

# FOR SALE

ELECTRIC CHARGING STATION AND DRIVE THRU  
DEVELOPMENT OPPORTUNITY OCCUPYING A BUSY  
MAIN ROAD LOCATION



**LAND FRONTING THE A483, FOUR CROSSES, POWYS, SY22 6RF**

**TSR**  
TOWLER SHAW ROBERTS

## LOCATION

The site occupies a very prominent and significant position fronting the busy A483 trunk road within a short distance of the village of Four Crosses. The A483 is the main arterial route through central Wales, which connects Chester in the north to Junction 49 of the M4 close to Swansea in the south passing through the major towns of Wrexham, Newtown and Welshpool. The road also has the benefit of around 10,000 daily vehicle movements according to the Annual Average Daily Traffic (AADT) report taken in 2020.

Four Crosses is a popular and expanding semi-rural village close to the Shropshire and Powys border supporting a range of local amenities, situated approximately 8 miles north east of Welshpool, 8 miles south of Oswestry and 17 miles west of the County Town of Shrewsbury.

## DESCRIPTION

This property provides a rare and unique opportunity to acquire a development site having the benefit of outline planning permission for a vehicle electric charging station and drive thru coffee shop and will be one of the first of its kind in Wales.

The greenfield site has the benefit of a long frontage to the main A483 and extends in total to approximately 2.47 acres (1 Hectare) with an existing accessway leading directly from the main road.

## TENURE

The site is understood to be of freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion.

## GUIDE PRICE

Offers in the region of **£650,000** are invited for the freehold interest.

## PLANNING

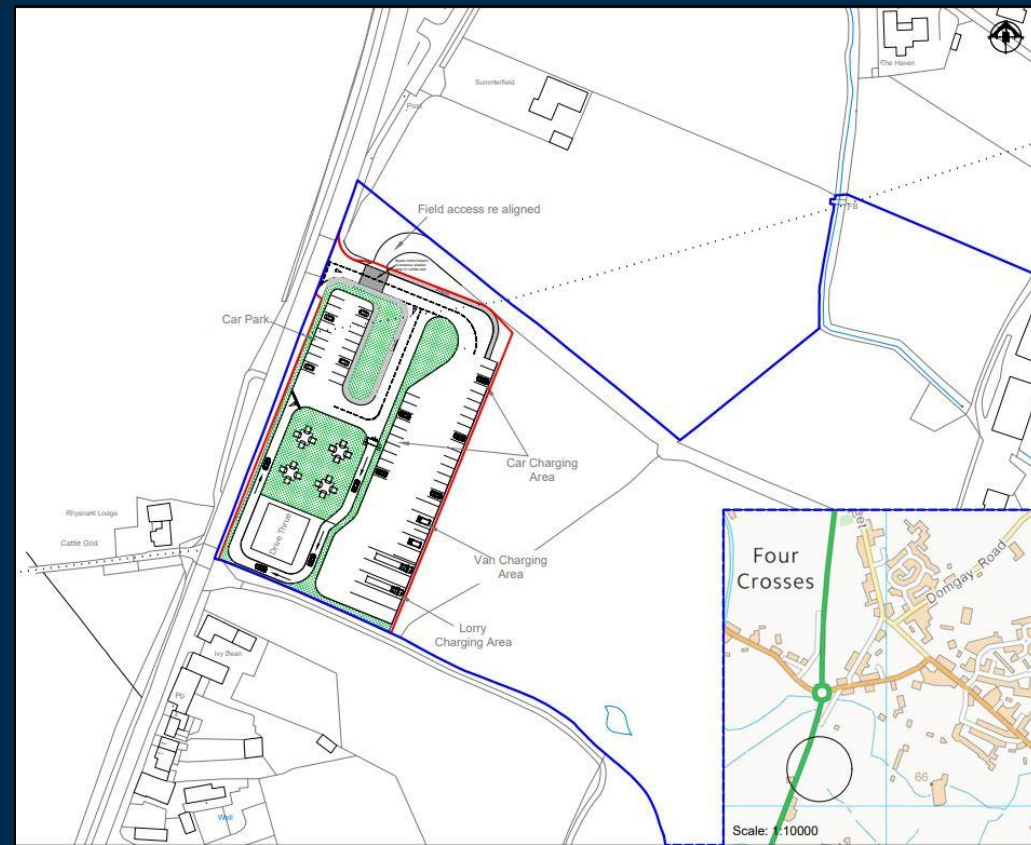
Outline Planning Permission has been approved by Powys County Council for the development of an electric charging station, drive thru coffee shop and associated car parking under the reference number 21/0754/OUT. Further details are available from the Selling Agents upon request.

