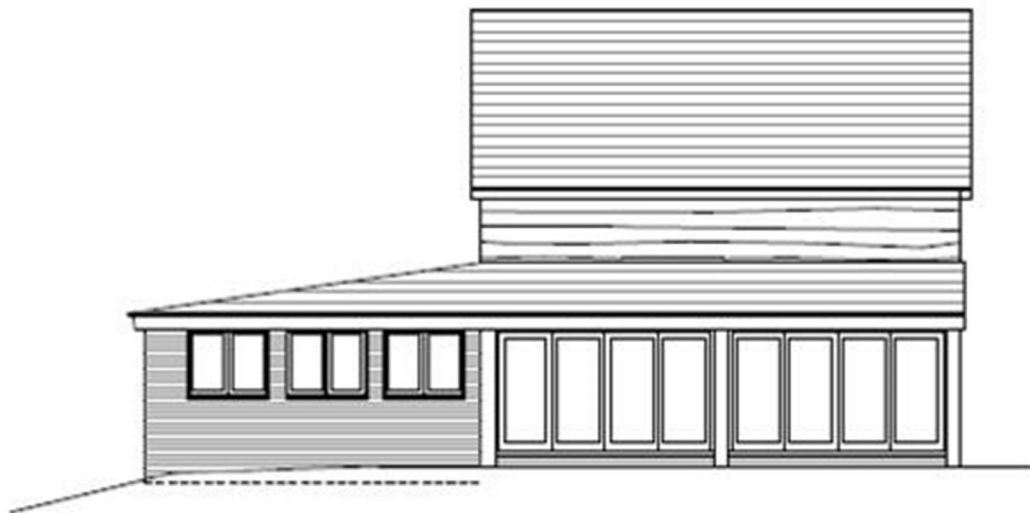


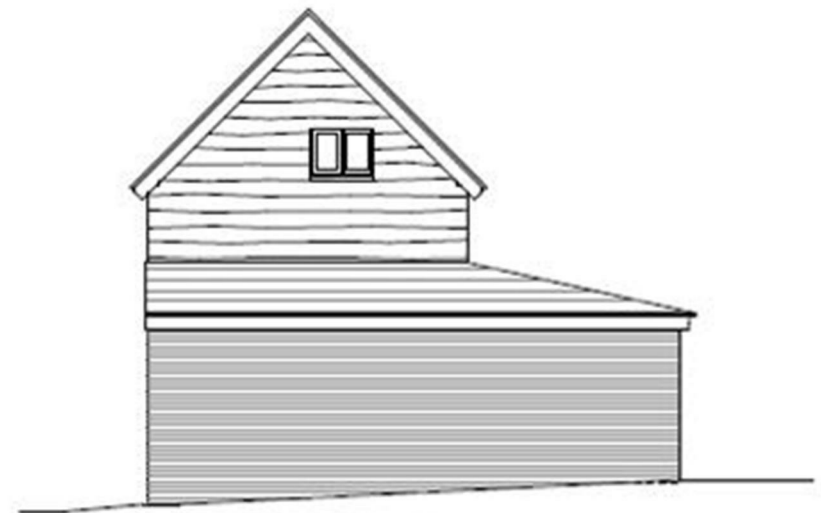
North West Elevation



North East Elevation



South East Elevation



South West Elevation



Barn Conversion At Bwlch Cae Haidd, Bwlch-y-Ffridd, Newtown, Powys, SY16 3JB
Guide Price £80,000

BARN TO CONVERT with full planning permission for a 3 bedroom dwelling with parking and garden area to the rear. Situated in a rural setting with spectacular views over the surrounding countryside.

An exciting opportunity to acquire a barn with full planning permission (22/0195/FUL) for conversion into a three bedroom detached residential dwelling within a lovely rural setting with spectacular views over the surrounding countryside. The property is accessed via a shared concrete drive and is proposed to have a good sized garden and parking to the rear.

The property is located on the outskirts of the rural village of Bwlch-y-ffridd. The barn is within close proximity to the larger villages of Tregynon with primary school, community centre, and fuel station/garage, and Caersws with primary school, fuel station, convenience stores, public houses and train station. The nearby market town of Newtown has a wider range of amenities to include supermarkets, shops and primary and secondary schools.

SERVICES

Mains Electricity

Connection to existing Sewage treatment plant

METHOD OF SALE

For sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession.

