

Town & Country

Estate & Letting Agents

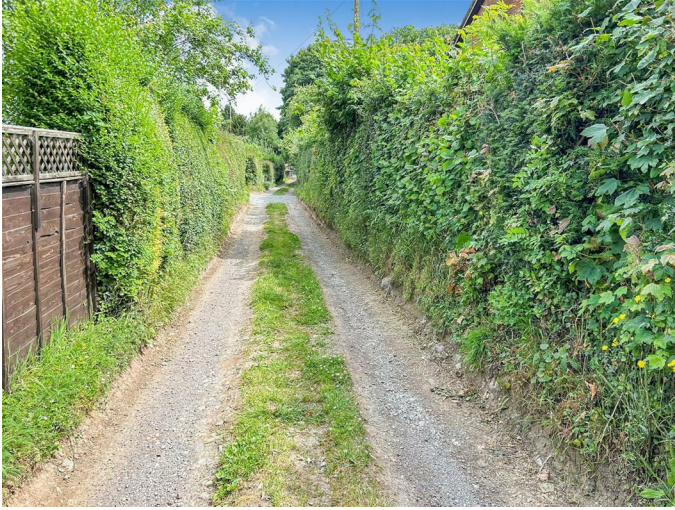


Building Plot at Delfan Cottage Heddwch Lane, Pant, SY10 8LE

Offers In The Region Of £150,000

Town and Country Oswestry are pleased to offer a rare opportunity to purchase a substantial building plot for a single dwelling located in the much sought after village of Pant. The plot has full planning permission for the development of a large two double bedroom bungalow with off road parking and extensive gardens. Located in an elevated position overlooking the village, this is a great opportunity for a developer or someone looking to create their dream home in a lovely location.

Directions



From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road around, turn left at the junction and proceed to the traffic lights. Turn right and head towards Morda. Proceed through Morda and turn right when reaching the bypass. Continue along until reaching the village of Pant. Take the second turning onto Tregarthen Lane and proceed up the hill. At the top turn left after the turning for Delfan. Proceed along and turn left into Heddwch lane after approximately 100 metres. The building plot will be found on the left hand side.

Overview

The site measures just under 0.15 acres in total. There is a soak away already in place along with power and sewerage connection ready within the lane. The drains will be connected to the main existing cottage and water mains connection available from the adjacent lane.

Planning Permission

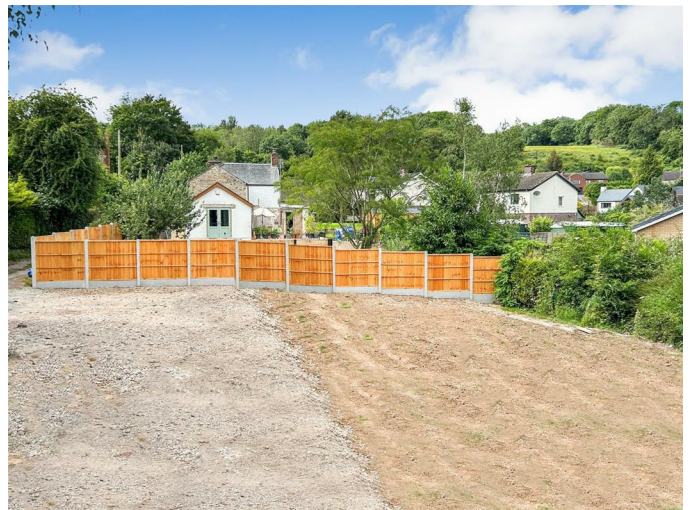
The building plot has the benefit of full detailed planning permission for a large detached bungalow with extensive gardens and off road parking. We are also informed by the current owners that is no CIL (community infrastructure levy) to be paid on the development. Full details of the planning permission can be obtained from our office along with the decision notice.

Artists Impression



The architects are proposing a similar finished project as shown in the artists impression.

The Site



The site has been cleared and the boundary fencing is already in place.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

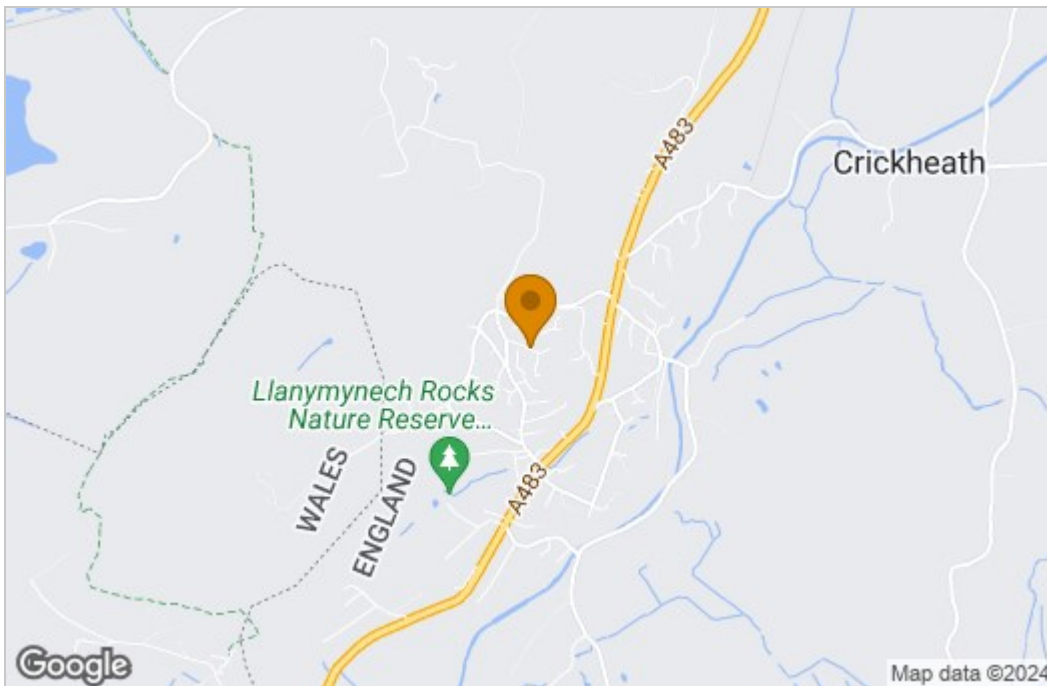
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

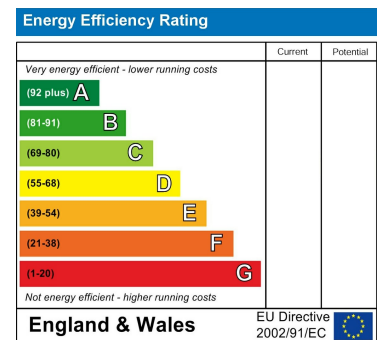
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk