



**Site for Development of 3 Terraced Houses
at The Function Room**

Off High Street, Llanidloes, Powys, SY18 6BZ

Guide Price: £105,000



Interesting redevelopment opportunity to purchase The Function Room adjoining the former stone Woollen Mill building, with full planning permission for demolition of the Function Room and replacement with a terrace of 3 Houses.

Situated just off the main high street, located adjacent to the town's car park. Llanidloes has a range of cafes, shops and amenities together with popular tourist attractions such as the Clywedog Reservoir and Hafren Forest, the coast university town of Aberystwyth some 32 miles away.

Exciting opportunity for redevelopment of the site or to continue the commercial usage. There is an income of £15,000 per annum from the rented area and biomass.

N.B. Opportunity to purchase the adjoining building which has planning permission for a House, 3 Flats and Commercial D1 use.

The current accommodation comprises

On the Ground Floor

Entrance Hall 2.08m x 3.01m with double entrance fire door.

Gents Toilet with WC cubicle, urinals, 2 washbasins.

Ladies Toilets with 2 washbasins, 2 cubicles.

Function Room 14.87m x 10.51m (156.44 sq m) side fire door, one wall of windows, bar servery.

Kitchen 4.72m x 1.82m with stainless steel sink and worktops.

Inner Lobby



- Site for Development of 3 Terraced Houses
- Situated in the centre of the town adjacent to the carpark
- Full Planning Permission to demolish Function Room & replace with 3 Dwellings in a Terrace
- Commercial EPC - B (27) Exp 09.10.2032

OUTSIDE Right of way over the site from the carpark to High Street.

PLANNING PERMISSION

Application No: 25/010/FUL – Partial demolition of building (Function Room) and erection of 3 Terraced Houses including alteration of existing Mill and change of use of ground floor to D1.

Potential purchasers are advised to make detailed reading of all these documents (Available from the Agents office).

SERVICES The services will be disconnected.

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

TENURE Freehold.

Land Registry Title No: WA888407 (to be split)..

FLODD RISK (Per NRW)

Flooding from Rivers – risk less than 0.1% chance each year.

Flooding from Sea – risk less than 0.1% chance each year.

Flooding from Surface Water and small watercourses – risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

VIEWING & NEGOTIATIONS All interested parties are respectfully requested to communicate directly with the Selling Agents.

DIRECTIONS What3words: handful.oceans.stormed

From our office in Great Oak Street proceed to the Old Market Hall turning left onto China Street. Take the next fork left in front of The Mount Inn onto Mount Lane and then left into the town car park. The property is situated in the right hand corner.

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). A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due diligence.

MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

AHT 12/2025

