



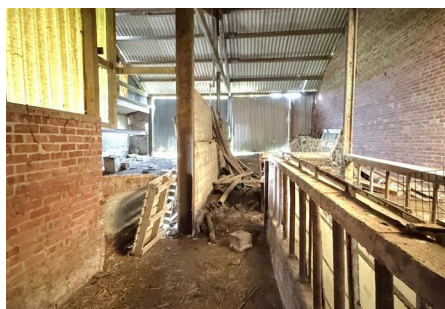
FOR SALE

Auction Guide Price £125,000 - £150,000

Barns at Brynffynon, Sarnau, Llanymynech, SY22 6QN

*** Auction Guide Price £125,000 - £150,000***

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.



Welshpool (8.5 miles), Oswestry (10.5 miles), Shrewsbury (17 miles)

All distances approximate



- **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 Brynffynon for sale by public auction

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 Brynffynon 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

ADJOINING PADDOCK

To the east of the barn is an approximately 0.33ac paddock. Upon the fall of the hammer, the successful bidder will enjoy the automatic right to purchase the paddock for a fixed price of £25,000 plus buyers premium. Should the successful bidder not wish to exercise their automatic right to purchase, the paddock will be offered for sale by public auction with a guide of £15,000 - £20,000.

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.

METHOD OF SALE

The property will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS AND LEGAL PACK

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Mr M Daly of Rowlinsons, Solicitors, of Rowlinson House, Clifton Road, Sutton Weaver, Runcorn, WA7 37F or at the Auctioneers offices, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602, prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYER'S PREMIUM

Please note that the purchaser[s] of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of the Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3,000, plus VAT (£3,600). This will apply if the Barns are sold before, at or after the Auction.

***IMPORTANT* AML**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

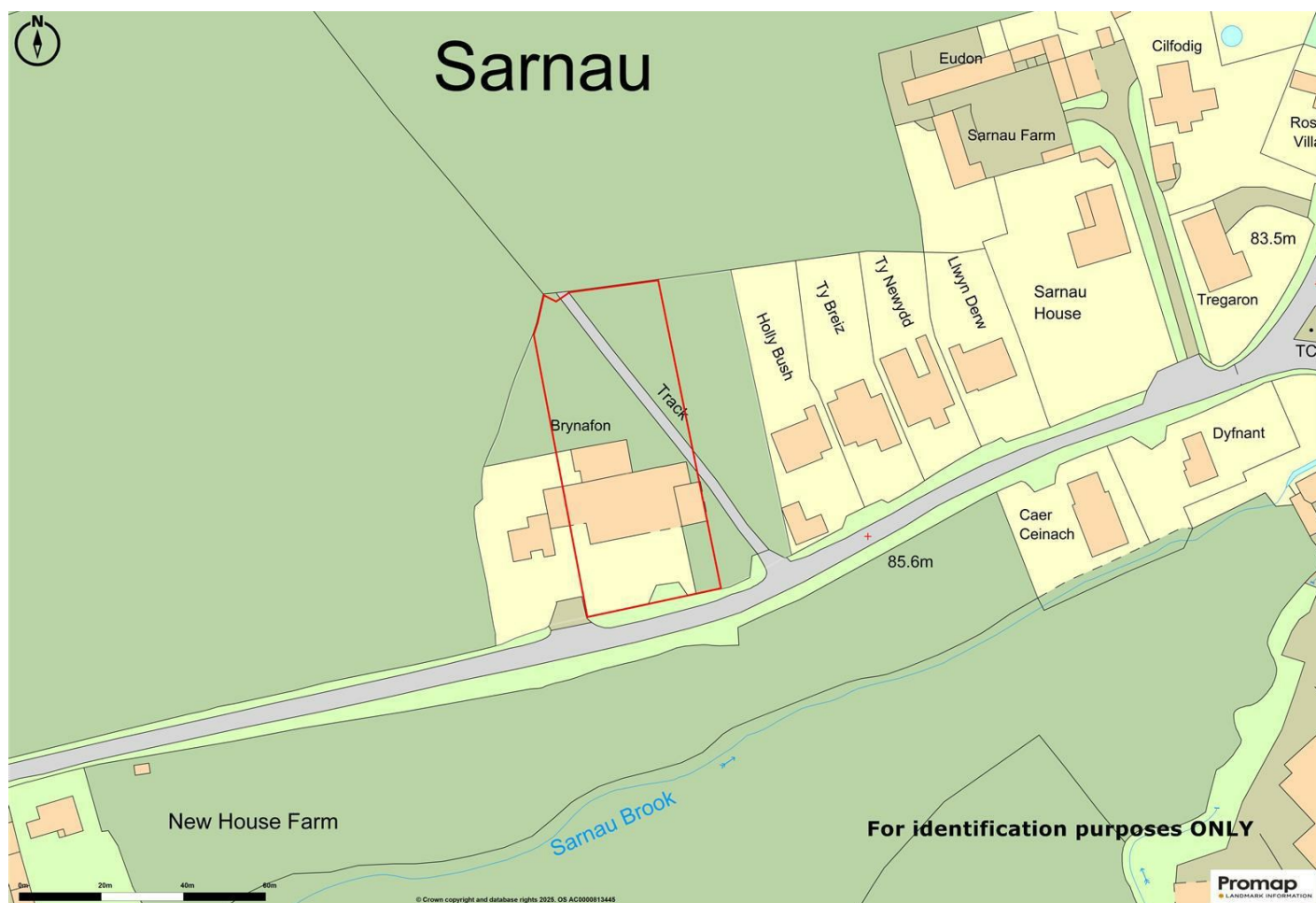
VIEWINGS

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.

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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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.