



**FOR SALE**

Guide Price £500,000

## Residential Development Land at Middletown, Near Welshpool, Powys, SY21 8EN

**\*\*By Informal Tender - August 7th 2025\*\***

A very well situated residential development site extending to approximately 4.4 acres with Planning Permission and Reserved Matters Approved for the erection of 25 dwellings (5 of which are to be affordable units) including an interesting mix of 2, 3 and 4 bedroom houses, enjoying super elevated views over countryside, in a convenient and pleasant edge of village location.





Welshpool (6.5 miles), Shrewsbury (11 miles), Oswestry (18 miles)  
(All distances approximate)



- Residential development land
- Extending to approximately 4.4 Acres
- Outline Planning Permission and Reserved Matters approved
- 25 dwellings (including 5 affordable dwellings)
- Elevated views over countryside
- Popular edge of village location

## DESCRIPTION

Halls are delighted with instructions to offer this excellent development opportunity on the outskirts of the village of Middletown, near Welshpool, for sale by Informal Tender.

The sale provides a very well situated parcel of residential development land extending to approximately 4.4 acres with Planning Permission and Reserved Matters Approved for the erection of 25 dwellings (5 of which are to be affordable units) including an interesting mix of 2, 3 and 4 bedroom houses, enjoying super elevated views over countryside, in a convenient and pleasant edge of village location.

The land is currently down to permanent pasture and forms part of a larger sloping field adjacent to All Saints Church on the eastern perimeter of the village with access directly on to the A458 Welshpool to Shrewsbury Road.

Reserved Matters have been approved for a most impressive development, including a variety of property types ranging from four 2 bedroom semi-detached starter homes to a range of 3 bedroom semi-detached, 3 bedroom detached, 4 bedroom detached and 5 bedroom detached houses.

The completed development will certainly be sought after and Halls, the sole Selling Agents, have no hesitation whatsoever in recommending it for an immediate inspection as a first class development opportunity.

## SITUATION

The land is situated on the outskirts of the village of Middletown with direct access on to the A458 Welshpool to Shrewsbury Road, providing convenient access to both Welshpool (6.5 miles) and Shrewsbury (11 miles), both of which provide an extensive range of amenities of all kinds. There are a range of schooling options close-by, including Buttington Trewern County Primary School and Welshpool High School (with sixth form), whilst further options in both state and private sectors are available at both Oswestry and Shrewsbury.

## DIRECTIONS

w3w - [///stages.tricklingstaples](https://www.stages.tricklingstaples.com)

From the centre of Middletown, proceed on the A458 in the direction of Shrewsbury and the land will be positioned on your left hand side immediately after passing All Saints Church. There is an access directly on to the A458 and a further access just beyond, which also provides access to Fron Farm.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.





### PLANNING PERMISSION

Outline planning permission was granted on 4th April 2018 for "residential development of up to 25 dwellings, construction of vehicular access and attenuation pond at land adjoining The Fron, Middletown, Welshpool". Application number P/2017/0010.

Subsequently, Reserved Matters were approved on 23rd May 2025 for "the erection of 25 houses, attenuation pond and associated works at land adjacent to The Fron". Application number 21/0232/RES.

We are informed that the planning permission is subject to a Section 106 Agreement requiring an 'education contribution' (£30,000). The payment of this education contribution is staggered, with the first installment of 50% due prior to the first occupation of the tenth dwelling and the second installment of 50% due prior to the first occupation of the twentieth dwelling. We would advise that all interested parties ensure that they make their own enquiries as to any requirements under the S106.

A copy of all necessary documentation can be downloaded from the Powys Council Planning Portal quoting the above mentioned application numbers, or requested from the selling agents.

### PROPOSED DWELLINGS

Plot 1 - 3 bedroom semi-detached - 1012 sq ft (Affordable Dwelling)  
 Plot 2 - 2 bedroom semi-detached - 893 sq ft (Affordable Dwelling)  
 Plot 3 - 2 bedroom semi-detached - 893 sq ft (Affordable Dwelling)  
 Plot 4 - 2 bedroom semi-detached - 893 sq ft (Affordable Dwelling)  
 Plot 5 - 2 bedroom semi-detached - 893 sq ft (Affordable Dwelling)  
 Plot 6 - 3 bedroom semi-detached - 760 sq ft  
 Plot 7 - 3 bedroom semi-detached - 760 sq ft  
 Plot 8 - 3 bedroom semi-detached - 760 sq ft  
 Plot 9 - 3 bedroom semi-detached - 760 sq ft  
 Plot 10 - 3 bedroom semi-detached - 893 sq ft  
 Plot 11 - 4 bedroom house with garage below - 1658 sq ft  
 Plot 12 - 4 bedroom house with garage below - 1658 sq ft  
 Plot 13 - 4 bedroom house with garage below - 1884 sq ft  
 Plot 14 - 4 bedroom house with garage below - 1830 sq ft  
 Plot 15 - 4 bedroom house with garage below - 1830 sq ft  
 Plot 16 - 4 bedroom house with garage below - 1884 sq ft  
 Plot 17 - 5 bedroom detached house plus double garage - 1894 sq ft  
 Plot 18 - 4 bedroom detached house - 1124 sq ft  
 Plot 19 - 4 bedroom detached house - 1124 sq ft  
 Plot 20 - 3 bedroom detached house plus single garage - 952 sq ft  
 Plot 21 - 3 bedroom detached house plus single garage - 952 sq ft  
 Plot 22 - 3 bedroom detached house - 952 sq ft  
 Plot 23 - 3 bedroom detached house plus single garage - 952 sq ft  
 Plot 24 - 4 bedroom detached house plus single garage - 1124 sq ft  
 Plot 25 - 4 bedroom detached house - 1124 sq ft

Total developed floor area - 29,458 sq ft.

The above measurements have been taken from the Architect's plans and should not be relied upon as being precisely accurate.

### ADDITIONAL LAND

The residential development land is delineated in red on the attached plan and extends to approximately 4.4 acres, in all. There is a further approximately 13.3 acres of agricultural land adjacent (as delineated in blue on the attached plan) which may be available for sale by separate negotiation

### COMMUNITY INFRASTRUCTURE LEVY

We are informed that there is no CIL payment due for this site, however, we would urge prospective purchasers to make their own enquiries.



### **SERVICES**

We are informed that mains water, drainage and electricity are all available nearby. However, all interested parties should satisfy themselves in respect of the provision, capacity and suitability of all services, whether on or off site.,

### **TENURE AND POSSESSION**

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

### **LOCAL AUTHORITIES**

Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

### **METHOD OF SALE**

The land is offered for sale by Informal Tender. Interested parties are invited to submit their offer in writing by August 7th 2025 at 12.00 pm. We would ask that offerors include the following details with their offer:

- Offer amount
- Proof of funding
- Any conditions attached to the offer
- Proposed timescale for completion
- Solicitor's details

All offers should be submitted for the attention of: Mr J Quinn either by email ([jquinn@hallsgb.com](mailto:jquinn@hallsgb.com)), or by Recorded Post to arrive no later than August 7th 2025 at 12.00pm.

### **BOUNDARIES, FENCES AND ROADS**

The Purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining ownership of boundaries, hedges or fences.

### **RIGHTS OF WAY, EASEMENTS AND WAYLEAVES**

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

### **VIEWINGS**

For detailed a "site walk around", please contact the Selling Agents.

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

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



# FOR SALE

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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 FCA. 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.

**Halls** 1845

01691 622602

**Ellesmere Sales**

The Square, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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