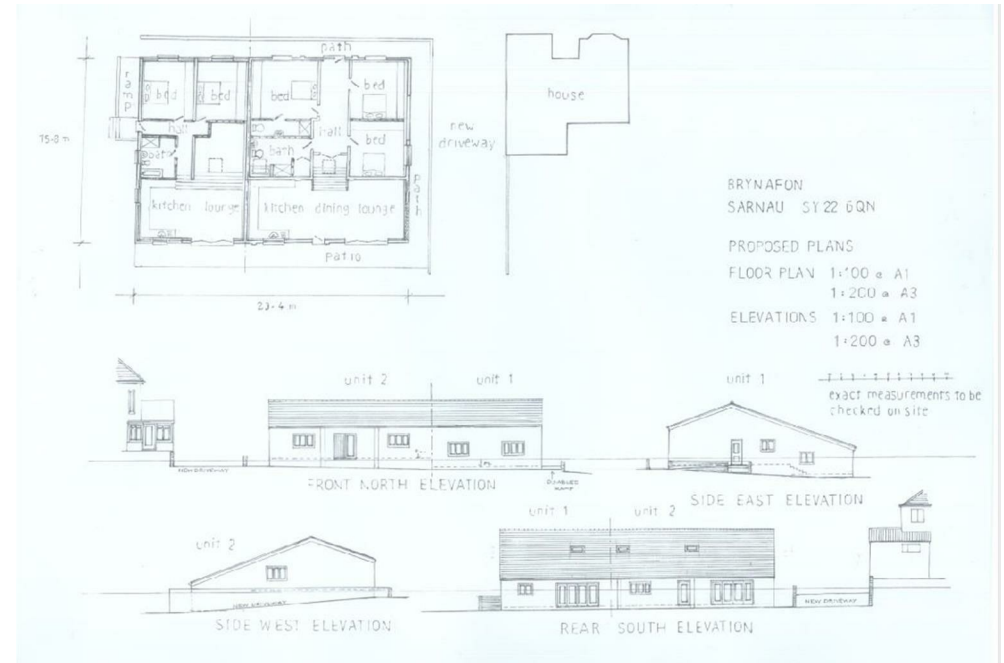




Roger  
Parry  
& Partners

Brynffynon Barns Sarnau, Llanymynech, SY22  
6QN



**Brynffynon Barns Sarnau, Llanymynech, SY22 6QN**  
**Offers Over £125,000**

**DEVELOPMENT OPPORTUNITY.** Brynffynon barns offers a substantial space with planning consent for conversion into two single-storey, open-market dwellings, positioned within a generous plot offering their own garden, parking area and beautiful countryside views.



**SUMMARY**

The barns at Brynffynon is located in the hamlet of Sarnau. Benefitting from a rural setting with beautiful open countryside, yet within good road connections to the A483 for commuting. The existing planning permission would afford the buyer opportunity to create two impressive barn conversions set within generous gardens and enjoying open views to the rear over open farmland.

**NOTE**

The purchaser of the barn will be required to remove the "link" between the barn and Brynffynnon within 90 days of completion and to erect a boundary on the western perimeter within 90 days.

**PLANNING PERMISSION**

Planning has been approved for the Conversion of an agricultural unit into 2 residential dwellings and installation of sewage treatment plant.

A copy of the planning permission document is available to download on the Powys Planning Portal with reference 23/0645/FUL

The following information can be downloaded from the Powys County Council Planning Portal

- Full planning permission decision document
- Site Plan
- Proposed Plan
- Ecology Consultation Response

**BARN ONE**

The proposed accommodation includes entrance hall, open plan kitchen/ living/ dining room, two bedrooms and bathroom. Externally there are generous gardens with countryside views and a parking area.

**BARN TWO**

Entrance hall with open plan kitchen. living/ dining room, three bedrooms, ensuite and bathroom. Externally a generous sized garden overlooking the open fields and parking area.

**Agent Note**

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that the property benefits from mains electric. Drainage will be via a newly installed private system and water is provided by a well.

**COUNCIL TAX BANDING**

Powys county council

**COMMUNITY INFRASTRUCTURE LEVY** - We are not aware of any CIL liability for the development.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**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.

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Floor Plan  
(not to scale - for identification purposes only)



**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:**

What3words: ///rider.figure.astounded

**Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU  
oswestry@rogerparry.net

01691 655334



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.