

FOR SALE

TSR

TOWLER SHAW ROBERTS

ATTRACTIVE RESIDENTIAL DEVELOPMENT OPPORTUNITY WITHIN SOUGHT AFTER TOWN



**Brades Meadow
Mortimer Road
Montgomery
Powys
SY15 6UP**

- Attractive residential development opportunity extending in total to approx. 0.75 acres (0.3 ha) or thereabouts
- Forming part of a larger residential scheme situated at Mortimer Road the site benefits from detailed planning permission (Ref: P/2008/1652) for a total of 10 dwellings (4 no open market and 6 no local needs) providing individually serviced plots.
- Highly sought after location with direct access to Shrewsbury (via B4386) and Welshpool (via B4388)
- Offers in the region of **£275,000** are invited for the Freehold interest.
- Adjoining 3.86 acre residential care home development site is also available by separate negotiation.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

Located on the edge of this popular historic Market Town of Montgomery the site is ideally positioned off Chirbury Road (B4386) providing direct access to Shrewsbury and Welshpool via the B4386 and B4388

Montgomery is a popular Market Town located just over the Welsh boarder boasting a thriving community offering a host of activities close to Offa's Dyke path. Montgomery Town Centre lies approximately 25 miles south of Shrewsbury, 10 miles north east of Newtown and 8 miles south of Welshpool and serves a wide catchment area.

Description

The site which forms part of a larger residential scheme known as Brades Meadow extends in total to approx. 0.75 acres (0.3 ha) and benefits from detailed planning permission for the erection of 10 dwellings comprising 4 detached market dwellings and 3 pairs of semi-detached dwellings for local needs (Ref: P/2008/1652).

Brades Meadow has been developed over the last 10 years providing a selection of individual and well-designed properties with attractive landscaped and communal garden areas.

The site is the last phase of the development and there will be a requirement for the proposed scheme to be undertaken adopting the same design code and specification.

Further details are available from the Selling Agents upon request.

Services (Not Checked or Tested)

Mains electricity, water and drainage services are understood to be connected or available to the individual plots.

Interested parties should make their own enquiries with the appropriate suppliers regarding any necessary connection arrangements.

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. The Vendor may also consider a joint venture opportunity with the potential purchaser.

Guide Price

Offers in the region of **£275,000** are invited for the freehold interest with vacant possession on completion.

General Conditions and Contaminations

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.

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. Mortimer Road is an adopted highway.



For Reference purpose only

Scale: Not to Scale

Planning

Planning Consent has been granted by Powys County Council (March 2009) for the erection of 10 new dwellings comprising 4 detached market dwellings and 3 pairs of semi-detached affordable houses forming Phase Four of the Brades Meadow Development, (Ref: P/2008/1652). Further information can be obtained upon request from the Selling Agents.

Adjoining Care Home Opportunity

Potential purchasers should note there is an adjoining parcel of land extending to approx. 3.86 acres available For Sale with the benefit of planning permission for a new care home and assisted living development. Further details are available from the Selling Agents upon request.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS. TEL: 01938 552828.

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. We are advised the Vendor has not elected to charge VAT on the site.

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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