





Barn for Conversion at Upper Cothecott Farm, Pulverbatch, Shrewsbury, Shropshire, SY5 8DJ
Offers In The Region Of £450,000

An extremely rare opportunity to purchase a detached barn with adjoining land extending to 5 acres. The property has planning permission to convert to a large three bedroomed property, planning number 23/00391/FUL Shropshire County Council. Extending to approximately 196 square metres and will eventually offer accommodation briefly comprising: large open plan dining hall, sitting room, kitchen/ breakfast room, utility room and downstairs cloakroom. Upstairs there will be three good sized bathrooms, one with ensuite together with family bathroom.

The property has the benefit of a range of out buildings with planning permission to convert to garaging and workshops. Further former agricultural building could be retained or knocked down to enlarge the plot area. The property occupies an elevated position with amazing, elevated views over surrounding fields and countryside and is conveniently situated a short 20-minute drive from Shrewsbury. Plans together with approximate room measurements are included within the sales brochure.







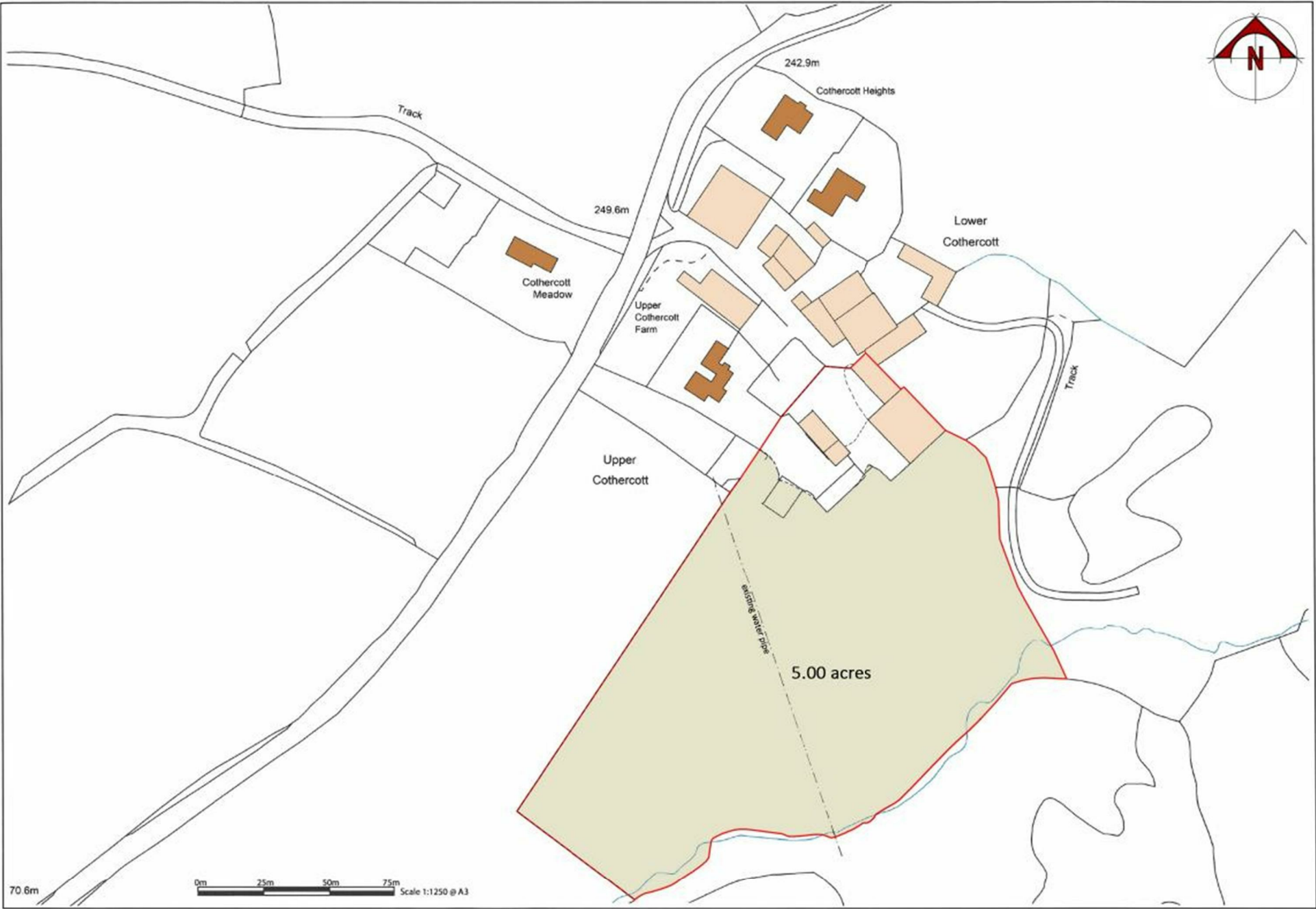
North West Boundary amended		04/05/2024	PM
Landscaping details added.		04/05/2024	SE
No	Description	Date	Dr/By
Original by			

Roger Parry
& Partners

Residential • Agricultural • Commercial

Project	Residential Barn Conversion		
Drawing Title	Proposed Block Plan		
Location	Upper Cothecroft Farm, Pulverbatch, SY5 8DJ		
Client	S.M & C.M Ashley		
Scale: (s)	1:500 @ A2		
Drawing No.	76497/23/03	Rev	8
Drawn by	SC	Date	Jun 2023

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Dining Hall

28'10" x 19'0" (8.81 x 5.8)

Sitting Room

19'5" x 17'7" (5.94 x 5.36)

Kitchen/ Breakfast Room

16'6" x 12'5" (5.03 x 3.81)

Utility

13'2" x 5'4" (4.03 x 1.63)

Cloakroom**Principle Bedroom**

15'10" x 17'5" (4.83 x 5.32)

En Suite Shower Room**Bedroom Two**

16'7" x 10'5" (5.06 x 3.2)

Bedroom Three

12'3" x 11'2" (3.75 x 3.42)

Family Bathroom

12'3" x 8'2" (3.74 x 2.5)

Viewings

Viewing is strictly by appointment only. Viewers will be asked to go to the owners property which is across the road.

Agents Notes

Prospective purchasers need to make their own enquiries with regard to services. There are electrical poles on the site, sewerage will be via a private system, we understand the mains water will be situated further on down the main road. Please contact agents from further details.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: N/A
Council Tax Band: N/A
EPC Rating: N/A
Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the Longden Road out, continue through the villages of Hook a Gate and Annscroft and Longden, continue through Pulverbatch towards Bishops Castle. As you start to climb up, Cothercott Farm is situated on the left-hand side. Viewing is strictly by appointment.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.