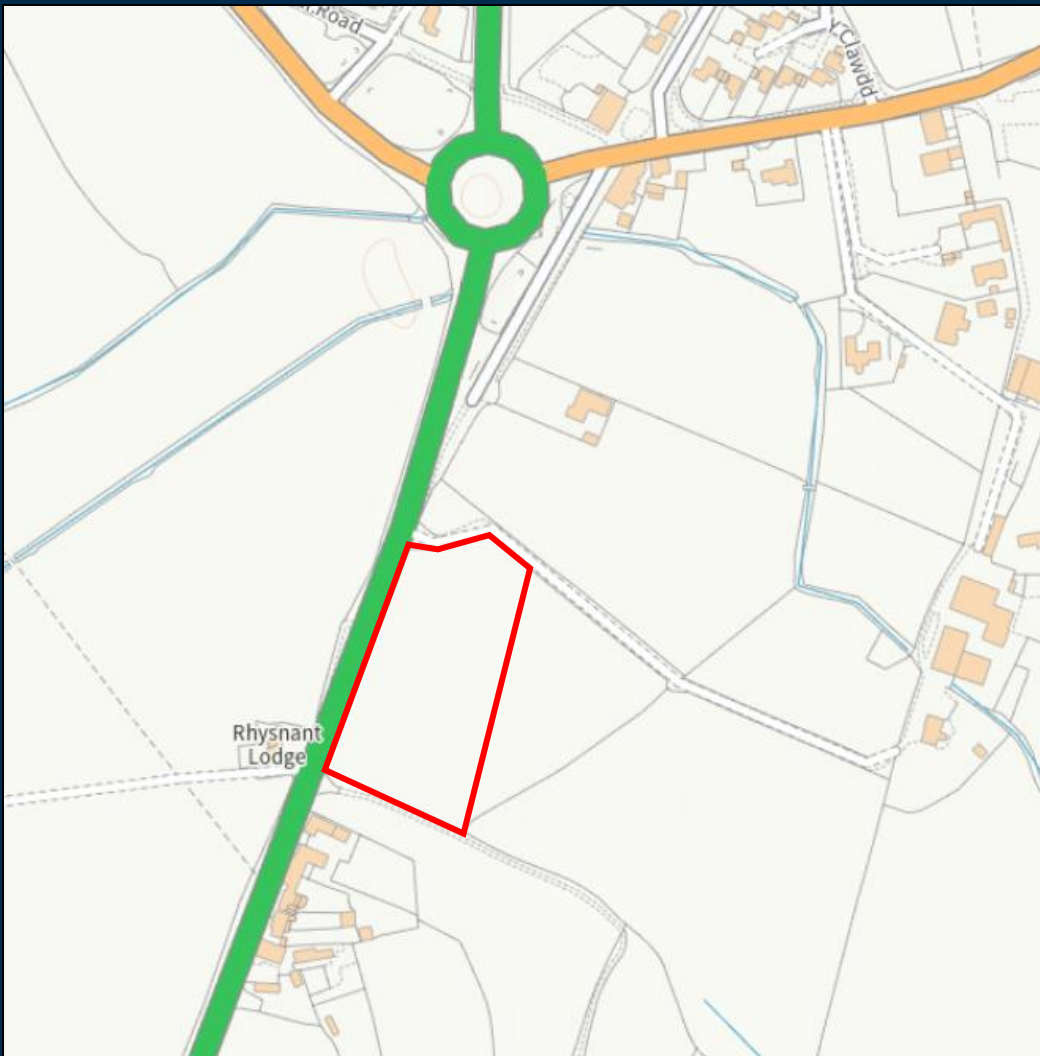
## GROUND CONDITIONS

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

## SERVICES

Mains water, electricity and drainage services are understood to be available or nearby to the site. Interested parties are advised to make their own enquiries with the relevant utility companies.





### **RIGHTS OF WAY, WAYLEAVES ETC.**

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

The Vendors wish to retain a right of way through the site for access to their retained premises.

### **LOCAL AUTHORITY**

Powys County Council, Ithon Rd, Llandrindod Wells LD1 6AA Tel: 01597 827460

### **LEGAL COSTS**

Each party are to be responsible for their own legal fees incurred in this transaction.

### **VAT**

All costs/prices are exclusive of, but subject to, VAT if applicable. It is understood that the Vendor has not elected to charge VAT on the property at this present time.

### **ANTI-MONEY LAUNDERING (AML) REGULATIONS**

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

### **VIEWING**

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.



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### **Important Notice**

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*January 2024*