

10 & 10A, High Street, Knighton, Powys, LD7 1AT

Asking Price £43,000

FOR SALE BY PRIVATE TREATY

Investment & Development Opportunity.

The freehold interest in the entire building, comprising two leasehold flats held on 999-year leases, together with two existing shop units and the cellars beneath. The shop units and cellars benefit from planning permission for conversion to a two-bedroom flat, with both bedrooms having en-suite facilities.



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Location - The property occupies a prominent position on the High Street, close to the renowned Clock Tower in the heart of Knighton town centre.

Knighton offers a good range of everyday amenities, all within easy walking distance of the property, including independent shops, healthcare facilities and leisure opportunities. For those commuting or wishing to explore further afield, the town benefits from its own railway station on the Heart of Wales Line, providing links to larger towns and cities along this scenic route.

Set within a beautiful rural landscape, the area is ideal for those who enjoy outdoor pursuits, with scenic walks and open countryside close at hand. For a broader range of services and shopping, the market towns of Ludlow and Leominster are approximately 17 and 20 miles away respectively, while the cathedral city of Hereford lies around 30 miles from the town.

The Property -

An opportunity to acquire the freehold interest in a town centre building comprising two ground-floor shop premises with cellars beneath, together with two flats situated on the upper floors, held under existing 999-year leases.

Occupying a position on High Street, locally known as The Narrows, in Knighton, the property offers existing commercial accommodation alongside the potential for residential development, with full planning permission granted for the conversion of the shop premises and cellars into a two-bedroom / two Ensuite dwelling.

The property is situated within the Knighton Conservation Area.

The property comprises the following accommodation (measurements are provided for identification only):

Current Layout -

The two shop premises are accessed directly from the High Street, with each benefiting from a double-window shopfront providing display space and a prominent retail frontage.

Internally, the premises offer retail sales accommodation, including Zone A to the front of each unit, together with WC facilities and a small store area to the rear.

The cellars are accessed separately from the rear of the building and provide useful storage space, retaining original brick fireplaces.

Planning Permission & Development Potential - (Application 24/0963/FUL)

Full planning permission was granted on 20 November 2024 for the change of use of the lower ground floor and ground-floor shop premises from retail use (Class A1) to residential use (Class C3) at 10 & 10A High Street, Knighton, LD7 1AT.

The approved scheme provides for the conversion of the shop premises and the cellars beneath into a two-bedroom dwelling, with both bedrooms benefiting from en-suite facilities.

As shown on the approved plans, the proposed accommodation is arranged over two levels:

- Ground floor: An open-plan kitchen and dining area, leading through to a living area, with a study area to the rear.
- Lower ground floor: Two bedrooms, each with an en-suite bathroom, accessed via an internal staircase.

The planning permission offers purchasers the opportunity to explore the conversion of the existing commercial accommodation into residential use, in accordance with the approved plans and subject to any relevant planning conditions.

Further information, including the approved plans, is available from the selling agent upon request.

Tenure & Extent of the Sale -

The property is offered for sale by private treaty and comprises the freehold interest in the building at 10 & 10A High Street, Knighton.

The freehold sale includes the two vacant ground-floor shop premises and the cellars beneath, which benefit from planning permission for conversion to a two-bedroom dwelling, with both bedrooms having en-suite facilities.

The two upper-floor leasehold flats are separately held under existing 999-year leases, both commencing on 24 May 2019 and registered at HM Land Registry under title numbers CYM778750 and CYM816344. Both flats are currently occupied and are not included in the sale as freehold properties. The purchaser will acquire the freehold interest subject to these existing leases, together with the associated ground rent income, and the rights and obligations contained within the lease documentation.

We are advised of the following charges for the period 1 January 2026 to 31 December 2026:

- Ground Rent: £190 per annum per flat.
- Service Charge: £1,007.50 per annum per flat.

Prospective purchasers should satisfy themselves through their own legal advisers as to the terms of the leases, the ground rent arrangements and the precise extent of the freehold title being offered.

Viewing & Further Information -

Further information regarding the property, existing leasehold arrangements and planning permission is available from the selling agent.

All prospective purchasers are advised to make their own enquiries with the relevant local authority and professional advisers to satisfy themselves as to the planning position, title arrangements and suitability of the property for their intended use.

Viewing appointment through selling agents - McCartneys LLP: 01547 528621

Business Rates -

The current rateable values for the two ground-floor shop premises, effective from 1 April 2026, are as follows:

10 High Street: £1,800

10A High Street: £1,750

Prospective purchasers should make their own enquiries with the relevant local authority regarding business rates payable and any applicable reliefs or exemptions.

