

FOR SALE

Bastel Byre Development Pool Quay, Welshpool, Powys, SY21 9LA



FOR SALE

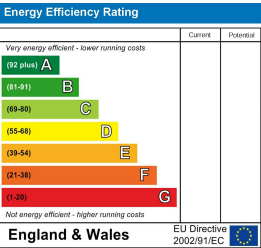
Offers in the region of £185,000

Bastel Byre Development 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



Barn with planning consent for development - M97071. Offering large open plan living accommodation, Vaulted ceilings, and five bedrooms. Floor slab has been laid and scaffolding is in place. Ancillary land for garage/workshop extending to .26 acre



01938 555 552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



- Development potential
- Mains Services
- Scaffolding in place
- Floor slab has been laid
- Easy Reach of Oswestry and Shrewsbury

Viewings

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

Proposed Accomodation

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.

Agents Notes

Scaffolding at the property is included within the sale