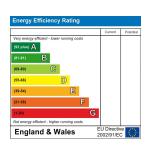
## Development Site Bwlch-Y-Cibau, Llanfyllin, Powys, SY22 5LN



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.

## **Energy Performance Rating**





## 01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD E: welshpool@hallsgb.com









IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ [iv] It must not be assumed that the property has all the required planning or building regulation consents.



Development Site Bwlch-Y-Cibau, Llanfyllin, Powys, SY22 5LN

Residential development site situated in the picturesque village of Bwlch Y Cibau with stunning rural views. The site has full planning consent (p/2017/0692) for 4 executive detached properties with integral garages and two semi detached homes. installation of sewage treatment plant and associated works. The site extends to around 1.4 acres. The village is situated between Oswestry, Welshpool and Llanfyllin on the A490.