LOCAL AUTHORITY

Powys County Council

Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

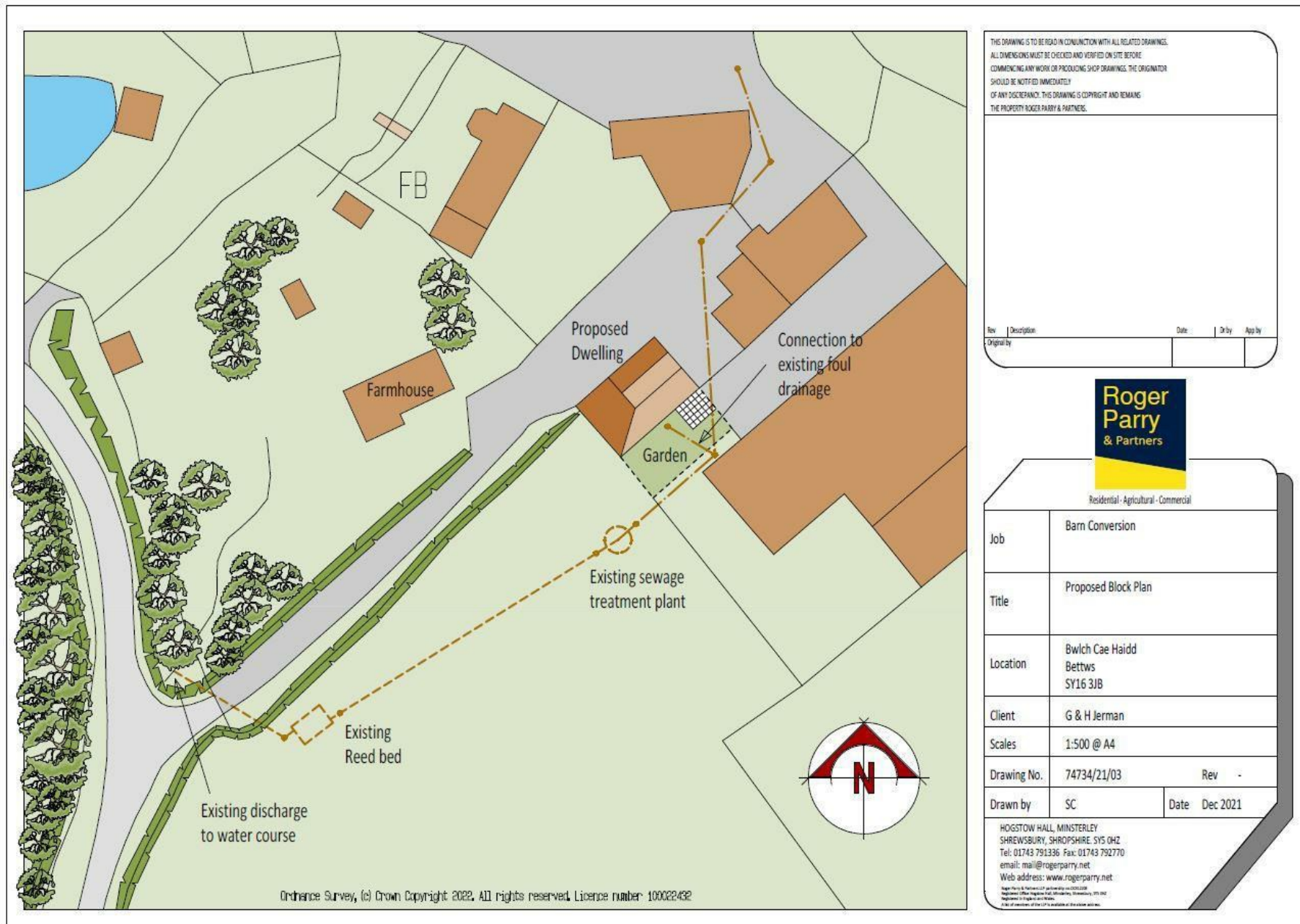
PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party

to compensation.

Please contact the agent for the documents relating to the planning permission.

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



General Services:

Local Authority: Powys County Council

Council Tax Band:

EPC Rating:

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 Welshpool: Head South from Welshpool on the A483 towards Newtown. After approximately 5 miles, take the right turning for Berriew. Travel through the Village of Berriew on the B4390 towards Manafon. Carry on this road, travelling through Manafon and Tregynon. On reaching the crossroads, turn right towards Bwlch-y-ffridd. After approximately 1 mile take a right turn, on entering Bwlch-y-ffridd, turn right and turn left after 500m and

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.