







**Barn for Conversion at Habberley, Pontesbury, Shrewsbury, SY5 0TP  
Offers In The Region Of £200,000**

A rare opportunity to purchase a detached barn for conversion with planning to convert to a three-bedroom property. Occupying a central position in the pretty village of Habberley, locating approximately two miles south of the village of Pontesbury.





A traditional detached timber and brick barn, extending to approximately 8.9 meters by 4.68 which will provide accommodation of approximately 85 square meters in total, consisting of a ground floor entrance hall, sitting room, kitchen/dining room, utility and WC. Upstairs there will be three bedrooms and family bathroom. The property is set in grounds extending to approximately 0.43 acres or thereabouts. Included in the sale are a range of former farm buildings consisting of a two bay Dutch barn of timber and galvanised construction, extending to approximately 9 meters by 6 meters. Timber framed galvanised part cubicle, part stabling building extending to 16.7 meters by 12.8 or thereabouts. A large timber galvanised cubicle shed extending to 31.8 meters by 10.8 meters. The two later buildings do require a degree of repair.

### Services

We are informed that there is mains water and mains electric in the main road, but we advise the purchasers to make their own independent investigations. The sewerage will be by private treatment system, as there is no mains sewage in the village.

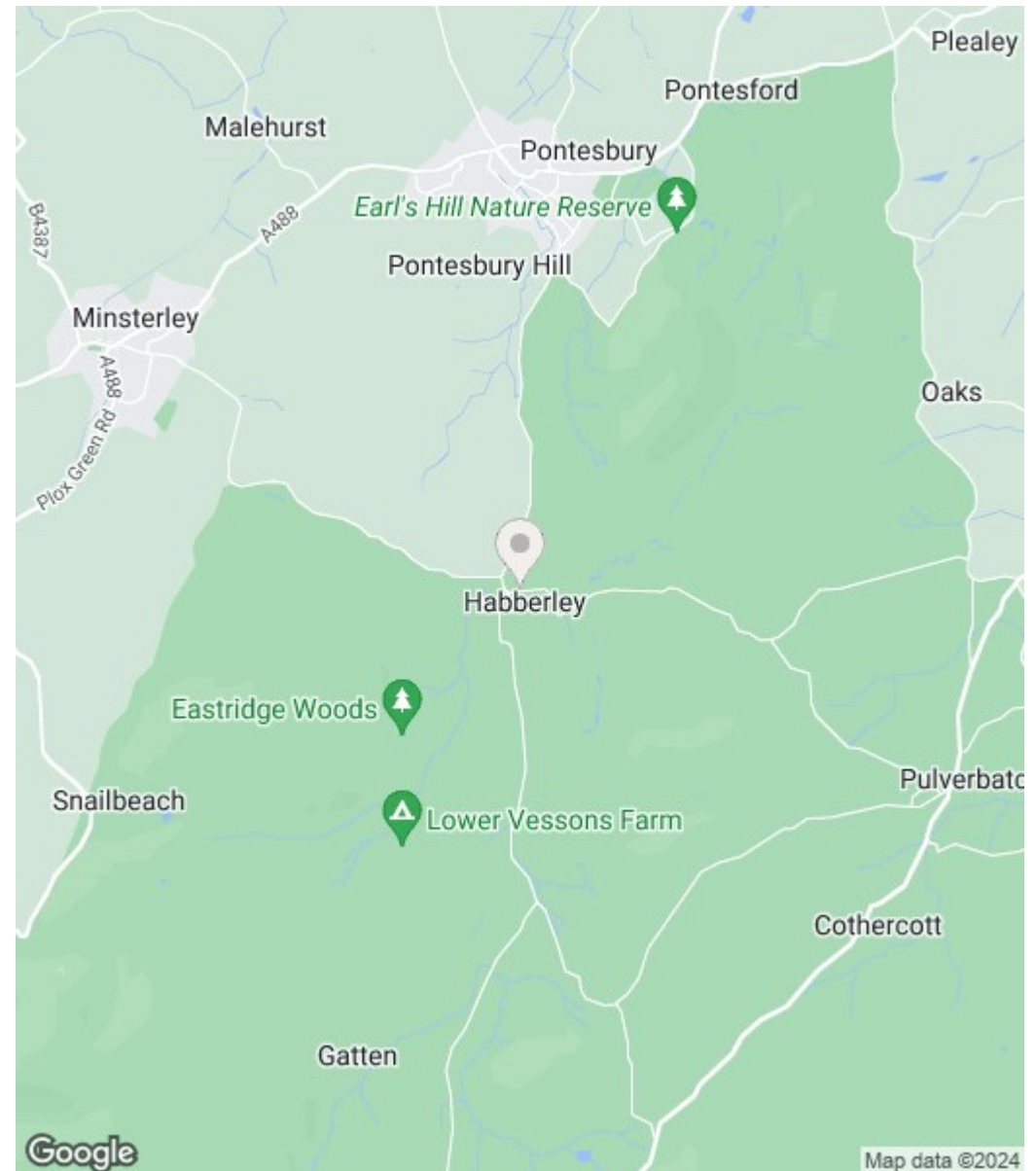
The access track from the council-maintained road is owned by the property but the neighbouring properties do have rights of access over it.

### Viewing

Viewing is at the viewers risk and is strictly by prior appointment with the selling agent.

### Agents Notes

Please note that there is a community infrastructure levy on the property of £1,200 of which the purchaser will be responsible for. This relates to the small single storey extensive to the existing barn which is part of the planning permission granted.





## Floor Plan (not to scale - for identification purposes only)

© SEAN PEMBLE ARCHITECTS



GROUND FLOOR



FIRST FLOOR

**NOTES**

1. COMPLETE BY LARCH AND VISIT ALL BUILDING DEPARTMENTS TO FINALISE ALL NECESSARY PERMITS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME. THE ARCHITECTS WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND FOR THE COST OF THE SAME.

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<p><b>FOR PLANNING</b> DWG No: 782 REVISION: B SCALE: 1:500 @ A3</p>	<p>TITLE: <b>FLOOR PLANS AS PROPOSED NOV. MMXXIII</b></p>	<p>CLIENT/PROJECT: <b>HABBERLEY BARN, SHROPSHIRE MR IVOR FOX</b></p>	<p><b>SEAN D PEMBLE RIBA</b> HILLSIDE FANT OSWESTRY SHROPSHIRE SY19 9QZ TEL: +447740 486697 EMAIL: SEAN@SEANPEMBLEARCHITECTS.CO.UK</p> <p>Sean Pemble Architects</p>
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**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### **Directions:**

From Shrewsbury take the A488 and continue on until the village of Pontesbury. Continue into the village turning left onto Habberley road and continue on into the village of Habberley. Follow the road round to the left into the centre of the village, and the access to the barn is situated just after the Mytton Arms public house. What3Words: pigtails. tools. wells.

### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.