

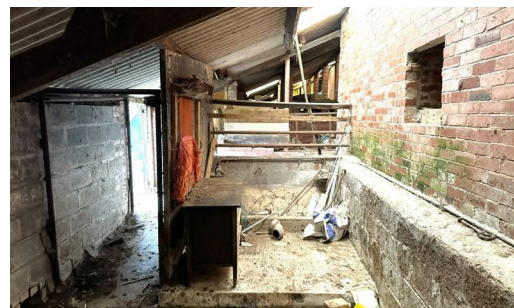


BARNS AT BRYNFFYNON

SARNAU | LLANYMYNECH || SY22 6QN

A substantial agricultural building with existing planning consent for conversion into two single-storey, open-market dwellings with a combined internal space of circa 3,600 sq ft, positioned within generous gardens and with associated parking, peacefully situated on the perimeter of the village of Sarnau.

Guide Price £125,000



- Barn with Full Planning Permission
- Opportunity to create 2x Residential Dwellings
- Around 3,600 sq ft of Living Accommodation
- Generous Gardens w/Open Aspect to the Rear
- Guaranteed Option to purchase adjoining Paddock
- Edge of Village Location

DESCRIPTION

Halls are delighted with instruction to offer The Barns at Brynffynnon for sale by private treaty.

The sale provides buyers with an excellent opportunity to acquire a substantial agricultural building with existing planning permission for conversion into two open-market single-storey dwellings, both with generous gardens and associated parking.

The barn lies within grounds extending, in all, to around 0.6 ac and provides around 3,600 sq ft of internal space.

The existing planning permission would afford the buyer opportunity to create two impressively proportioned premium barn conversions set within generous gardens and enjoying open views to the rear over open farmland.

SITUATION

The Barn at Brynffynnon is situated on the edge of the rural Hamlet of Sarnau in the heart of attractive unspoilt countryside. Whilst enjoying this quiet/rural location it is within easy motoring distance of the border towns of Oswestry (10.5 miles) and Welshpool (8.5 miles) both of which, have an excellent range of local Shopping, Recreational and Educational facilities. The county town of Shrewsbury is also within a short drive (17 miles) and has a more comprehensive range of amenities of all kinds.

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BARN ONE

The proposed accommodation includes two Bedrooms, family Bathroom, inner Hallway, and an impressively open plan Living/Dining Kitchen with open views across the gardens and the unspoilt countryside beyond. The property would enjoy generous gardens and ample off-street parking.

Approx. internal area - 1,400 sq ft

BARN TWO

The proposed accommodation includes three Bedrooms (one with En-Suite), family Bathroom, inner Hallway, and an impressively open plan Living/Dining Kitchen with open views across the gardens and the unspoilt countryside beyond. The property would enjoy generous gardens and ample off-street parking.

Approx. internal area - 2,150 sq ft

PLANNING PERMISSION

Plans were approved on 8th February 2024 for the Conversion of an agricultural unit into 2 residential units and installation of sewage treatment plant.

A copy of the planning permission document is available to download on the Powys Planning Portal with reference 23/0645/FUL

AVAILABLE DOCUMENTATION

The following information can be downloaded from the Powys County Council Planning Portal (www.powys.gov.uk):

- Full planning permission decision document
- Site Plan
- Proposed Plan
- Ecology Consultation Response

BRYNFFYNNON

Brynffynnon, a to-be detached three Bedroom family home requiring modernisation with generous gardens, will be offered within the same sale. Brynffynnon lies immediately to the west of the Barn.

N.B.

The purchaser of the barn will be required to remove the "link" between the barn and Brynffynnon within 90 days of completion and to erect a boundary on the western perimeter within 90 days. Further details are outlined within the sales contract.

COMMUNITY INFRASTRUCTURE LEVY

We are not aware of any CIL liability for the development.

SERVICES

We are advised that the property benefits from mains electric. Drainage will be via a newly installed private system and water is provided by a well.

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

BOUNDARIES, ROADS, AND FENCES

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

At any point during daylight hours by those in possession of a copy of Halls' sales particulars.

Viewers are advised that, due to the nature of the building, caution is required when on site.





TO BE ASSESSED
POST CONSTRUCTION

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



ELLESMERE SALES

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➡ www.hallsgb.com  



1. 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. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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. 5. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using

upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. 6. Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 7. Descriptions of the property are subjective 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. 8. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. 9. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the

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