



FOR SALE

Offers in the region of **£1,150,000** for the purchase of the freehold of the property and the flour business is available for offers in the region **£300,000**

Bacheldre Watermill, Churchstoke, Montgomery, SY15 6TE

A unique opportunity to acquire a mixed residential, leisure and commercial based opportunity in a sought after area of the country including a licenced caravan park and holiday apartments, a watermill and a house

A rare opportunity to acquire a three acre site set in glorious countryside comprising of a three bedroom house (currently in use as a holiday let), four holiday letting apartments, 38 pitch licenced caravan park and a water mill (still operational).

- A three acre site
- An attractive three bedroom house (currently in use as a holiday let)
- A 38 pitch licenced caravan park
- Four holiday letting apartments
- An historic water mill (still operational)
- Significant potential to enhance the leisure income from the property

SITUATION

The property is located in an attractive countryside location approximately 2.5 miles west of the village of Churchstoke, where all local amenities are available.

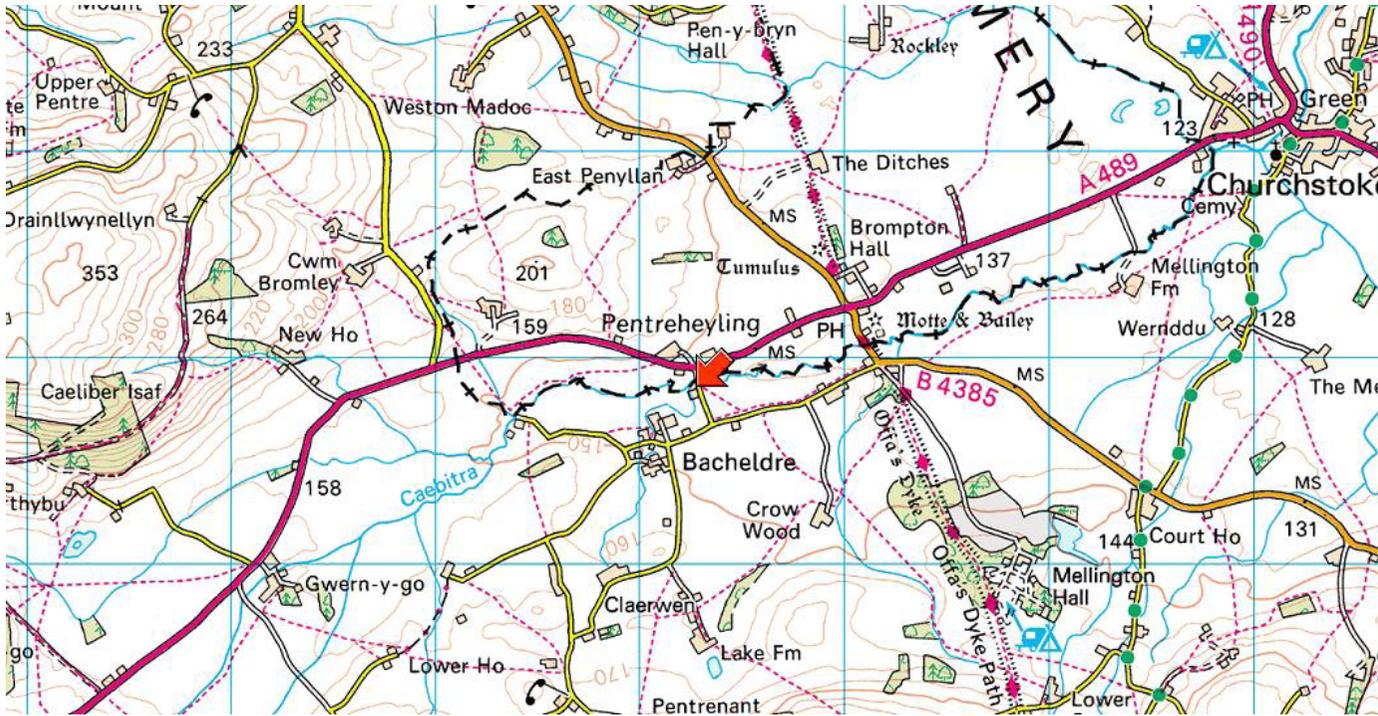
The property is located in the Kerry valley and the properties attractive setting together with its easy access to main holiday routes into Wales assists its future leisure potential.

The property is located approximately 9 miles from the town of Newtown and approximately 4 miles from Montgomery. The property is located just off the A489.



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BUSINESS

The vendors have established a holiday letting business within the Millers House itself and the sale of this business is included in the main purchase price. The turnover is circa £20,000 per annum and further details relating to the holiday lettings business are available from the selling agents upon request.

