



## BASTEL BYRE DEVELOPMENT

POOL QUAY | WELSHPOOL | POWYS | SY21 9LA

Barn with planning consent for development - M97071. Offering large open plan living accommodation, Vaulted ceilings, and five bedrooms. Floor slab has been laid and scaffolding is in place. Ancillary land for garage/workshop extending to .26 acre

**Offers in the region of £185,000**

## KEY FEATURES & DETAILS

- Development potential
- Mains Services
- Scaffolding in place
- Floor slab has been laid
- Ancillary land for garage/workshop
- Easy Reach of Oswestry and Shrewsbury

### PROPOSED ACCOMODATION

Full planning permission (ref. M97071) was granted by Powys County Council on 10th March 1997 for the conversion of the barn into a residential dwelling. This planning permission was secured when the current owner carried out significant external works. Whilst undertaking this work, the owner submitted an application for a new scheme which was approved, and the developed wing of the property was carried out under this permission. In 2010, a further amendment was submitted to Powys County Council relating to the undeveloped wings of the property. At some point after the 2003 application, Powys County Council lost all planning records associated with the property, other than the original 1997 decision notice. It was accepted by Powys County Council that permission had been granted and secured and the 2010 amendment, to which the attached plans relate, was dealt with by email between the owners and Powys County Council. A copy of the 1997 decision notice is attached.

The amended planning permission allows for the following proposed accommodation; conversion to a spacious 5/6 bedroom family home comprising hall, reception room, dining room, kitchen, further reception room, quiet room/study, utility, dressing room and mezzanine floor over reception hall.

The owners have already undertaken substantial works to the undeveloped wing, with the floors being concreted throughout. The historic oak frame was dismantled, repaired off-site and re-erected on new foundations and the westerly wall has been taken down by hand, new foundations created and cavity wall rebuilt with the outer wall.

### AGENTS NOTES

Scaffolding at the property is included within the sale

### VIEWINGS

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

### DIRECTIONS

Postcode for the property is SY21 9LA

What3Words Reference is [///rocked.cleansed.mobile](https://www.what3words.com/rocked.cleansed.mobile)

### MONEY LAUNDERING

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

### WEBSITES

Please note all of our properties can be viewed on the following websites:

[www.hallsgb.com](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)





**Thinking of selling your land or buildings?** We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

**Do you require planning and development advice?** Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at [www.hallsgb.com](http://www.hallsgb.com).

**Do you require finance or funding advice?** We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

**Do you require rural professional advice?** Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.



## WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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 cost of services provided to you.