

GUIDE PRICE
£160,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
26th May 2021



BY ORDER OF



Burgedin Lock Cottage, Arddleen, Llanymynech, Powys SY22 6RU

Freehold former lock cottage arranged as offices.
Development potential, subject to necessary consents.

Bid1.

Property Summary

- On the instructions of Canal & River Trust
- Freehold former lock cottage arranged as offices
- Full vacant possession
- Development potential, subject to necessary consents

Location

Situated on the The Montgomery Canal, known colloquially as "The Monty", just off the B4392. The local village of Ardleen is within 1 mile of the property. The larger town of Welshpool is approximately 6 miles to the south along the A483 providing Welshpool railway station and shopping amenities.

Description

The property is a former lock cottage which has been used as a local waterway office for the past 15 years. An extension was added onto the building for use as a function/meeting room.

Accommodation

First floor: Two office rooms

Ground floor: Office room, large meeting room, kitchen, two w/c's, large store room, cellar

Outside: Side & rear gardens

Planning

We understand the property may be suitable for conversion to residential, subject to obtaining the necessary consents. Prospective purchasers should rely on their own enquiries in this regard.

Tenure

Freehold

Viewings

Please visit our website for further information.



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