

FOR SALE

Tiled House Barn, Wallop, Westbury, Shrewsbury, Shropshire, SY5 9RT



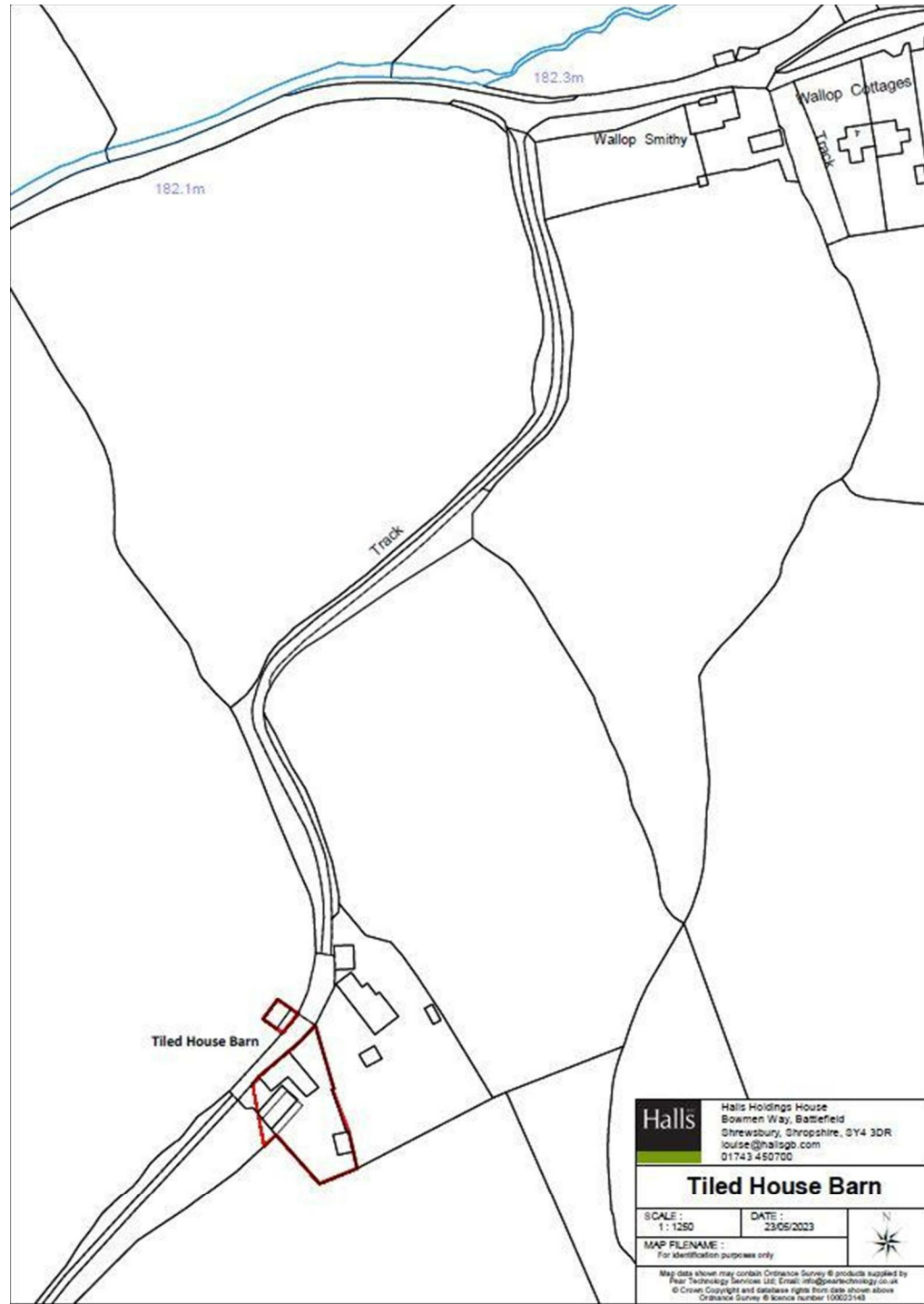
FOR SALE

GUIDE PRICE £150,000

Tiled House Barn, Wallop, Westbury, Shrewsbury, Shropshire, SY5 9RT

Traditional stone, brick and timber barns with potential for alternative uses, situated in a peaceful and private location.

Informal tender deadline Wednesday 3rd January 2024.



01743 450 700

Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
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Traditional stone, brick and timber barns with potential for alternative uses, situated in a peaceful and private location for sale by Informal Tender.

- Large stone/brick/timber barn
- Smaller red brick barn
- Good curtilage
- Potential for alternative uses
- Positive pre-application advice
- Private location

**SITUATION**

The Tiled House Barns are located close to the Welsh border, approximately 2 miles off the B4386 Shrewsbury to Montgomery Road. They lie approximately 2.5 miles from the nearest village of Westbury, approximately 7.5 miles from the nearest town of Welshpool and approximately 10 miles from the county town of Shrewsbury. The M54, which provides links onwards to the M5 and M6, is less than half an hour's drive away.

**DESCRIPTION**

The sale of the Tiled House Barns offers purchasers the rare opportunity to acquire a range of traditional former agricultural buildings, along with a steel framed dutch barn, with potential for a number of alternative uses, subject to planning permission.

The larger barn of stone, brick and timber construction under part-corrugated iron and part-slate roof lies adjacent to a two bay dutch barn. A further red brick barn under a slate roof lies opposite.

The barns are situated in approximately 0.19 acres (0.07 ha).

**PRE-APPLICATION ADVICE**

The sellers sought pre-application advice from Shropshire council in relation to the potential for residential re-use of the barns. The advice, dated 30th March 2023, concludes "The change of use and a sympathetic conversion of buildings to a single dwelling and an annexe would be acceptable in principle". A copy of the pre-application advice can be requested from the selling agent.

Please be aware, the formation of new dwellings attracts a Community Infrastructure Levy (CIL) payment, unless an exemption applies (e.g. self-build).

We advise all interested parties to make their own enquiries.

**SERVICES**

The purchaser will need to install their own water, electricity and foul and surface water drainage and the seller will advise on the nearest connection points.

**RIGHTS OF WAY, EASEMENTS AND COVENANTS**

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

The purchaser of Tiled House Barns will be granted a right of way along the Tiled House Lane to access the barns. They will also be given a temporary right of way over the adjacent field 5634 for the purpose of accessing the barn during conversion/construction.

**BOUNDARIES, FENCES AND ROADS**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

**PLANNING**

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

**VIEWING**

Viewings are by prior appointment with the selling Agents, Halls

**METHOD OF SALE**

The property is for sale by Informal Tender.

If you wish to make an offer, you must complete the attached tender form and return it to the office of the sole selling agency by no later than 12 noon on Wednesday 3rd January 2024.

The vendor does not undertake to accept the highest offer or indeed any offer.

To avoid duplication of offers, it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids, will not be accepted.

The vendor and their agent reserve the right to withdraw the property and vary the sale method if required.

**SOLICITOR**

Mrs Sally-Ann Butter, Graham Withers & Co., 46 Cheshire Street, Market Drayton, Shropshire TF9 1PQ

**SOLE AGENTS**

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