





Land adjacent to Pant Y Daffad, Pontrobert, SY22 6JF
Offers in the region of £400,000

- An excellent opportunity to purchase a development site located within the sought after area of Pontrobert
 - The site has reserved matters granted for 9 dwellings 20/1187/RES
- Six detached houses, one detached bungalow and two semi detached houses (Three local needs dwellings)

Location

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.

Distance

Welshpool 11.5miles ~ Oswestry 19.2miles ~ Shrewsbury 31.8miles

Planning

Planning has been granted for 9 dwellings, vehicular access and all works associated - P/2016/1337

Reserved Matters 20/1187/RES—Three local needs dwellings (Plots 2,3 and 4)

Method of Sale

The property is offered for sale by private treaty

Tenure

The property is offered at Freehold with vacant possession upon completion

Local Authority

Powys County Council

Powys County Hall

Spa Road East

Llandrindod Wells

Powys

LD1 5LG

Tel: 01597 826000

Boundaries

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendor's Agents are responsible for defining the boundaries or ownership thereof.

Services

Electric, water and drainage are all in close proximity to the site.

Wayleaves, Easements and Rights of Way

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not



Viewing arrangements

Viewing of the property is strictly by appointment only
through

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road,
Oswestry, SY11 2NU

oswestry@rogerparry.net

01691 655334

What Three Words

~ Predict. Buggy. Nation ~

**Roger
Parry**
& Partners



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.