

An aerial photograph of Ridgeway School, showing a large school building with a grey roof and blue walls, surrounded by greenery and a paved road. The school is situated next to a large sports field and a tennis court. A blue building with a white roof is visible in the background. The school is surrounded by a fence and a road. The text "For Sale: Ridgeway School" is overlaid on the bottom left of the image.

For Sale: Ridgeway School

Sarn | Powys | SY16 4EJ





Significant Site with Redevelopment Potential for Sale in Powys

Ridgeway School presents a rare chance to acquire a substantial property in the rural village of Sarn, Powys, extending to approx. 9,973 sq ft (926.53 sq m) on a 1-acre site. Currently used as an educational facility, the property is available due to the relocation of the existing occupier.

Offering excellent potential for continued educational, commercial or residential use (subject to statutory consents), this versatile site is ideal for developers, investors or owner-occupiers looking to repurpose a well-located building with generous grounds, open to offers in the region of £490,000 (exclusive).

Ridgeway School, Sarn

The property comprises a substantial former school site featuring a mix of single and two-storey buildings, set within a self-contained plot of approximately 1 acre (0.404 hectares). Offering a Total Gross Internal Floor Area of approximately 9,973 sq ft (926.43 sq m), the site provides a versatile range of accommodation suitable for continued educational use or potential redevelopment, subject to the necessary statutory consents.

The layout is arranged across two distinct building complexes. The first includes a two-storey secondary school block, configured to provide a range of well-proportioned classrooms over both floors, alongside welfare facilities. The second comprises the single-storey primary school and the two-storey Old School House.

The primary building features multiple teaching rooms, a commercial-grade kitchen, and associated facilities, while the Old School House provides additional ancillary accommodation over two floors, ideal for administrative or support use.

Externally, the site includes two playgrounds or games areas, along with on-site car parking. The property benefits from a single access point and enjoys prominent frontage onto the A489, offering strong visibility and accessibility.

Given its scale, layout and location, the property presents an exceptional opportunity for a wide range of alternative uses including educational, commercial, residential or religious purposes (subject to planning).

Consideration will be given to both unconditional and conditional offers on the property.



Location

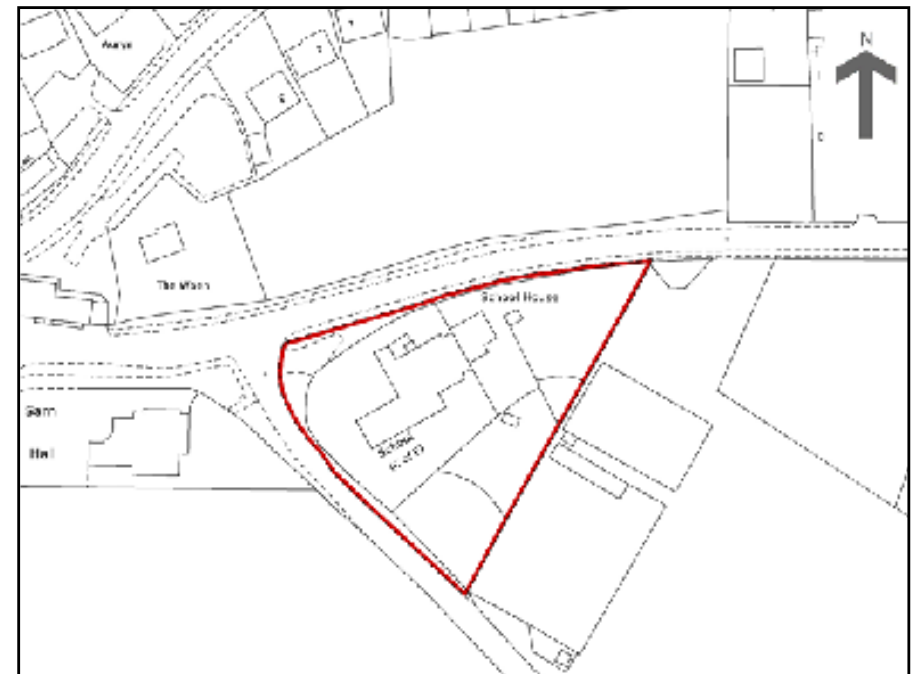
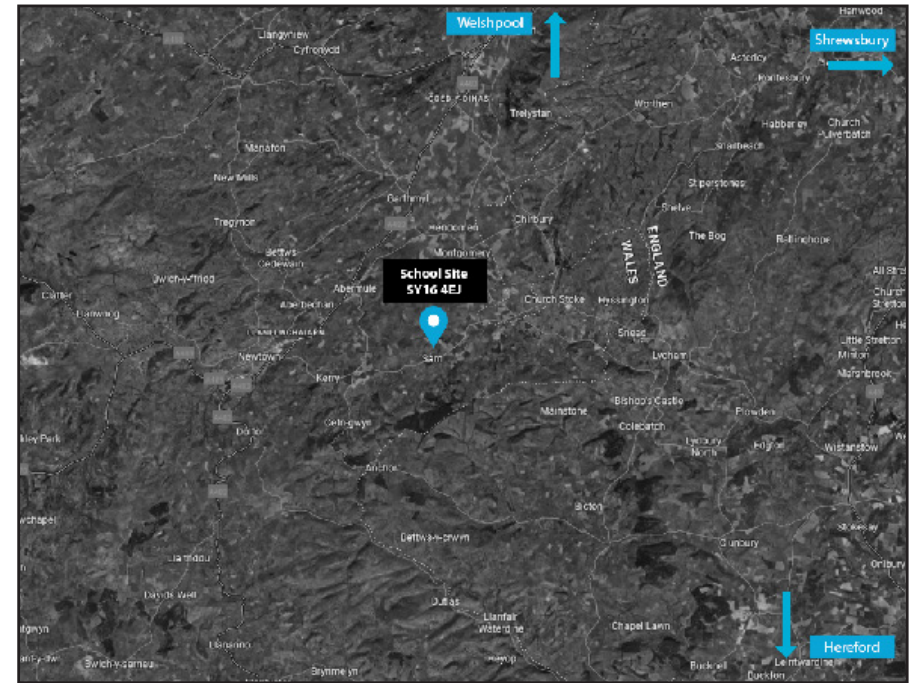
Ridgeway School is prominently located in the centre of Sarn, fronting the busy A489 with excellent visibility and access. The site sits in a mixed-use area surrounded by residential neighborhoods and close to local amenities such as the Sarn Inn. Nearby recreational facilities add to the village's community appeal.

