



Barns For Conversion, Wern Farm, Wern, Pool Quay, Welshpool,

A range of traditional former farm buildings with Planning Permission to convert to four individual barn conversions with adjoining gardens and carports. Two of the units also have office/workshops. the resulting barn conversions will be approached over a shared private road, all the barns will have open outlooks to the rear over adjoining countryside and woodland.

The site is conveniently situated approximately one mile from the A483 Welshpool to Oswestry road with Welshpool 5 miles away and Oswestry 12 miles away, Shrewsbury 21 miles away.

Offers in the region of £350,000

To view this property call 01743 343 343

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ACCOMMODATION COMPRISING: (All measurements are approximate)

UNIT 1

A semidetached barn conversion extending to approximately 120 square metres externally (approx 1280 square feet). Offering accommodation comprising; entrance hall, large lounge/dining room, kitchen, downstairs single bedroom, and shower room. Upstairs there are master bedroom with en-suite shower room, and further single bedroom. Adjoining small carport/workshop, and adjoining office/store.

AGENTS NOTE:

UNIT 2

A single storey barn extending to 89 square metres (950 square feet) externally with potential for double carport. Accommodation briefly comprises; entrance hall, open plan living area incorporating lounge, dining room, and kitchen, one double bedroom, two single bedrooms, and shower room.

UNIT 3

This consists of a two story semidetached unit with accommodation extending to 136 square metres (1450 square feet) externally, with accommodation comprising; inner hallway, downstairs WC, sitting room, dining room, kitchen, two double bedrooms, two single bedrooms, and two shower rooms.

UNIT 4

A semidetached two storey barn conversion extending to approximately 220 square metres (2335 square feet) externally, with double carport, and adjoining workshop/office. The accommodation briefly comprises; vaulted reception hall, sitting room, garden room, dining room, study, kitchen/breakfast room, downstairs cloakroom. On the first floor there are master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms, and further shower room.

AGENTS NOTE:

The purchaser will be responsible for constructing an alternative access to the retained farmhouse which will be used as an emergency access for the barn conversions, to a standard agreed with the Planners and Vendor.

They will also be responsible for construction of two passing spaces on the council maintained lane leading from the farm to the A483. The purchaser will also be responsible for construction of the necessary drainage and sewerage system, the farmhouse will remain on its existing septic tank system. The purchaser must satisfy themselves with regard to the connection of services ie electric, water etc.

An enhancement clause or a clawback clause will be added to the contract should a purchaser in the future is able to obtain full residential

Directions

From Welshpool take the A483 Oswestry road, continue on through Pool Quay taking the next turning left signposted Wern. Go over the canal bridge and continue on for approximately ½ a mile, and the driveway to Wern Farm is situated in the right hand side indicated by a For Sale board.



Thinking of selling or letting your property? Contact us now to arrange your free, no obligation market valuation.

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VIEWING: Strictly by appointment with the Agents.
Visit our website www.rogerparry.net or email us on shrewsbury@rogerparry.net

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Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

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