

FOR SALE (by private treaty)

**BUILDING PLOT 2, LON YR YWEN, PONT ROBERT
POWYS, WALES SY22 6JT**



A residential building plot, constructed to floor slab with mains services (excluding gas) connected to the plots.

Existing planning consent M2006/0317 for the erection of four dwellings and associated works.

Two of the dwellings have already completed and sold with the two remaining plots available to purchase.

Plans for the proposed dwellings have full building regulation approval under notice FP/2006/0321.

Each plot is ca. 700m² incl. shared access and the building comprises
5 substantial bedrooms, 3 bathrooms, 3 reception rooms.

These luxury homes extend to approx. 285 m² in total together with double garaging.

A further alternative planning consent has been approved for the erection of
two single storey bungalow dwellings and all associated works under

Powys Planning Decision Ref: 19/1208/FUL

PRICE GUIDE: £95,000

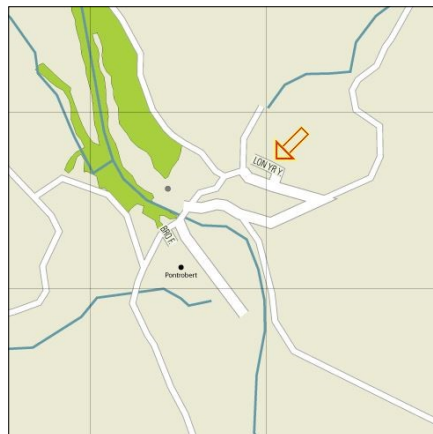
NOTE: Purchaser to be responsible for payment of the selling agents fees, 2% of the purchase price realised, plus VAT. Payable upon exchange of contracts.

FOR FURTHER INFORMATION TEL: 0121 353 9200

Pont Robert is an attractive rural village and forms part of a wider development of completed residential dwellings.

Pont Robert is situated ca. 10 miles from Welshpool, 18 from Oswestry and 28 miles from Shrewsbury.

We understand that services including water, electric and mains drainage are available for connection. Interested parties should make their own enquiries to confirm the presence of the supplies.



Agent's note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All areas, dimensions or distances are approximate. Photographs/images are reproduced for general information purposes only. It should not be assumed that the land has all necessary planning, building regulations or other consents. Purchasers should undergo their own investigations with regard to services. These Sales Particulars do not constitute a contract or part of a contract.

MC/SL/L000646/09.10.2019/4