



FOR SALE DUE TO RELOCATION

RIDGEWAY SCHOOL | SARN | POWYS | SY16 4EJ



KEY POINTS

9,973

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA

1

ACRE

TOTAL SITE AREA

SUITABLE FOR A
VARIETY OF EDUCATION/
COMMERCIAL/RESIDENTIAL
USES WITH POTENTIAL
FOR COMMERCIAL &
RESIDENTIAL SPLIT

(SUBJECT TO STATUTORY CONSENTS)


ALL MEASUREMENTS ARE APPROXIMATE




£750,000

(EXCLUSIVE)


James Evans

 07792 222 028

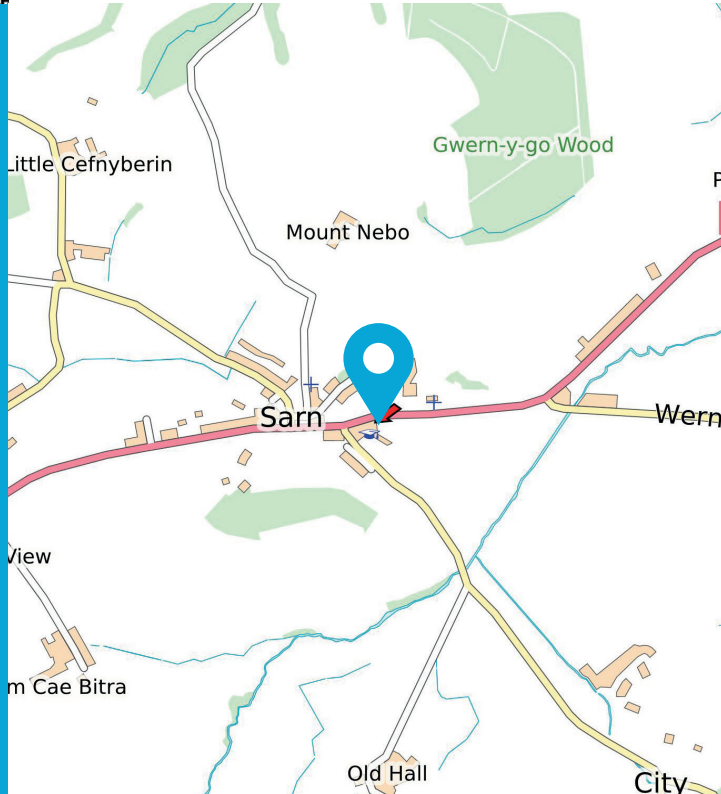
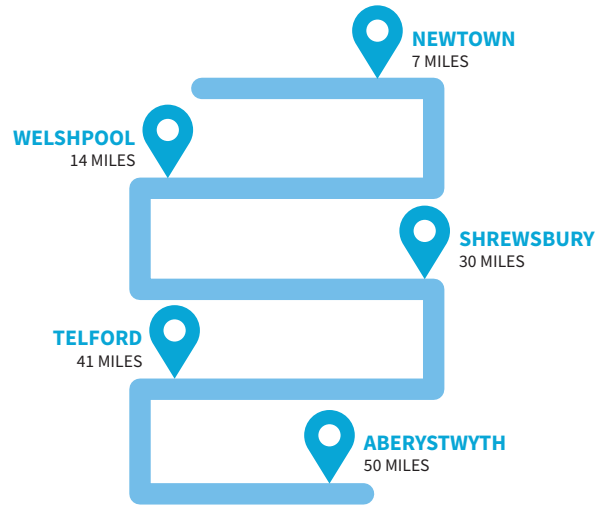
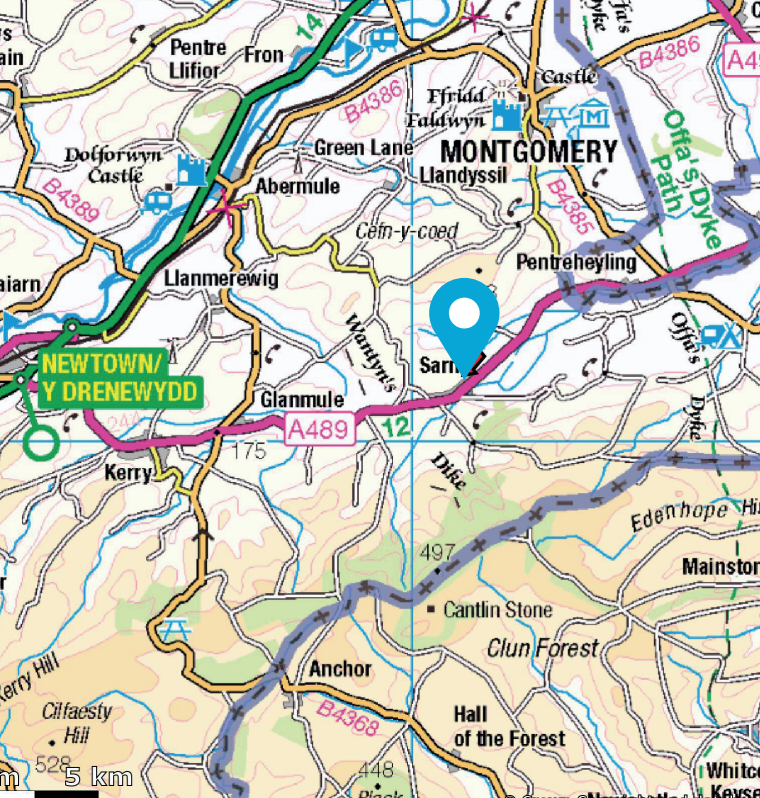
 james.evans@halls.gb.com



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LOCATION

The property is prominently located in the centre of the village of Sarn fronting onto the A489. The property is located in an area of mixed development with residential development in close proximity and the property being in proximity to the majority of local amenities including Sarn Inn. The property is located adjacent to recreational facilities.

