



Roger Parry
& Partners

Residential Development Site - 2 Dwellings
Pontrobert, Powys SY22 6JA

RESIDENTIAL DEVELOPMENT SITE FOR TWO DETACHED DWELLINGS

Land adjoining the Church House, Pontrobert, Meifod, SY22 6JA

Guide Price: £120,000

Residential development site for two detached dwellings in the popular village of Pontrobert.

The site adjoining Church House has full planning consent for two 2 bedroom detached properties with a shared drive and ample parking space. The site extends to 874 m².

Pontrobert is a popular village with post office, school and public house. The village is situated on the banks of the River Vyrnwy surrounded by outstanding mid Wales countryside and is approximately 11.5 miles from the market town of Welshpool.



Proposed Elevation Plans
(for identification purposes only - not to scale)



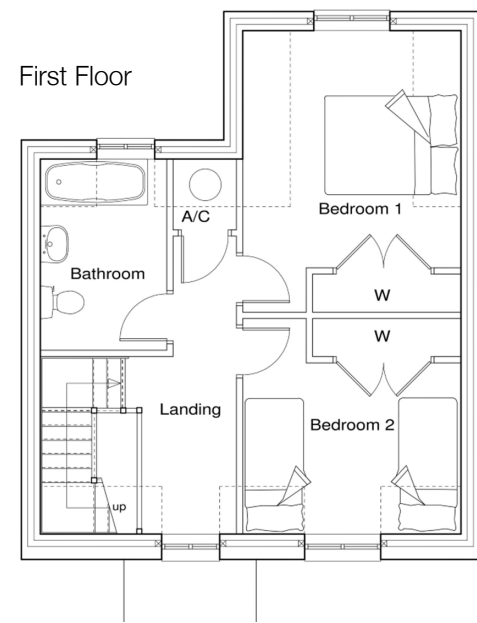
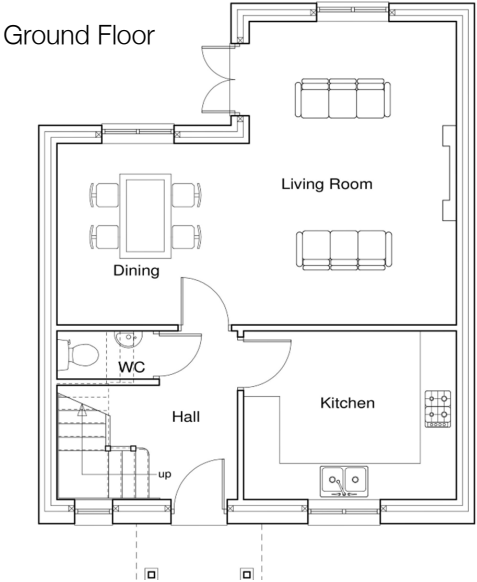
South West Elevation



North East Elevation

Natural slate to roof
Brickwork to rear
and side elevations

Brick quoins
Random stone to
front elevation





PLANNING

Full Planning Permission is granted under:

- Outline permission: P/2010/1105
- Reserved Matters: P/2015/0630
- Non Material Amendment: 20/0304/NMA

For further details please contact the Selling Agents

VIEWINGS

By prior arrangement with the Selling Agents through the Welshpool Office:

Tudor Watkins (Partner): 07710 522558

tudor@rogerparry.net

Amy Thomas: 01938 554499 (Option 3)

amy@rogerparry.net

www.rogerparry.net

Welshpool ~ Oswestry ~ Llanidloes ~ Carmarthen ~ Shrewsbury

Roger Parry & Partners

Address: 1 Berriew Street, Welshpool, Powys, SY21 7SQ

Tel: 01938 554499

email: welshpool@rogerparry.net



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.

