quay, Welshpool, Powys, SY21 9LA



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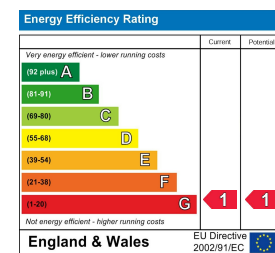
Offers In The Region Of £270,000

Barn, Pool Quay, Welshpool, Powys, SY21 9LA

**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



Full Planning Consent Number M97071 - Barn with planning consent - Offering large open plan living accommodation with vaulted ceilings and mezzanine area, dining room, kitchen, lounge, two further reception rooms, utility, study, master bedroom with en suite and dressing room, five further bedrooms. The Barn is situated in a rural location with farmland views close to Welshpool.



01938 555 552

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



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0 Reception Room/s



6 Bedroom/s



0 Bath/Shower Room/s



- Barn to Convert
- Mains Services
- Rural Location
- Farmland Views
- Close Proximity to Welshpool
- Easy Reach of Oswestry and Shrewsbury

**Services**

Mains water, mains electricity, phone line and private drainage (sewage treatment plant) located nearby. BT Full Fibre (FFTP) 900mb broadband fitted making the property ideal for home working.

**Local Authority/Tax Band**

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

**Viewing**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

**Directions**

Postcode for the property is SY21 9LA

What3Words Reference is - rocked.cleansed.mobile

**Money Laundering**

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

**Websites**

Please note all of our properties can be viewed on the following websites: [www.halls.gb.com](http://www.halls.gb.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com)

**Proposed Accommodation**

Full planning permission (ref. M97071) was granted by Powys County Council on 10th March 1997 for the conversion of the barn into a residential dwelling. This planning permission was secured when the current owner carried out significant external works. Whilst undertaking this work, the owner submitted an application for a new scheme which was approved, and the developed wing of the property was carried out under this permission. In 2010, a further amendment was submitted to Powys County Council relating to the undeveloped wings of the property. At some point after the 2003 application, Powys County Council lost all planning records associated with the property, other than the original 1997 decision notice. It was accepted by Powys County Council that permission had been granted and secured and the 2010 amendment, to which the attached plans relate, was dealt with by email between the owners and Powys County Council. A copy of the 1997 decision notice is attached.

The amended planning permission allows for the following proposed accommodation; conversion to a spacious 5/6 bedroom family home comprising hall, reception room, dining room, kitchen, further reception room, quiet room/study, utility, dressing room and mezzanine floor over reception hall.

The owners have already undertaken substantial works to the undeveloped wing, with the floors being concreted throughout. The historic oak frame was dismantled, repaired off-site and re-erected on new foundations and the westerly wall has been taken down by hand, new foundations created and cavity wall rebuilt with the outer wall.

