

FORMER NANTMEL PRIMARY SCHOOL, NANTMEL, LLANDRINDOD WELLS LD1 6EL



Former Nantmel Primary School NANTMEL near Llandrindod Wells LD1 6EL

Offering potential for alternative uses (subject to planning) - Freehold FOR SALE

Total gross internal ground floor area of 2,582 sq ft (239.88 sq m) on a site of approximately 0.398 acres (0.161 hectare)

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LOCATION

Nantmel is a small village about 8.6 miles north west of Llandrindod Wells and 4.8 miles east of Rhayader in the county of Powys. The main A44 runs directly adjacent to the village.

The property has access off an unclassified road that connects with the A44 and serves a number of other adjacent dwellings. There is an open area of tarmac directly opposite the Property that is used for parking and also has a war memorial. To the east and north of the Property there are grassed fields and trees. A small stream runs immediately adjacent to the northwestern boundary, which feeds into the River Dulas on the opposite side of the A44.

DESCRIPTION

The Property comprises a former school building, originally built in 1856 but with more modern extensions.

The original building is of solid stone construction with a mixture of timber and metal framed, single glazed windows under a pitched slate covered roof. Internally, the building has been refurbished (we understand around 1996) and provides a large hall, a small, narrow galley kitchen and classroom areas. Walls are mainly plastered and painted and there are mostly suspended ceilings.

To the rear of the original building there is a more modern flat roof section that has brick and rendered elevations, mostly timber frame single glazed windows with some uPVC double glazed units.

Internally, the building is arranged with a large, main hall area with central, folding doors and three additional areas that have been used as reception / classroom or dining areas. There is a small, narrow kitchen area and separate WCs.

Externally, there is a tarmac surfaced playground to the front and an enclosed area to the rear with two sheds To the front of the main building, there is also a separate shed formerly used as the school library.

SERVICES

Mains services including electricity and water are connected. Drainage is to a private septic tank at the rear of the building. Heating is provided by electric storage heaters.

FLOOR AREAS

The property has an approximate gross internal floor area of approximately **239.88 sq m (2,582 sq ft)** - see plan for indicative layout.

PLANNING

The property has been used as a school but is shown as white land in the Local Development Plan and outside any settlement boundary.

Prospective purchasers should satisfy themselves as to the prospects for change of use.

BUSINESS RATES

The property has a Rateable Value of £4,150 in the 2023 Rating List and is described as "School and premises".

Prospective purchasers should verify rates payable with the local billing authority.

TENURE

Freehold - boundaries delineated in red on site plan.

TERMS

Offers are invited for the freehold interest with an asking price of £125,000.

