



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Stores Farm Barn And Potential Building Plot, Pant-y-Dwr, Rhayader, Powys LD6 5LW

- Substantial detached character barn • Planning permission for conversion into two semi detached dwellings • Together with an adjoining potential Building Plot (currently having lapsed planning permission) • Situated on the edge of this very rural village surrounded by lovely countryside • Pant y Dwr is approximately 5 miles from the market town of Rhayader and approximately 6 miles from the larger town of Llanidloes • Both towns offer a good range of day to day amenities. •



O.I.R.O £179,000

RHAYDER OFFICE 01597 739994 rhayader@morrismarshall.co.uk

THE BARN:

Planning Permission:

Conversion of barn into two residential units, conversion of store into annexe to unit 1, erection of extension to annexe and creation of new vehicular access SN 97 NE The Stores Farm, Pantydwr, Rhayader, Powys. (Application No. PR497704)

(Unit 1 having planning permission for a semi detached Four bedroomed dwelling with detached annexe. Unit 2 having planning permission for a semi detached Three bedroomed dwelling).

POTENTIAL BUILDING PLOT:

Planning Permission:

Erection of detached house and garage SN 97 SE adj to Stores Farm, Pantydwr, Rhayader (Application No. PR497705).

(Having once had planning permission for a Four Bedroomed detached property).

This permission expired on the 22nd March 2009.

Services:

Available neaby

Tenure:

Freehold

Money Laundering Regulations:

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MMP Survey Department:

If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact - Robert Thomas MRICS (Tel 01970 625020)

Mortgage Services:

If you require a mortgage, (whether buying through ourselves or any other agent), then please get in touch.

We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

To View:

By arrangement with the agents

Please Note: Due to the dilapidated nature of the building no liability by Morris Marshall and Poole with Norman Lloyd or our clients, will be accepted for any injury to persons or property whilst viewing this property.

Directions:

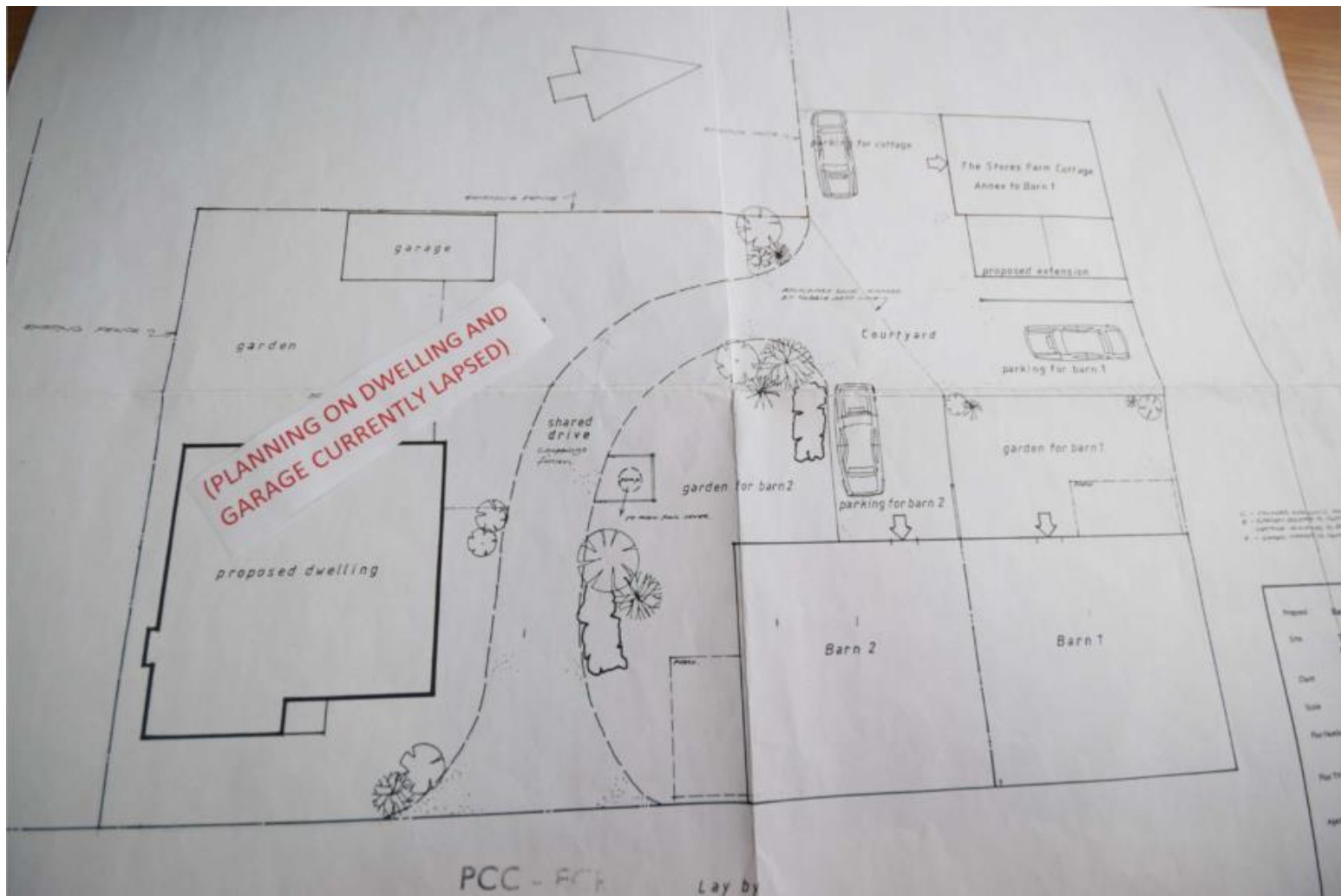
From the centre of Rhayader, proceed northwards along North Street turning right by the swimming pool and leisure centre signed St Harmon. Continue straight on for 3½ miles passing through St Harmon village and on to the village of Pant- y- Dwr. The barn is at the far end of the village by the bus shelter.

MORRIS MARSHALL & POOLE

01597 - 739994

06/19 KM







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