Key Location Highlights:

- Positioned on the A489, linking Sarn to surrounding towns
- About 6.4 miles east of Newtown and 13 miles south of Welshpool
- Approximately 31 miles from Shrewsbury, 26 miles from Telford, 38 miles from Wolverhampton, and 42 miles from Aberystwyth
- Surrounded by residential and recreational spaces and close to shops, pubs, and local facilities
- Strong road links via the A483, with onward access to Shrewsbury, Hereford and the M54 motorway
- Sarn has a stable local economy supported by agriculture, small businesses and nearby commercial centres

Sarn offers a peaceful rural setting with good connections to larger towns, making Ridgeway School an accessible and attractive location with strong road exposure on the A489.

 what3words - ///redefined.down.clutches



Accommodation

**THE PROPERTY IS ARRANGED TO PROVIDE TWO COMPLEXES OF PROPERTY STRUCTURES
ARRANGED TO PROVIDE:**

TWO STOREY STRUCTURE

SECONDARY SCHOOL CLASSROOMS

PART TWO AND PART SINGLE STOREY STRUCTURES

PRIMARY SCHOOL/OLD SCHOOL HOUSE

TOTAL GROSS INTERNAL FLOOR AREA OF APPROXIMATELY **9,973 FT SQ** | (926.43 M SQ)

