



The Moors

Welshpool,
Shropshire/Powys border

A unique residential investment, commercial
and agricultural/leisure opportunity in a
prime edge of town location with stunning
country views. Up to 26 acres. Available as a
whole or in three lots.

The Moors, Oswestry Road, Welshpool, Powys, SY21 9JR

Welshpool 1 mile Shrewsbury 18 miles Oswestry 13 miles, Telford 30 miles





Features:

Lot 1

Georgian 8 bedroom farmhouse run as a successful bed and breakfast business
15 Residential 2, 3 and 4 bedroom barn conversions (subject to shorthold tenancies)

Lot 2

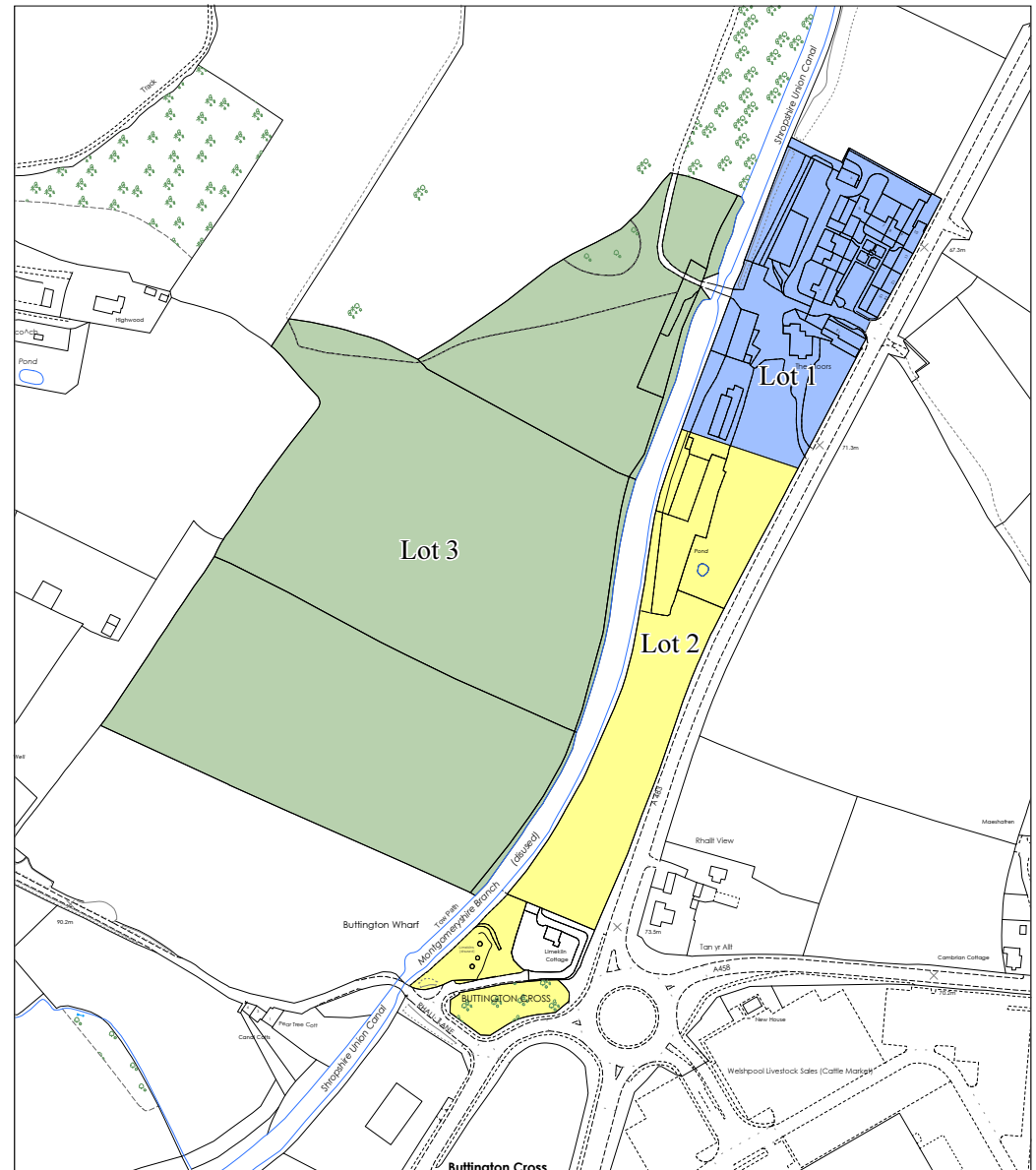
Prominent roadside site with commercial development potential (about 4 acres) with the benefit of a pre-planning no PPAE/2018/0008

