

An aerial photograph of Ridgeway School, showing a large brick building with a grey roof, a blue extension, and a striped awning. The school is surrounded by several sports courts, including a basketball court, a tennis court, and a large outdoor field. A road runs along the left and bottom of the school, and a parking area with several cars is visible on the right. The surrounding area includes green grass, trees, and a fence.

# 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 £550,000 (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

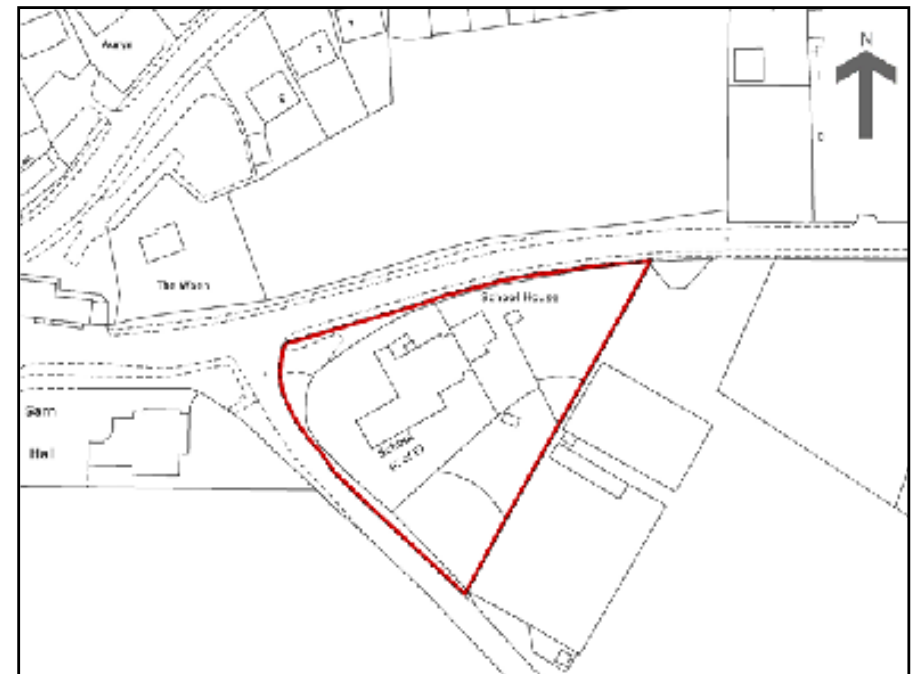
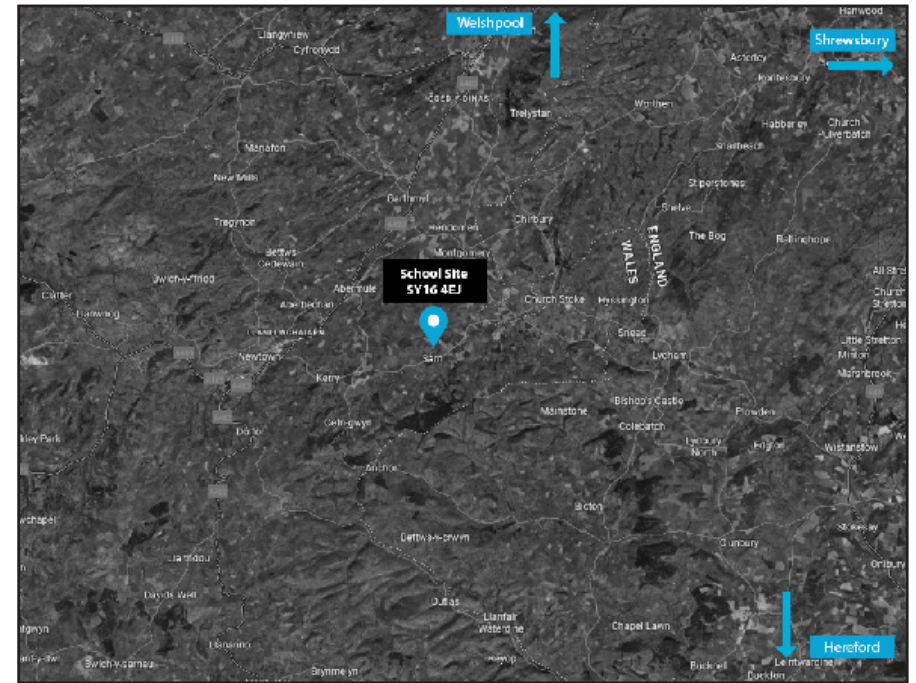
Ridgeway School is prominently located in the centre of Sarn, fronting the busy A489 with excellent visibility and access. The site sits in a mixed-use area surrounded by residential neighborhoods and close to local amenities such as the Sarn Inn. Nearby recreational facilities add to the village's community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









