



Roger
Parry
& Partners

Gwern-y-go Barns, Sarn, Newtown, Powys,
SY16 4EP



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Offers In The Region Of £850,000

FOR SALE BY PRIVATE TREATY

GWERN-Y-GO BARNES
SARN, NEWTOWN, POWYS, SY16 4EP

Roger Parry and partners have been favoured with the instruction to sell this delightful range of Grade II listed, brick traditional barns known as 'Gwern-y-go barns'.

Gwern-y-go barns are set in outstanding countryside close to the Wales and England border. The property has excellent access onto the A489 trunk road leading to Mid Wales to the West and Shropshire to the East.

This is a unique opportunity to purchase a beautiful development dating back to the 19th century with the benefit of Listed Building Consent (M/2004/0643) and Full planning consent (M/2004/0635) to convert the barns into 13 dwellings.



SUMMARY**FOR SALE BY PRIVATE TREATY**

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HISTORY

Gwern-y-go Farm has been a major farm in this area since a grange of the Cistercian Abbey of Cwm-hir, Radnorshire was established in the medieval period. The farm buildings date from a planned development of the farm in the early to mid 19th century to provide self-contained feed handling facilities and housing for livestock. The buildings are still used for livestock housing today.

DESCRIPTION

Gwern-y-go Barns are grade II listed due to them being a well preserved example of a building specifically designed for animal husbandry. The barns are constructed of brick walls under mainly slate roofs. They are laid out in a symmetrical plan comprising two enclosed yards separated by a large 6 bay building, with an open-fronted cart house with round arches, and a loft over. On each side of this there are two small rectangular stockyards with a central gate which serves three animal houses each side. There is a bounty of character features throughout the buildings; including boarded stable doors in wooden frames, ventilated windows, an octagonal ventilator turret with spire at the centre and ventilated

brickwork on the gable walls.

The buildings have Listed Building Consent (M/2004/0643) and Full Planning Consent (M/2004/0635) for 13 dwellings with associated works. All pre-commencement conditions on the planning consent have been discharged. Powys County Council have confirmed that development has commenced. Copies of all the approved plans are available at the agent's Welshpool Office to view.

SERVICES

Mains water, mains electricity & 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.

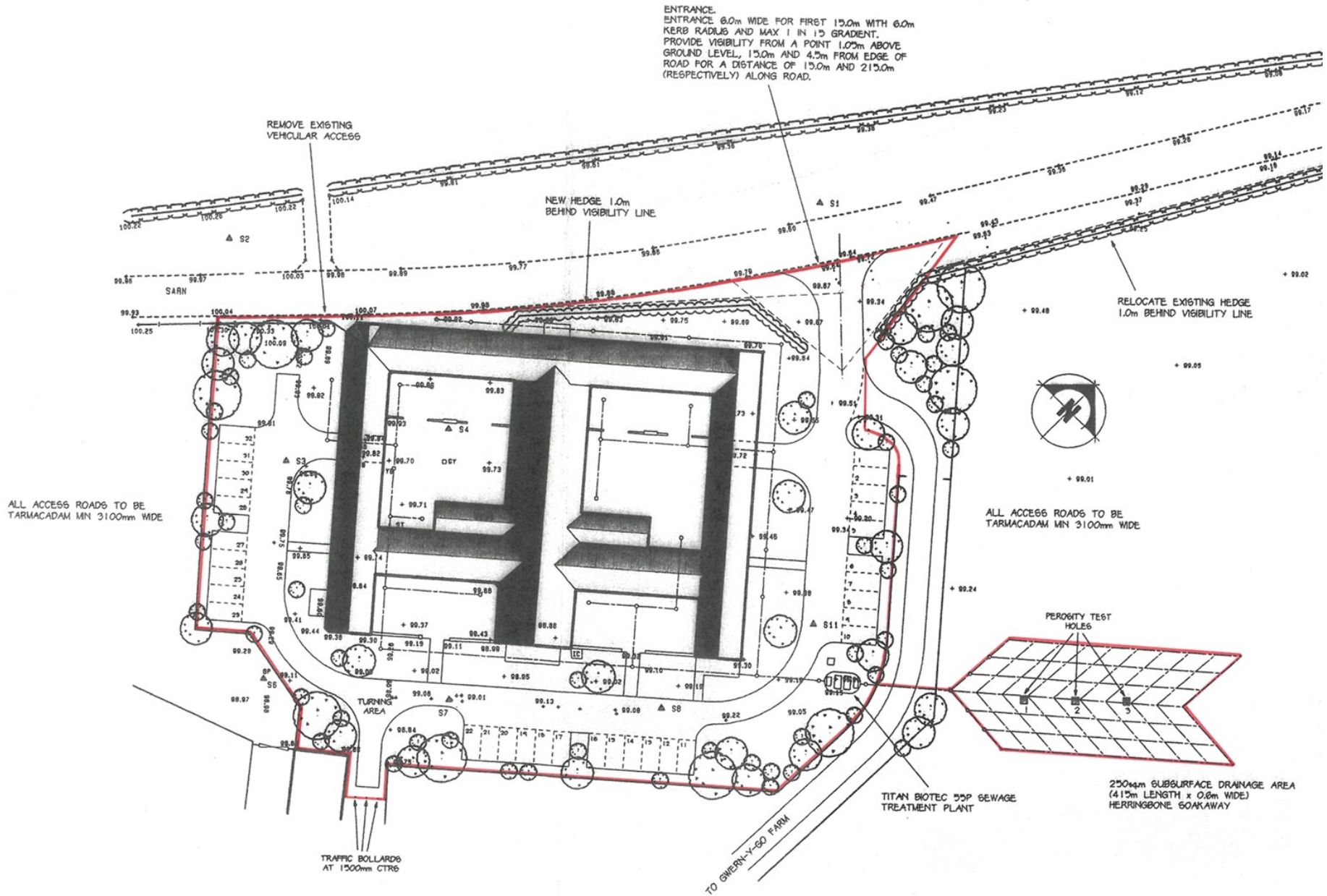
WAYLEAVE, EASEMENTS & RIGHTS OF WAY

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.

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



General Services:

Local Authority:

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:

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 a 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.