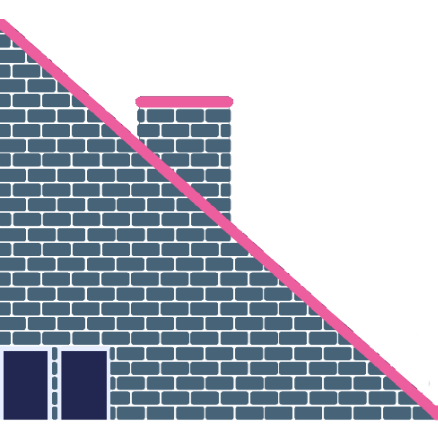
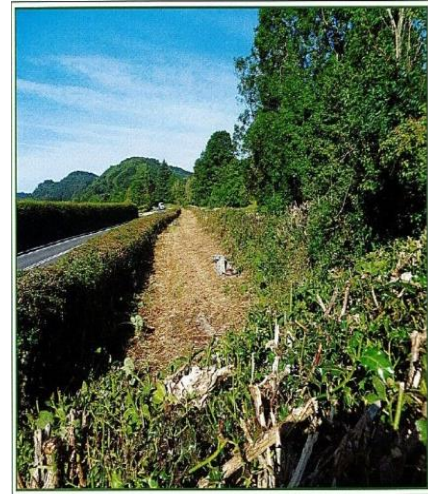


# Absolute Homes



Land to the SW of Cherry Lea



## Description:

We are pleased to be offering this Freehold land approaching 1/3rd of an acre located on the A483 between Welshpool and Newtown.

The land does have the benefit of a water connection.

This would make an ideal investment with the possibilities of setting up Shepherd hut or similar Airbnb/Glamping accommodation for visitors to this hugely popular part of Wales.

The land backs onto the Montgomery Canal (Welsh: Camlas Trefaldwyn), known colloquially as "The Monty", which is a partially restored canal in eastern Powys and northwest Shropshire. The canal runs 33 miles (53 km) from the Llangollen Canal at Frankton Junction to Newtown via Llanymynech and Welshpool and crosses the England–Wales border.

Part of The Severn Way follows the Montgomery Canal between Newtown and Welshpool. The Severn at Newtown is already wide and proud, weaving into town under the impressive, Victorian Long Bridge. But before you walk along it, head into town, where you'll Newtown's industrial history celebrated very proudly.

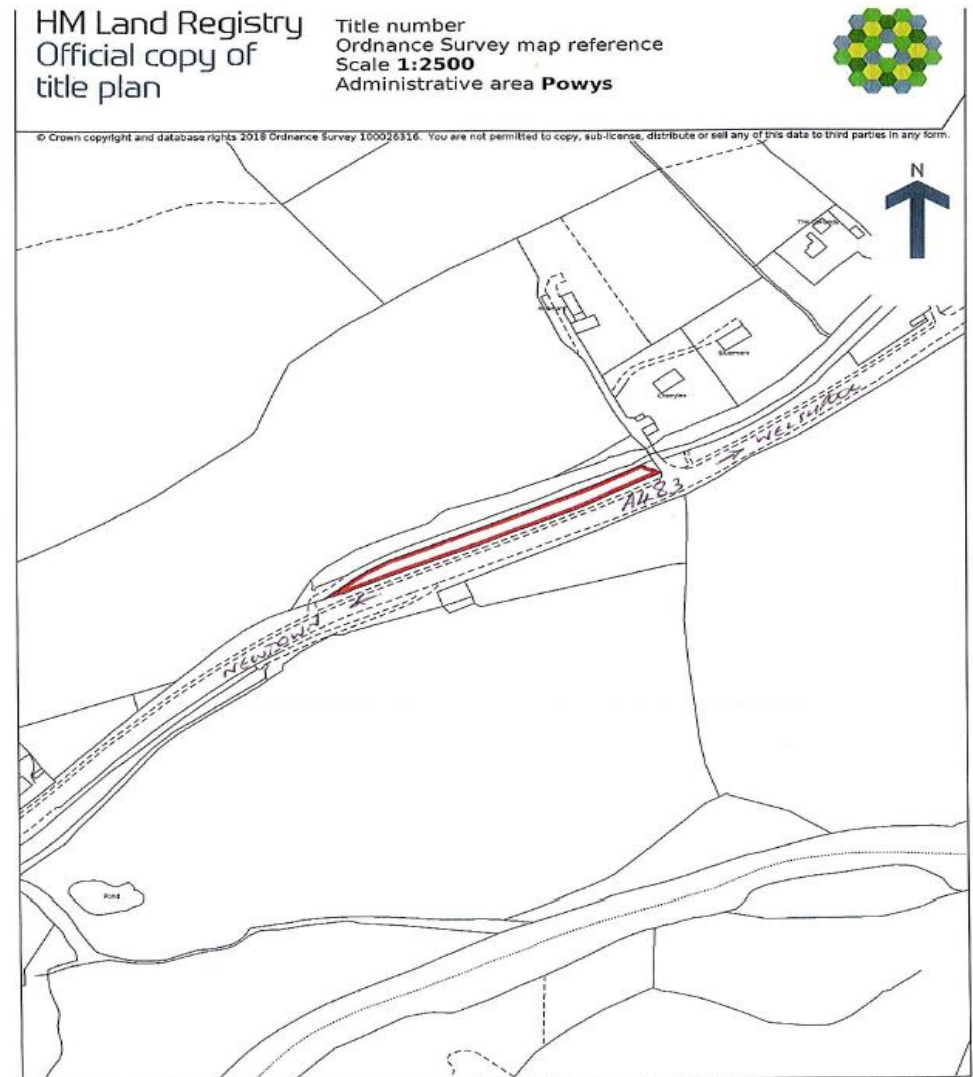
There are numerous attractions locally including Powls Castle Welshpool, numerous walks taking in the Canal and River.

**Price:** £25,000

**Tenure:** Freehold

**EPC:** N/A

**Council:** Powys County Council



 [absolute-homes.co.uk](https://absolute-homes.co.uk)

☎ 01784 557 898

✉ [info@absolute-homes.co.uk](mailto:info@absolute-homes.co.uk)

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