Sarn is a village that lies approximately 6.4 miles east of the town of Newtown and approximately 13 miles south of the town of Welshpool.



SARN LOCATION

6.4 MILES

FROM NEWTOWN

13 MILES

FROM WELSHPOOL



what3words
redefined.down.clutches



DESCRIPTION

The property provides the rare opportunity to acquire a property that is currently in use as a school that is only available due to the relocation of the existing occupier.

The property is in excellent condition and has been fully refurbished in the last 12 months.

The property comprises of a school that has a variety of two and single storey structures and an external play ground areas and car parking within its property ownership. The property provides a Total Gross Internal Floor Area of approximately 9,973 ft sq (926.43 m sq) within all the property structures.

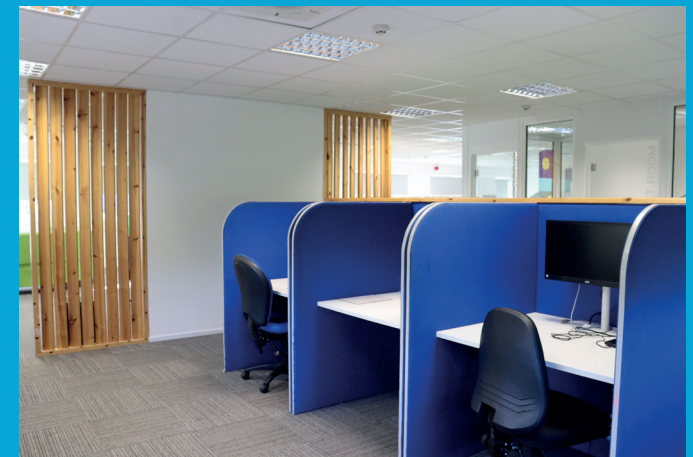
The property has a Total Site Area of approximately 1 acre (0.404 hectares).

The property is arranged to provide two complexes of buildings, the first being the two storey secondary school classrooms that is arranged to provide a variety of classroom areas over the two floors and welfare facilities. This is fitted out as a modern office space with a reception, multiple offices and communal co-working spaces.

The second being the primary school and the old school house. The primary school comprises of a single storey structure that is arranged to provide school rooms, a commercial kitchen and associated rooms and welfare facilities. The two storey Old School House provides ancillary accommodation arranged over the two floors.

Externally the property has two external games areas and car parking/storage yard areas.

The property benefits from one access point and benefits from a significant road profile onto the A489.



The full description of the properties potential can only be appreciated once an internal inspection of the property has been undertaken. The property would lend itself to a variety of educational/commercial/residential/medical and religious uses subject to statutory consents. Due to the relocation of the existing occupier the property will be available for occupation halfway through 2025, further details available upon request from the selling agents.

ACCOMMODATION

(all measurements are approximate)

The property is arranged to provide two complexes of property structures arranged to provide

Secondary School Classrooms- two storey structure

Primary School/Old School House- part two and part single storey structures

Total Gross Internal Floor Area of approximately 9,973 ft sq (926.43 m sq).

Total Site Area 1 acre(0.404 hectares).

As per the plans within the sales particulars.



TENURE

It is understood that the freehold interest in the property is to be sold with vacant possession.

The property is owned under Title Number CYM425987.

Possession of the property will be granted from the end of the first quarter of 2025, further details from the selling agents upon request.

PLANNING

Prospective purchasers should make their own enquiries.

The subject property is understood to benefit from planning consent as a school falling within Use Class D1 of the Town and Country Use Classes Order 1987.

The property is understood to be classed as brown field and within a recognised settlement, this allows the potential for the property to be used for a variety of uses subject to the relevant statutory consents. Outline planning was previously granted for residential development on the site.

PRICE

Offers in the region of £750,000 (seven hundred and fifty thousand pounds) (Exclusive).

COMPLETION

The property is being offered for sale with the intention that there is an early exchange of contracts, subject to legal formalities and with vacant possession being provided at the end of the 1st quarter of 2025.

Consideration will be given to both unconditional and conditional offers for the property.

EPC

Primary Building D (82) Office Building B (29)

RATES

Rateable value £18,500 Rates payable £9,232



RATES

VAT

The property is understood to be elected for VAT and therefore VAT will be payable on the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the sale of the property.


SERVICES

(not tested at the time of inspection)

We understand that mains water, electricity and drainage are connected to the property.

LOCAL AUTHORITY

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

 01597 827460

 [POWYS COUNTY COUNCIL WEBSITE](#)



VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

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