



FOR SALE

Price Guide £245,000

## Barns at Pentre Madoc Farm, Dudleston, Ellesmere, SY12 9JF

A range of farm buildings with planning consent for conversion into one substantial and imposing residential property extending to around 2,750 sq ft, accompanied by a large garage/workshop and positioned within generous gardens, enviably situated in a rural location convenient for Ellesmere.



St.Martins (2 miles), Ellesmere (4 miles), Oswestry (7 miles), Wrexham (12 miles), Shrewsbury (20 miles)

All distances approximate.



- **Barn Conversion**
- **Planning Consent Granted**
- **Extending to approx 2,750 sq ft**
- **Substantial Garage/Workshop**
- **Generous Gardens**
- **Rural yet Convenient position**

## DESCRIPTION

Hall are delighted with instructions to offer an exciting development opportunity for sale by private treaty.

The sale provides a rare opportunity for developers and owner/occupiers alike to convert a substantial former agricultural building into an imposing detached country residence with planned internal living accommodation extending to around 2,750 sq ft.

The proposed dwelling would be positioned generous gardens which would enjoy far-reaching views across unspoilt local countryside and accompanied by a large and versatile two-storey Garage/Store, this providing around 3,500 sq ft of additional space.

## W3W

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## DIRECTIONS

Leave Ellesmere via the B5068 in the direction of St.Martins, following the through the villages of Criftins and Dudleston Heath for around 4 miles where, on the brow of a small hill, the turning for the property will be located on the left, identified by a Halls "For Sale" board.

## SITUATION

The barns are situated in a pleasant rural position between the popular village of St.Martins and the lakeland town of Ellesmere, both of which offer an impressive range of amenities, including Public Houses, Supermarkets, Restaurants, Medical Facilities, and a range of independent shops. The property is also well located for access to the larger centres of Oswestry, Shrewsbury, and Wrexham, all of which offer a more comprehensive range of educational and recreational amenities. The train station in Gobowen (approx 4 miles) provides rail links to the wider area.

## PLANNING PERMISSION

Full planning permission for the "Conversion of a traditional farm building to form a single residential dwelling along with the repurposing of existing building for workshop/stabling to include demolition and associated works" was granted on 27th March 2025.

Interested parties can view all the associated documentation on the local planning authority planning portal with the reference 24/04867/FUL.



null Reception  
Room/s



null Bedroom/s



null Bath/Shower  
Room/s



## PROPOSED ACCOMMODATION

- Ground Floor -

Living Room

Kitchen/Dining Room

Utility Room

Shower Room

Lobby

Office

Cloakroom

- First Floor -

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

**Proposed Living Accommodation - 2756 sq ft**

## SCHOOLING

Within a short drive are a number of well-regarded state and private schools, including Ellesmere College, Lakelands Academy, Moreton Hall, Oswestry School, and Shrewsbury School, as well as the Kings and Queens and Abbeygate College in Chester.

## LISTING

Grade II

List Entry Number:1307895

## SERVICES

We are informed that mains water and electricity are available either on site or nearby. Drainage will require a new private system. However, all interested parties should satisfy themselves in respect of the provision, capacity and suitability of all services with on or off site.

## TENURE

We understand the barns to be of freehold and vacant possession will be granted upon completion.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

## BOUNDARIES, ROADS, AND HEDGES

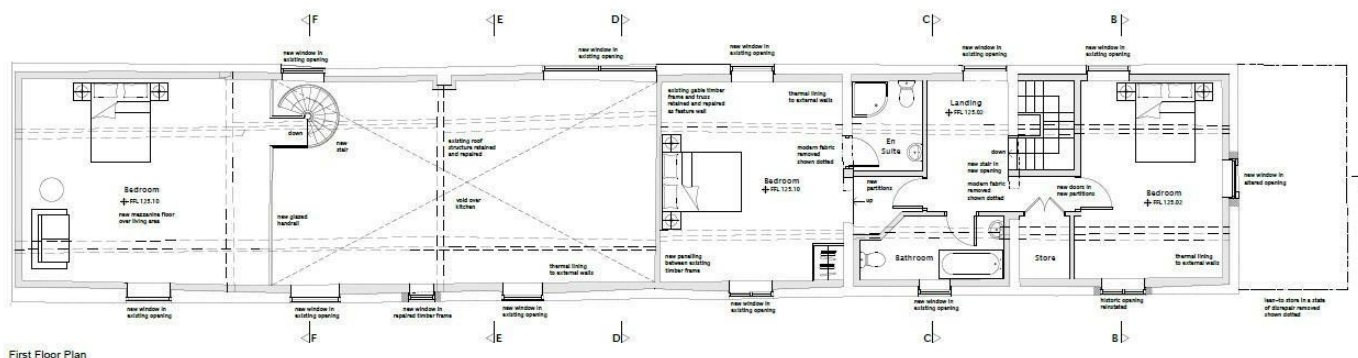
The purchaser(s) should be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary, fences and hedges. The purchaser will be responsible for the erection of any new boundary fences required to be completed within six weeks of completion.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

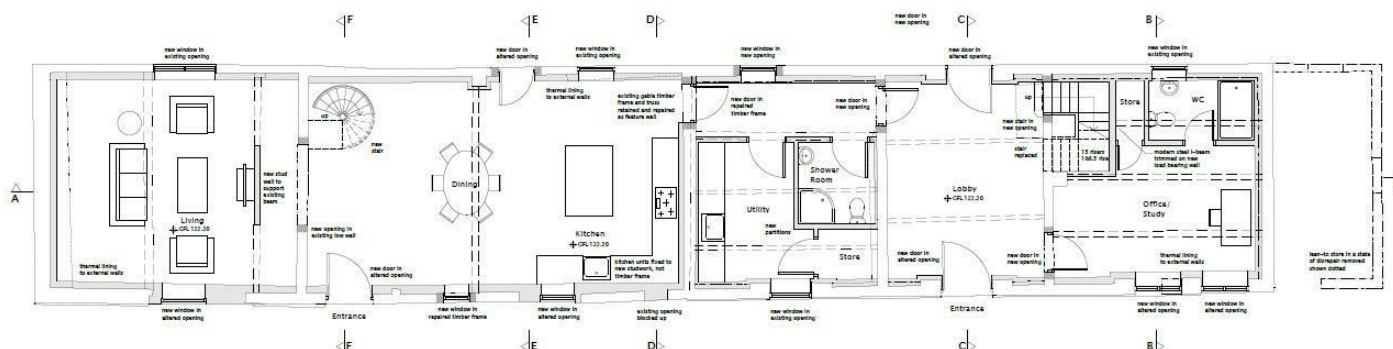
We are advised that the conversion would not be liable for any CIL payment.

# FOR SALE

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First Floor Plan



Ground Floor Plan

**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.

### Energy Performance Ratings

| Energy Efficiency Rating                    |         |
|---------------------------------------------|---------|
|                                             | Current |
| Very energy efficient - lower running costs |         |
| (92-100) <b>A</b>                           |         |
| (81-91) <b>B</b>                            |         |
| (69-80) <b>C</b>                            |         |
| (55-68) <b>D</b>                            |         |
| (39-54) <b>E</b>                            |         |
| (21-38) <b>F</b>                            |         |
| (1-20) <b>G</b>                             |         |
| Not energy efficient - higher running costs |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |



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Ellesmere Sales

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