Lot 3

Agricultural land with leisure potential (about 18 acres)

The property is offered for sale as a whole or in 3 lots

Total site: 26 acres



Moors Farm

Lot Key

- Potential Commercial (1.64 ha/ 4.09 ac)
- Residential (1.49 ha/ 3.58 ac)
- Leisure & Agricultural (7.31 ha/ 18.06 ac)

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Not to Scale. Drawing No. S11095-02 | Date 17.10.18





General

The whole site offers the opportunity to create, subject to statutory consents, a unique combination of land interests lending themselves to commercial, residential and leisure based uses.

As detailed in the particulars there is the opportunity to acquire the property as a whole or alternatively consideration will be given to a disposal on the basis of the three sites detailed. Further as outlined in these particulars are available from the joint selling agents upon request.

Situation

Moors Farm is situated by the picturesque Montgomery Canal with road frontage to the A483, on the north-eastern edge of Welshpool. Known as the Gateway to Mid Wales and surrounded by beautiful rolling countryside of the Welsh Marches, Welshpool is a busy market town and administrative centre, with a population of 6,664 at the 2011 Census.

Lot 1

The property is prominently located fronting the A483 and in part onto the Buttington Cross Island, where the A483 and the A458 intersect and part onto the A483 (Main Welshpool to Oswestry Road and Newtown Road) and approximately 0.25 miles from Welshpool Town Centre where all local amenities are available.

Lot 2

The potential development site is opposite the new petrol filling station development at Buttington Cross and other surrounding occupiers include Buttington Cross Business Park and the Welshpool Cattle market. The Buttington Cross Island is subject to average traffic movement of circa 20,000 vehicles per day.

Lot 3

The agricultural land has leisure potential and is located on the western side of the Montgomeryshire Canal, enjoying an elevated position looking over the surrounding countryside.

Lot 1

Residential and Residential investment opportunity (identified in blue)

The Moors Farm and Sheppards Barns are offered as a commercial and investment opportunity or alternatively a residential house benefitting from a significant income from the residential units. The residential site offers the opportunity to acquire a highly attractive residential house benefitting from a significant residential investment from the rental income secured from the residential units.

The Moors

Moors is a handsome Georgian house which was once the principal farmhouse of Powis Castle. It retains period charm with light and well presented accommodation with large gardens and ample parking. The house is presently run as a successful bed and breakfast business benefitting from its close proximity to Offa's Dyke, the Montgomery Canal and Welshpool.

It would lend itself to use as a high quality public house, restaurant, hotel with potential for further letting rooms from the neighbouring residential units if required