TOTAL SITE AREA | **1 ACRE(0.404 HECTARES).**

ALL MEASUREMENTS ARE APPROXIMATE



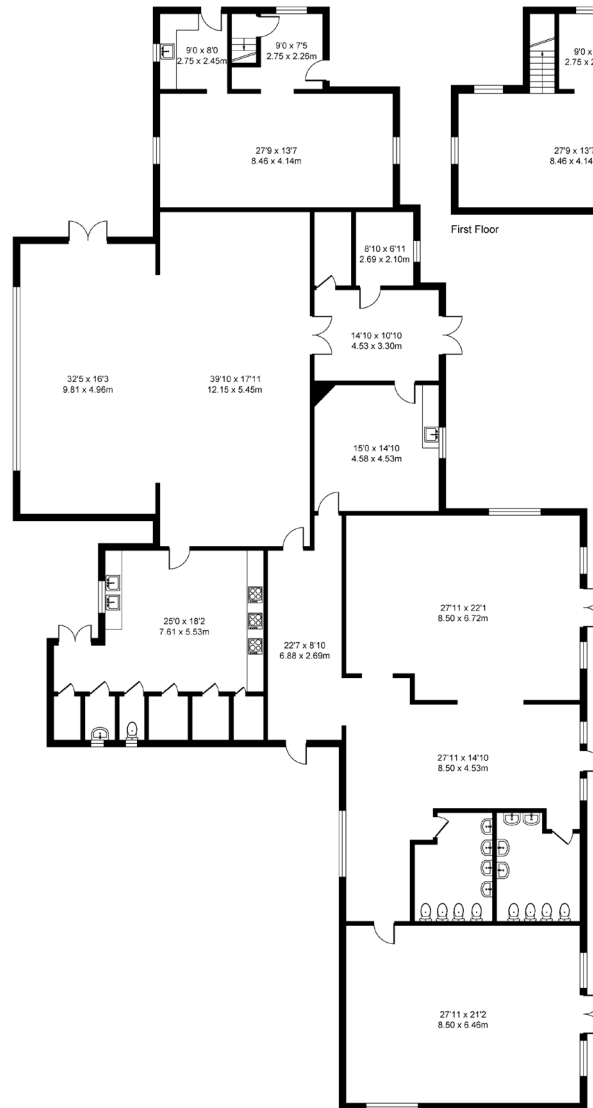




Floor Plan

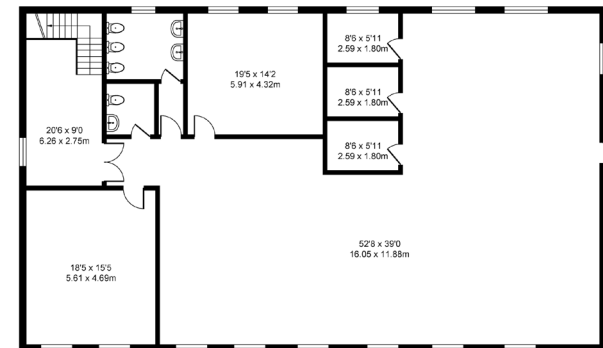
Approximate Area = 10912 sq ft / 1013.8 sq m

For identification only - Not to scale

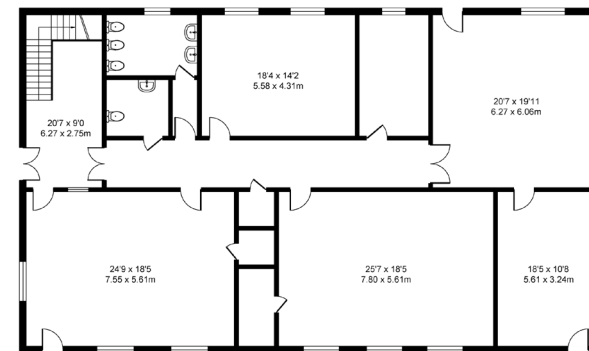


Ground Floor

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor



Ground Floor

Key Details

Rateable Value

Current rateable value = £18,500

Rates payable = £10,508

Price

Offers in the region of **£490,000** (Four hundred and ninety thousand pounds) exclusive.

VAT

The property is understood to be elected for VAT and VAT will be payable on the purchase price.

Planning

Individual offices and the licencees becoming liable for the payment of the rates levy (if any due to small business relief). PLANNING Prospective purchasers should make their own enquiries. The subject property is understood to benefit from planning consent as a school falling within Use Class D1 of the Town and Country Use Classes Order 1987. The property is understood to be classed as brown field and within a recognised settlement, this allows the potential for the property to be used for a variety of uses subject to the relevant statutory consents.

Local Authority

Powys County Hall
Spa Road East,
Llandrindod Wells, Powys, LD1 5LG



01597 827460



WWW.EN.POWYS.GOV.UK

Tenure

The property is offered for sale freehold subject to a variety of licence agreements that are granted on all inclusive terms. It is understood that the freehold interest in the property is to be sold with vacant possession. The property is owned under Title Number CYM425987. Possession of the property will be granted from the end of the first quarter of 2025, further details from the selling agents upon request.

Services

(not tested at the time of inspection). We understand that mains water, electricity and drainage are connected to the property.

EPC

To order.

Legal Costs

Each party is to be responsible for their own legal costs associated with the sale of the property.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

James Evans



07792 222 028



james.evans@halls.gb.com

Simon Cullup-Smith



07999 595 885



simon.cullupsmith@halls.gb.com

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

