



**Development Site and Cottage
Orchard Villa, Llandyssil, Montgomery, SY15 6LQ**

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY— Guide Price £450,000

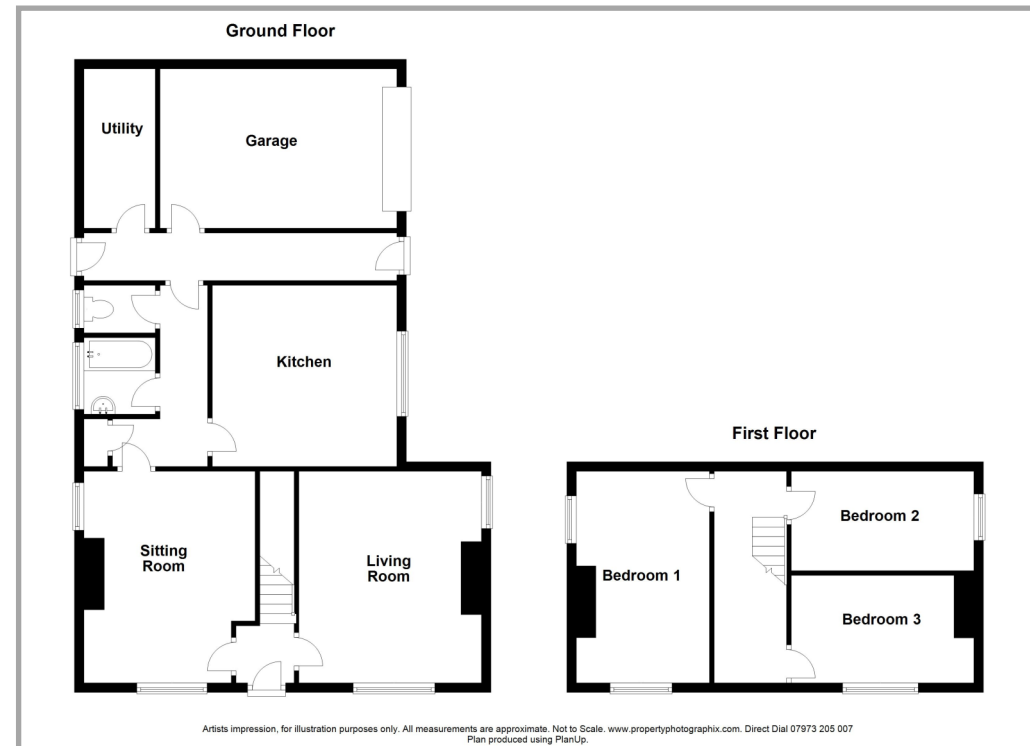
**Montgomery (2miles), Newtown (7 miles),
Welshpool (9 miles) (Distances are approximate)**

DESCRIPTION

An exciting development set in the heart of the popular small village of Llandyssil. The property comprises a level parcel of land with access to all mains services and which has outline consent for 5 detached dwellings on around 0.75 of an acre. Also available is a semi-detached 3 bedroom cottage together with gardens and substantial steel framed garage and workshops. In all, the property stands in just under one acre and presents a fantastic opportunity to individuals and small development companies alike.

LOCATION

Situated in the heart of Llandyssil and currently comprising a large orchard, garage/workshop buildings and semi-detached cottage. The site has views to the north over open farmland and the village boasts a pub and bakery, church and school hall. It lies approximately 2 miles from the town of Montgomery, 7 miles from Newtown and 9 miles from Welshpool.



PLANNING CONSENT

Outline planning was granted for the residential development of 5 dwellings, formation of access and all associated works at land at Hawthorn Drive, Llandyssil, Ref: 18/1090/out dated 25th November 2019. The development is subject to reserved matters which include provision of affordable housing and which should consist of not less than 3 units. It is believed that an amendment to the proposed plans may be required to increase the density of the site. This may include the land attached to the cottage where the large steel framed building is situated.