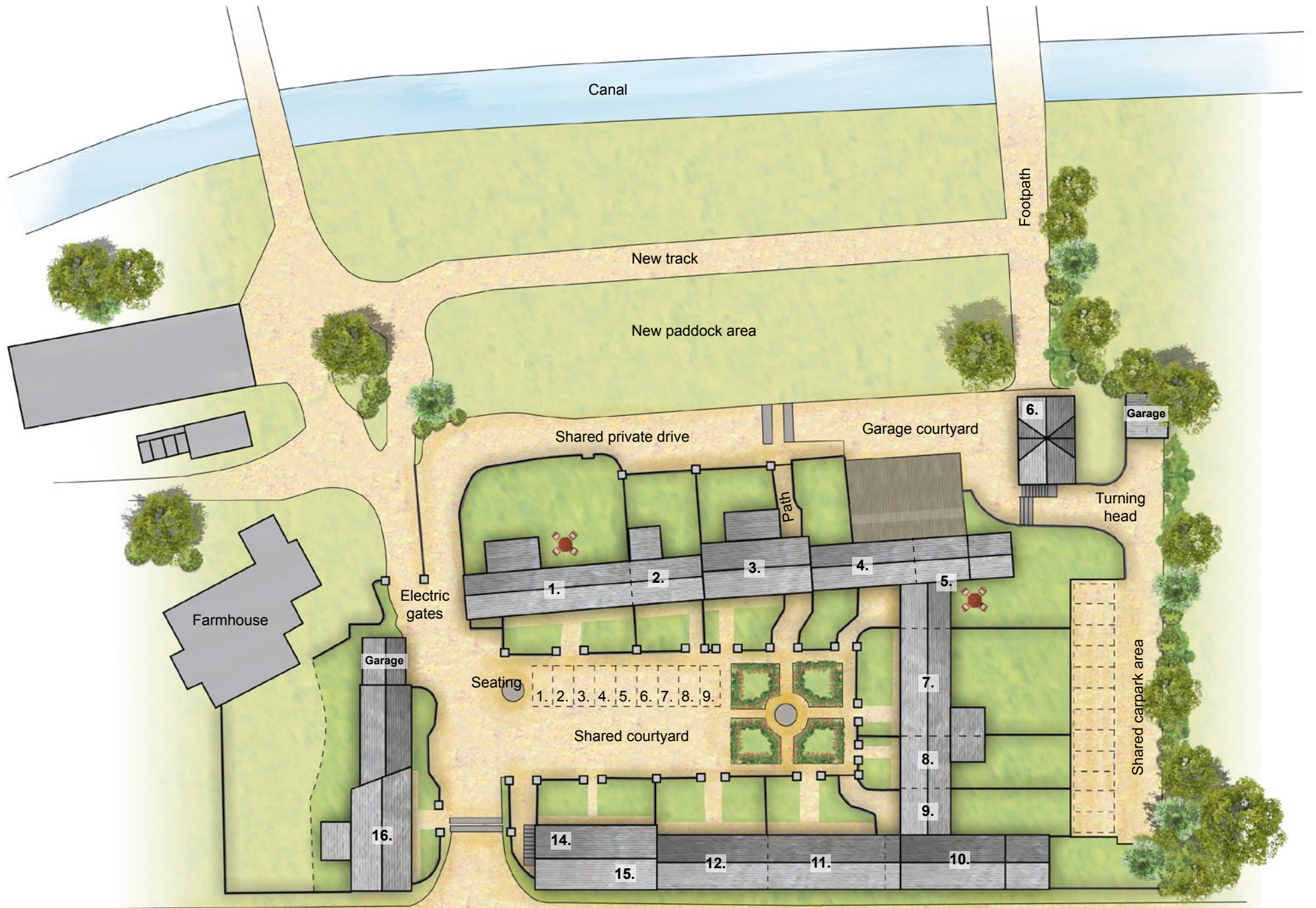
- 4 reception rooms
- Kitchen/dining room
- 8 bedrooms with en suite facilities
- Cloakroom, utility room, cellar and stores
- Lawned gardens
- Extensive parking
- EPC E (44)

Sheppards Barns

An attractive courtyard development of 15 individually styled homes converted from a range of Victorian barns built by the Naylor family of nearby Leighton Hall. Completed in 2007, all are complemented by gardens and parking spaces. They are currently all let on Assured Shorthold Tenancies.

Barn 1	4 bedroom	144 m2	1550 sq ft	EPC C (77)
Barn 2	2 bedroom	90.5m2	974.1339 sq ft	EPC D (60)
Barn 3	3 bedroom	131.3m2	1413.301 sq ft	EPC D (61)
Barn 4	4 bedroom	166 m2	1786.81 sq ft	EPC D (60)
Barn 5	4 bedroom	175.5m2	1889.07 sq ft	EPC D (55)
Barn 6	3 bedroom	66.8m2	719.029 sq ft	EPC D (68)
Barn 7	3 bedroom	145.6m2	1567.225 sq ft	EPC B (81)
Barn 8	3 bedroom	93.0m2	1001.04 sq ft	EPC C (77)
Barn 9	3 bedroom	93.0m2	1001.04 sq ft	EPC C (76)
Barn 10	4 bedroom	131.1m2	1411.149 sq ft	EPC C (81)
Barn 11	4 bedroom	155.0m2	1668.41 sq ft	EPC C (80)
Barn 12	2 bedroom	145.6m2	1567.225 sq ft	EPC C (81)
Barn 14	3 bedroom	93.0m2	1001.04 sq ft	EPC C (76)
Barn 15	2 bedroom	93.0m2	1001.04 sq ft	EPC C (77)
Barn 16	4 bedroom	216.5m2	2330.39 sq ft	EPC C (74)