Titles -

CYM204760 - Freehold
CYM816344 Leasehold
CYM778750 Leasehold

SERVICES: We are informed that the property is connected to All mains services are available

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

Details Last Updated: Tuesday, 20 October 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251.
REGISTERED NO: OC310186



TWO SHOP PREMISES



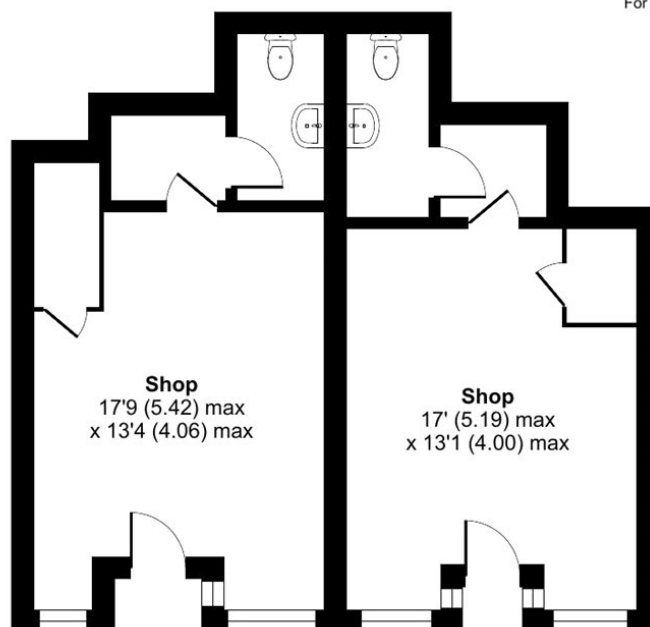
CELLARS



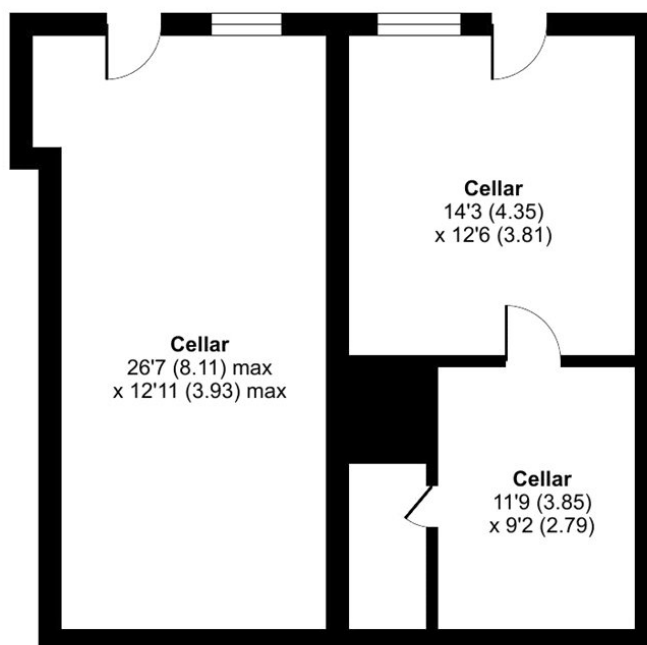
High Street, Knighton, LD7

