

# FOR SALE

ATTRACTIVE RESIDENTIAL DEVELOPMENT OPPORTUNITY – APPROXIMATELY 3.41 ACRES (1.37 Hectares)  
WITH OUTLINE PLANNING PERMISSION FOR 25 DWELLINGS



LAND ADJACENT TO THE FRON – MIDDLETOWN - NR. WELSHPOOL – POWYS - SY21 8EN

## LOCATION

The site occupies a convenient location on the fringe of Middletown Village on the Shropshire and Wales border situated between the attractive Market Towns of Welshpool and Shrewsbury.

The county town of Shrewsbury lies approximately 13 miles to the east via the A458 trunk road and provides a wide range of amenities including a number of highly regarded schools, mainline Railway Station, independent and national retailers, restaurants and leisure facilities.

Welshpool is approximately 7 miles to the south west via the A458 and provides a host of local amenities including educational services and a mainline Railway Station.

Welshpool is an important Market Town and commercial centre within the Mid Wales Economy and has a current population of circa 6,000. The Town is situated approx. 20 miles to the West of Shrewsbury, via the A458, and lies approx. 14 miles to the North East of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

## DESCRIPTION

This elevated and fairly regular shaped site extends in total to approximately 3.41 acres (1.37 hectares) or thereabouts and boasts far reaching views over the surrounding countryside with local amenities nearby.

## 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 **£750,000** are invited for the freehold interest with vacant possession on completion.

## GROUND CONDITIONS

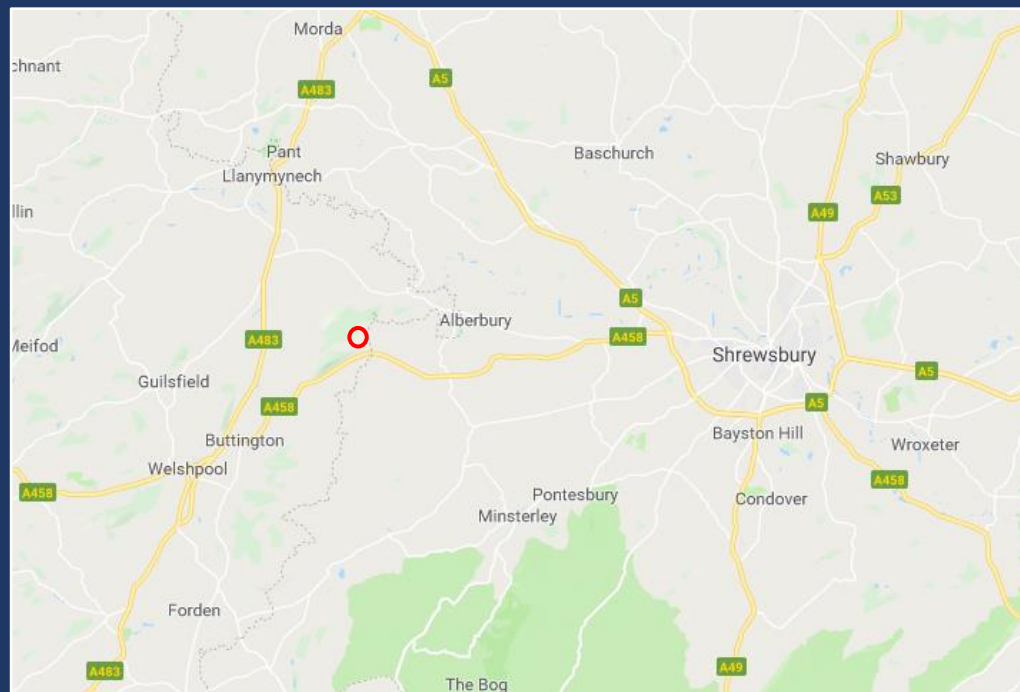
Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

## 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.

## LOCAL AUTHORITY

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS. TEL: 01938 552 828.



## PLANNING

Outline planning permission has been granted by Powys County Council (April 2018) for the residential development of 25 dwellings including 5 affordable, construction of vehicular access and provision of a attenuation pond. Subject to reserved matters. Application No. P/2017/0010. Further information can be obtained from the Selling Agents upon request.

## 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.

## 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.

June 2019

## Consumer Protection from Unfair Trading Regulations 2008

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