There is also the opportunity to purchase the brand and national business of retail and bulk flour which has potential to grow and expand into other areas. Further information available from the selling agents.





DESCRIPTION

The property offers the opportunity to acquire a leisure based property with significant potential together with the commercial opportunity provided by a fully operational flour mill.

The property also benefits from a three bedroomed picturesque white stoned 3 bedroomed Millers House. This is currently in use as a holiday let, but could provide owners accommodation. The property benefits from an existing planning consent (that has been initiated) for the construction of a further one bedroomed extension to the existing property.

The property comprises of a further detached property which provides a further 4 holiday apartments, which are currently in use as offices and stores.

To the south west corner of the property there is a caravan and camping site for 38 pitches. This includes a detached property structure that has been in use as the shower complex serving the park, although currently in need of refurbishment. The caravan and camping site has significant potential for further enhancement.

The property offers significant potential to live at the property and enjoy a work/live life opportunity via the various potential income producing opportunities that the property has due to its size and configuration.

The site is extensive and offers car parking, further barns and accommodation land that offer the opportunity to increase the leisure based activities from the property.

ACCOMMODATION

(All measurements are approximate)

HOUSE

GROUND FLOOR

Reception/Utility	5.18m x 2.68m
Kitchen/Diner	7.74m x 2.81m
Dining Room/Office	3.41m x 2.19m
Sitting Room	3.77m x 4.2m

FIRST FLOOR

Landing	
Bedroom 1	3.74m x 3.52m
Bedroom 2	2.76m x 3.82m
Bedroom 3	3.68m x 3.38m
Bathroom/Toilet/Shower	

OUTSIDE

Triple Garage	4.88m x 8.97m
Outside Shed	3.07m x 3.54m
Packing Barn	8.49m x 7.60m

CARAVAN SITE

Site area approximately 1.5 acres
 Licenced for 38 caravans with electric hook up
 Toilet Block

LETTING / HOLIDAY APARTMENTS

GROUND FLOOR

Apartment 1 4.91m x 7.98m
 Comprising bed, Kitchen/Diner and Bathroom

Apartment 2 5.19m x 7.62m
 Comprising Bed, Kitchen/Diner and Bathroom
 Ground floor entrance to: -

FIRST FLOOR

Landing

Apartment 3 7.14m x 4.937m
 Comprising of bed, Kitchen/Diner and Bathroom

Apartment 4 7.86m x 4.92m
 Comprising of 2 bedrooms, Kitchen/Diner and Bathroom

Further information can be viewed at:

www.sykescottages.co.uk

THE MILL

GROUND FLOOR

Spout Room and Sack packing room
 6.24m x 9.53m

First Floor

Grain cleaning and store room
 6.24m x 9.53m

Second Floor

Stores
 4.85m x 5.95m

Roller Shuttered storage shed 5.354m x 7.94m

Cast iron water wheel

4 Grain Silos (18-21 Tonne Silos with Dust Extraction System)

TOTAL SITE AREA APPROXIMATELY 3 ACRES

Providing car park and raised car park area and gardens



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PLANNING

Prospective purchasers should make their own enquiries to the local planning authority

The property is understood to benefit from planning consent and licence for 38 caravans.

The residential house and 4 apartments benefit from planning consent for residential use. The main house(Millers House) is understood to benefit from planning consent for a one bedroomed extension under planning Reference Number P/2015/0146. The planning consent has been initiated due to the construction of the footings the vendors can advise further.

The property benefits from a water mill dating back to 1747, which is understood to be listed.

RATEABLE VALUE/COUNCIL TAX

We have made verbal enquiries to the local charging authority and we advised as follows, the property is currently deleted from the list.

Council Tax Band E

Interested parties should make their own enquiries to the local authority.

TENURE

The property is offered for sale freehold with vacant possession.

SERVICES

Not tested at the time of our inspection

The property is understood to benefit from mains electricity(including three phase), mains water and a septic tank drainage system.

The residential accommodation is heated by a combination of LPG fired central heating, open fires and electric storage heaters.





VAT

Prospective purchasers should rely on their own enquiries

We are advised that the property is not elected for VAT.

INTELLECTUAL INFORMATION

An information pack is available upon request from the selling agent.

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

PRICE

Offers are invited in the region of £1,150,000 for the purchase of the property and the flour business is available for offers in the region of £300,000.

EPC

To order

LOCAL AUTHORITY

Powys County Hall, Spa Road East, Llandrindod Wells, Powys LD1 5LG

Telephone: 01597 826000



FINANCIAL ACT 1989

Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

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VIEWING

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing, please contact :

James Evans

E: james.evans@halls.gb.com

Huw Bevan

E: huwb@halls.gb.com

01743 450 700

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