



THE BARNES AT THE LLAN

HYSSINGTON | CHURCHSTOKE | SY15 6AU





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A RANGE OF FARM BUILDINGS STANDING OVER 15 ACRES OF LAND IN A
STUNNING YET ACCESSIBLE RURAL LOCATION

Stone barn for possible conversion
Further adjacent farm buildings suitable for ancillary use
Superb country position within 5 miles of Bishops Castle
Subject to a positive Council pre-app enquiry



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Viewing is strictly by appointment with the selling agents

THE BARN

The proposal includes the main single storey stone barn with a gross external area of circa 260 sqm and which is in reasonable repair and sits centrally to the 15 acres of land with outstanding views over countryside to the South/West. It is envisaged that this "U" shaped building would provide characterful family accommodation with landscaped gardens. The adjacent barns are mainly steel framed and could be adapted to uses ancillary to domestic or equine storage.

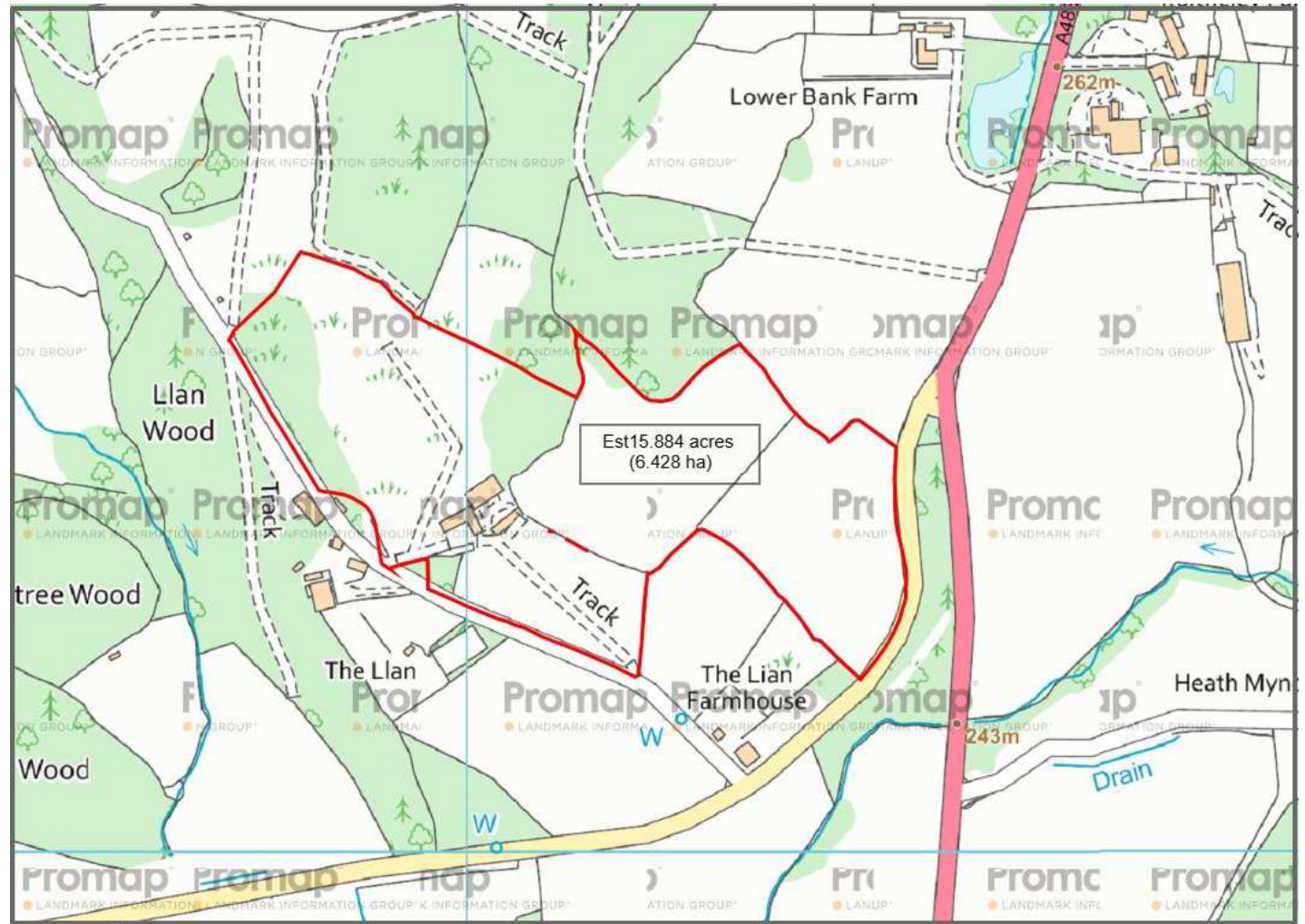
SITUATION

This incredible smallholding is situated in a rural yet accessible setting close to the small village of Hyssington on the Powys/Shropshire borders and enjoys unrivalled views over the surrounding rolling countryside officially known for its Natural Landscape close to the Shropshire Hills and on the Eastern edge of The Vale of Montgomery. The village of Church Stoke is 3.6 miles away and the historic market town of Bishops Castle is 4.7 miles and offers an excellent range of services and amenities. The County town of Shrewsbury is about 19 miles north and provides a comprehensive range of facilities and access to the national rail and motorway network.

PROPERTY

Halls are delighted with instructions to offer an exciting potential development for sale by private treaty.

The sale provides an increasingly rare opportunity for developers and private owner/occupiers alike to acquire a range of farm buildings standing in over 15 acres of land in a stunning yet accessible rural location which have been the subject of a positive preliminary enquiry for the conversion of the barn to one dwelling, re-use of ancillary buildings to domestic storage/equestrian use and associated works and infrastructure (subject to suitable and sufficient information being provided in support of any future planning application).



The proposal might provide for a conversion of the detached stone barn with a gross external area of around 206 sqm (2798 sqft) into a characterful residential dwelling. A further 2 barns could be re-purposed to provide stabling and fodder storage with a possible change of use of the land to equestrian with an outdoor arena.