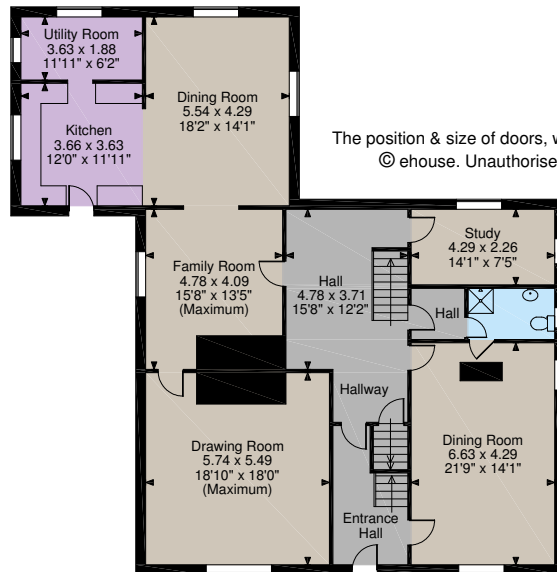




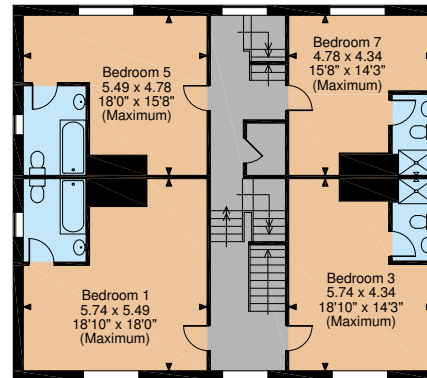
Lot 1



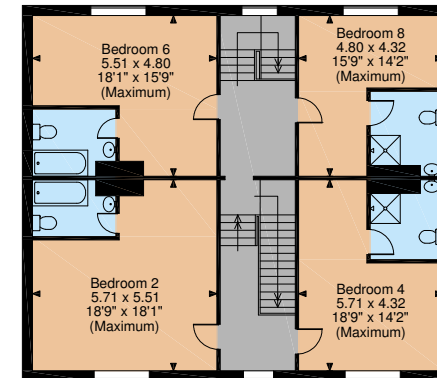
Floorplans for The Moors
Main House internal area 5,037 sq ft (468 sq m)
For identification purposes only.



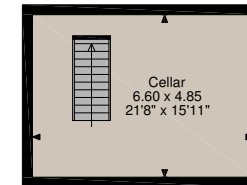
Ground Floor



First Floor



Second Floor



Basement

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8364709/SS



Lot 2

Commercial Site (identified in yellow)

The site enjoys a prominent roadside position with visibility from the A483 and A458 and is identified as having commercial development potential which subject to the receipt of the relevant statutory consents, would lend itself to commercial roadside and commercial development. The site area is approximately 3.4 acres (1.37 hectares) and held under Title Numbers CYM 677940 and CYM 105567.

Planning

A pre-application (PPAE/2018/0008) has been made to the local planning authority, a copy of which is available from the selling agents on request.

The pre-app, subject to appropriate details being received, is supportive in general of roadside/commercial development that does not adversely affect the town centre of Welshpool. Any retail developments would need to be supported by appropriate sequential tests as is normal for developments of this type.

The principal of roadside/commercial/drive thru developments is acceptable, subject to statutory consents.

Prospective purchasers should rely on their own enquiries to the local planning authority.



Lot 3

Agricultural and Leisure Site (identified in green)

The agricultural land has leisure potential and is located on the western side of the Montgomeryshire Canal, enjoying an elevated position looking over the surrounding countryside. The site is approx 18 acres (7.3 hectares) and is presently established and productive grazing land. The land is held under Title Numbers CYM 105567.

The land, subject to any statutory consents, lends itself to a leisure based development. This could either be in conjunction with the use the Commercial site or in isolation. The aspect of the site lends itself to use for holiday chalets or as a high quality caravan park.

General

Local Authority

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

Services

Information relating to the availability of services to the site is available upon request from the selling agents. It is understood that all services are available for connection, subject to any connection charges and the laying of appropriate statutory connections.

Information Pack

Further sales and technical information can be obtained via the joint agents upon request.

Rights of Way

The property will be sold subject to any wayleaves, public rights of way, easements and covenants and all outgoing whether mentioned in the sales particulars or not.

Directions

From Shrewsbury, take the A458 Welshpool Road for about 14 miles. On reaching the Buttington roundabout take the 3rd exit onto the A483 Oswestry Road and the property is to be found on the left.



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