SERVICES

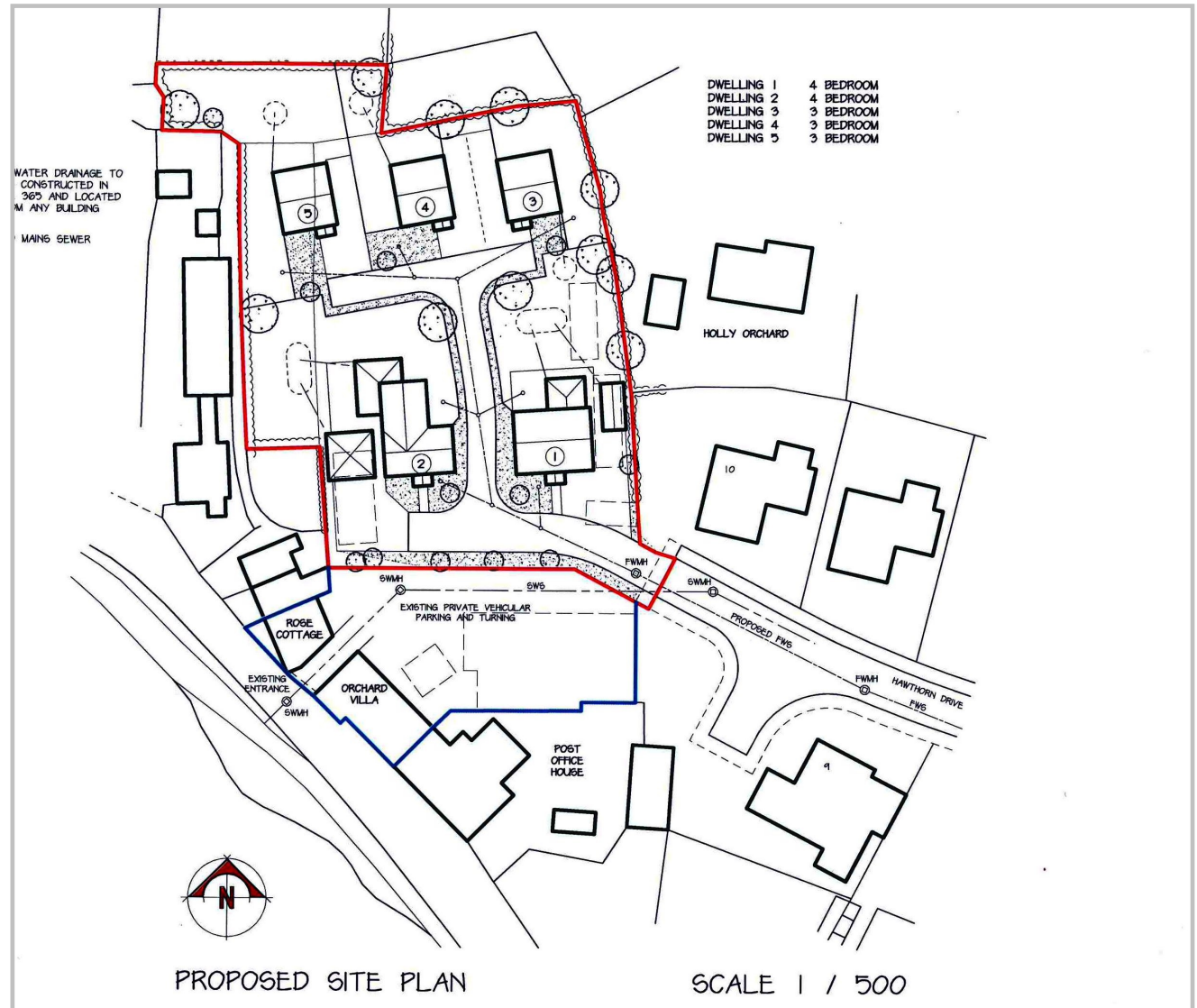
All village services are available to the cottage. The development land has access of the adopted road known as Hawthorn Drive and has the right to connect to the services located at that access point.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone 01588 638755.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.



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Energy Performance Ratings.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Key energy related information:		Key environmental impact related information:	
Current: A	Potential: A	Current: 78	Potential: 70
100 kWh/m ² : B			
150 kWh/m ² : C			
200 kWh/m ² : D			
250 kWh/m ² : E			
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/financial advice. We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FSA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Bishops Castle office:
33b Church Street
Bishops Castle, SY9 5AD

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