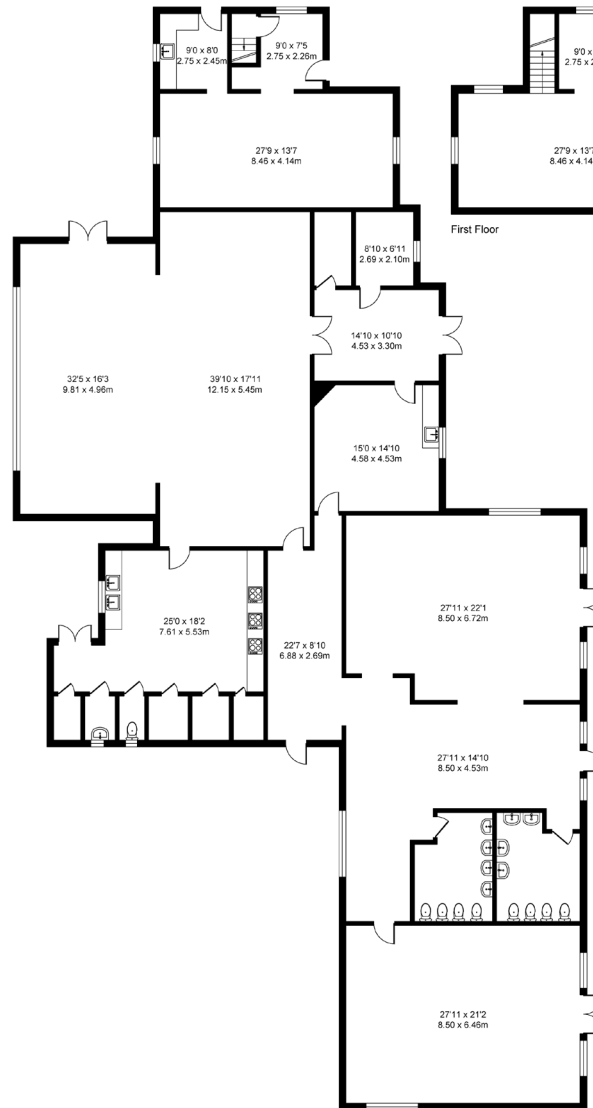




# Floor Plan

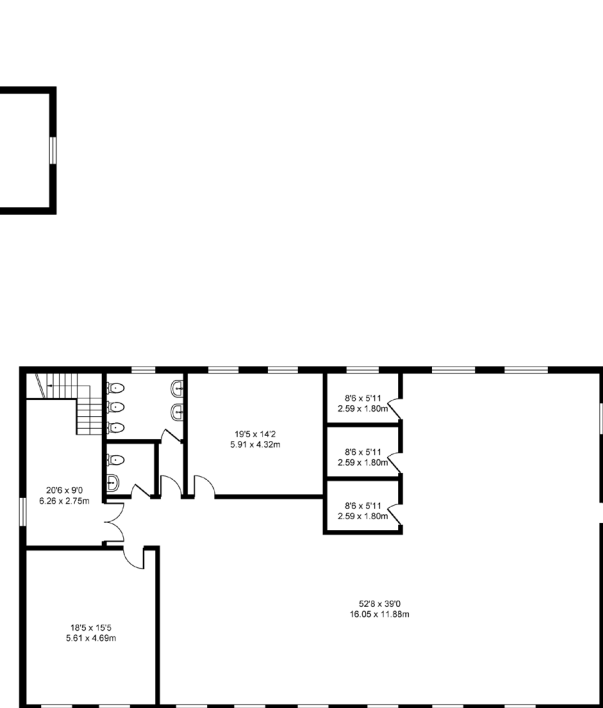
Approximate Area = 10912 sq ft / 1013.8 sq m

For identification only - Not to scale

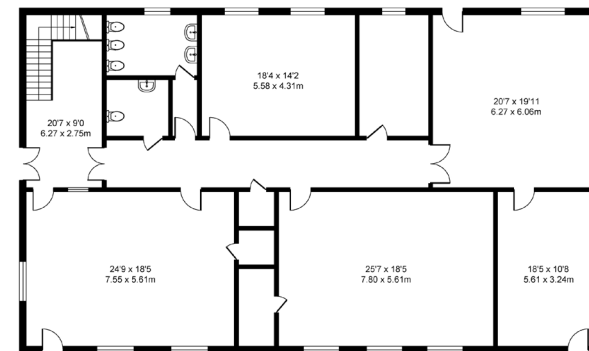


Ground Floor

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 **£550,000** (Five hundred and fifty 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](http://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.

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# Halls

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

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