Of particular note, is the glorious position set in over 15 acres of land with some stunning views across open fields and hillsides. Half of the land comprises some excellent level pasture fields ideal for grazing all types of livestock together with a steeper and more wild natural landscape the top of which provides even more breathtaking views.



PLANNING

A pre-application for the conversion of agricultural barns to 1 dwellinghouse, re-use of ancillary buildings to domestic storage/equestrian use, and associated works and infrastructure was submitted to Powys Council (Ref: 26/0064/PRE) and received a conclusion on 30/04/26 that " The principle of development for the barn conversion, and outbuildings proposals could be acceptable, subject to suitable and sufficient information being provided in support of any future planning application"

Details of the "Pre-app" response are available on request from the agents and notwithstanding the above, should a planning application be forthcoming, it is requested that consideration be given to consultee comments, and all requested/required information be put forward with the application from the outset.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

Freehold. Purchasers must confirm via their solicitor.

SERVICES

We are informed that mains electricity is on site but would require a new separate connection. A new private drainage treatment plant would be required together with a new borehole water supply, all to be installed by the purchaser.

LOCAL AUTHORITY

Powys Council, Spa Road east, Llandrindod Wells, LD1 5LG. Tel 01597 82 6000.

Email: planning.services@powys.gov.uk

DIRECTIONS

What3Words ///renting.sprayer.skunks

From Bishops Castle proceed North on the A488 towards Shrewsbury through Lydham for about 4 miles and at the Llan turn signed for Church Stoke and Hyssington, turn left, doubling back on yourself onto a quiet lane. Continue for about a quarter mile and take the next entrance on the right. Proceed up the track and the Barns are in front of you at the top.

RIGHT OF WAY & EASEMENTS

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 sale particulars or these sale particulars or these



BOUNDARIES, ROADS AND HEDGES

The purchaser(s) should 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.

The purchaser will be responsible for the erection of any new boundary fences required to be completed within six weeks of completion.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