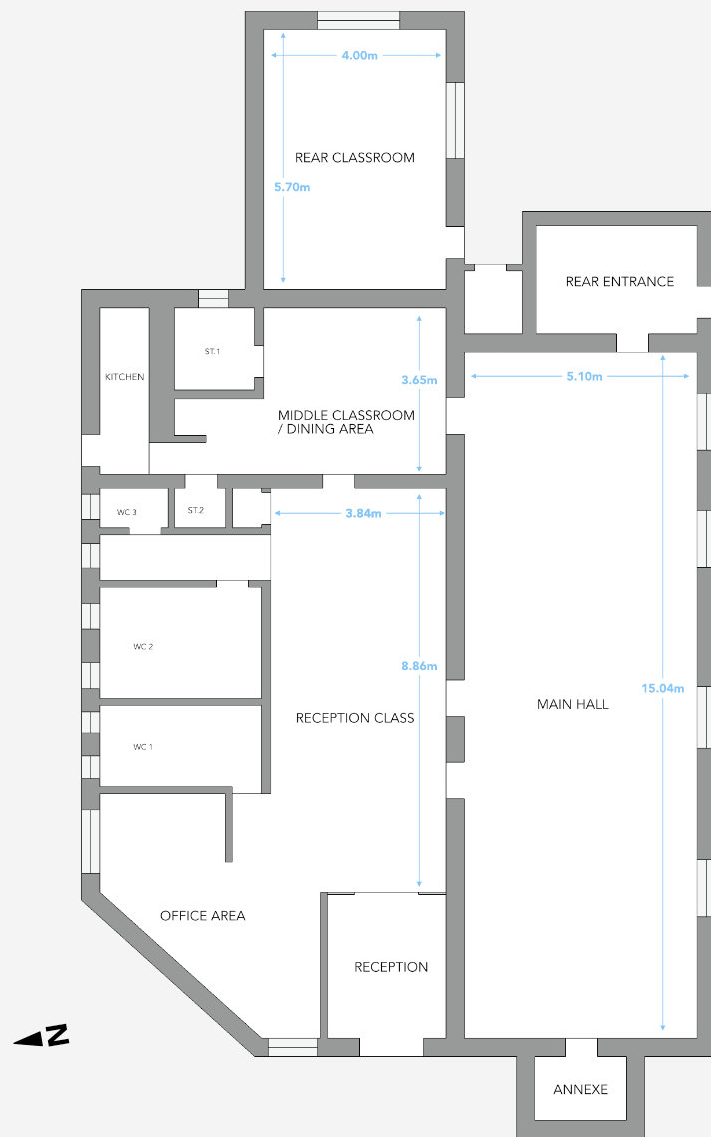
VAT

VAT may be applicable to the sale price (to be confirmed).

EPC

Energy Performance Certificate is available on request.





INDICATIVE LAYOUT

PLANS FOR ILLUSTRATION PURPOSES ONLY - APPROXIMATE DIMENSIONS

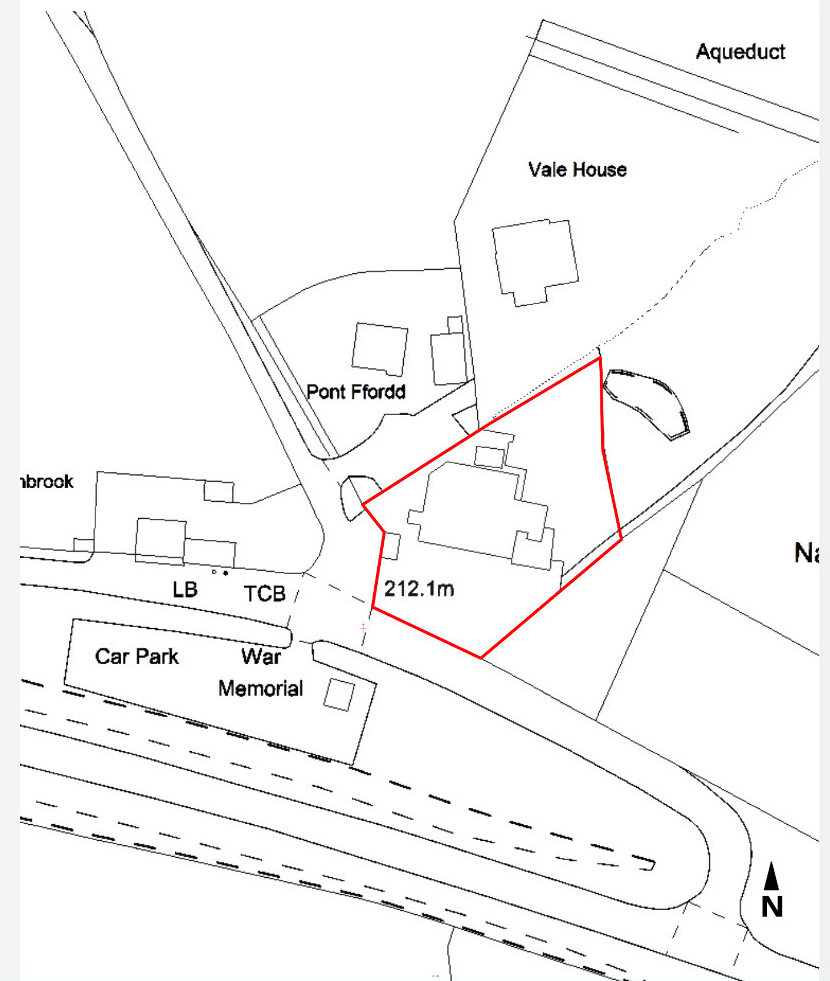
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information please contact selling agents:

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