Approximate Area = 1208 sq ft / 112.2 sq m

For identification only - Not to scale



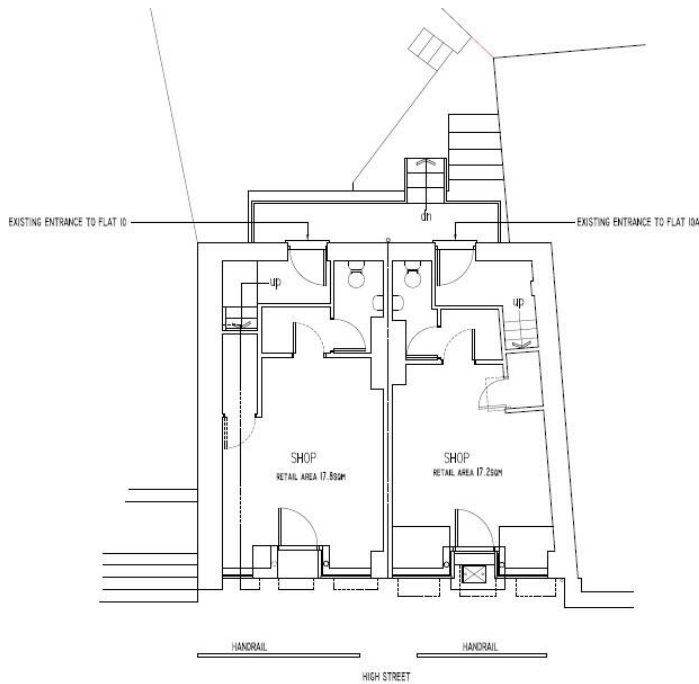
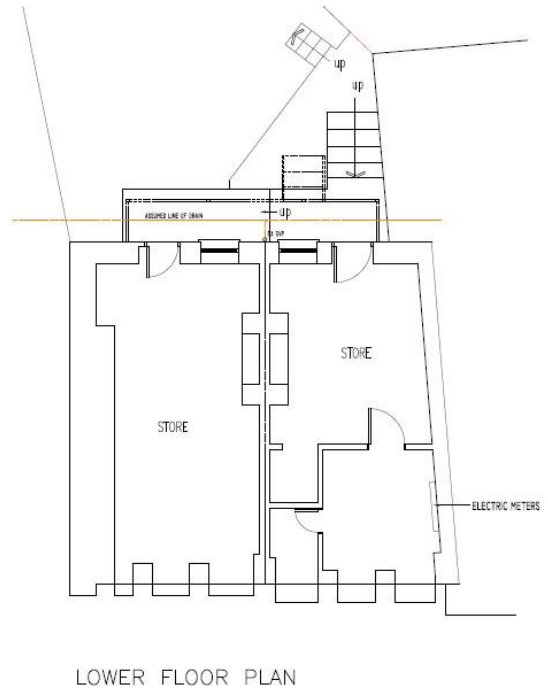
GROUND FLOOR 1 / 2



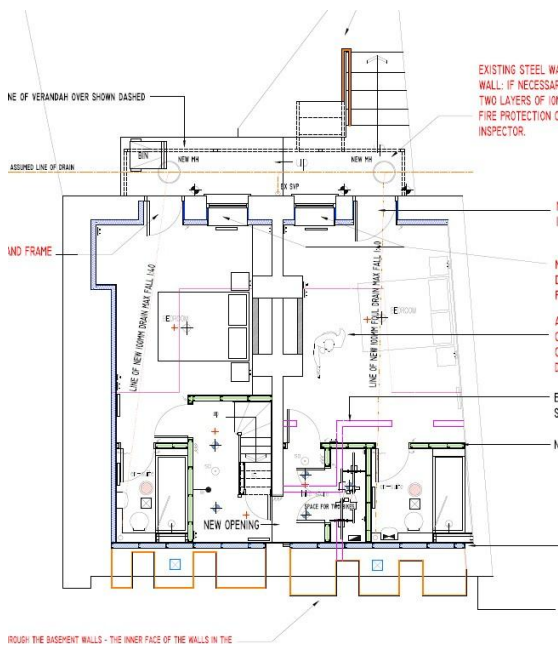
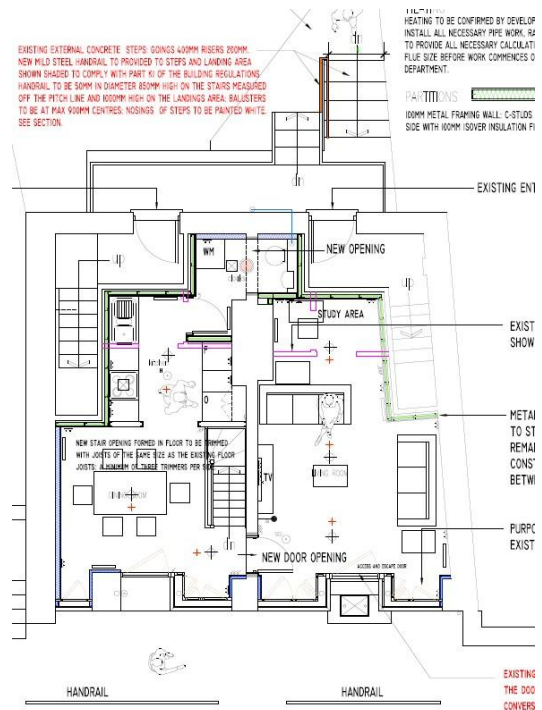
LOWER GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCartneys. REF: 1536028

EXISTING PLANS (Not to scale)



PROPOSED PLANS (Not to scale)



For further information and to request the full plans, please contact our Knighton office.