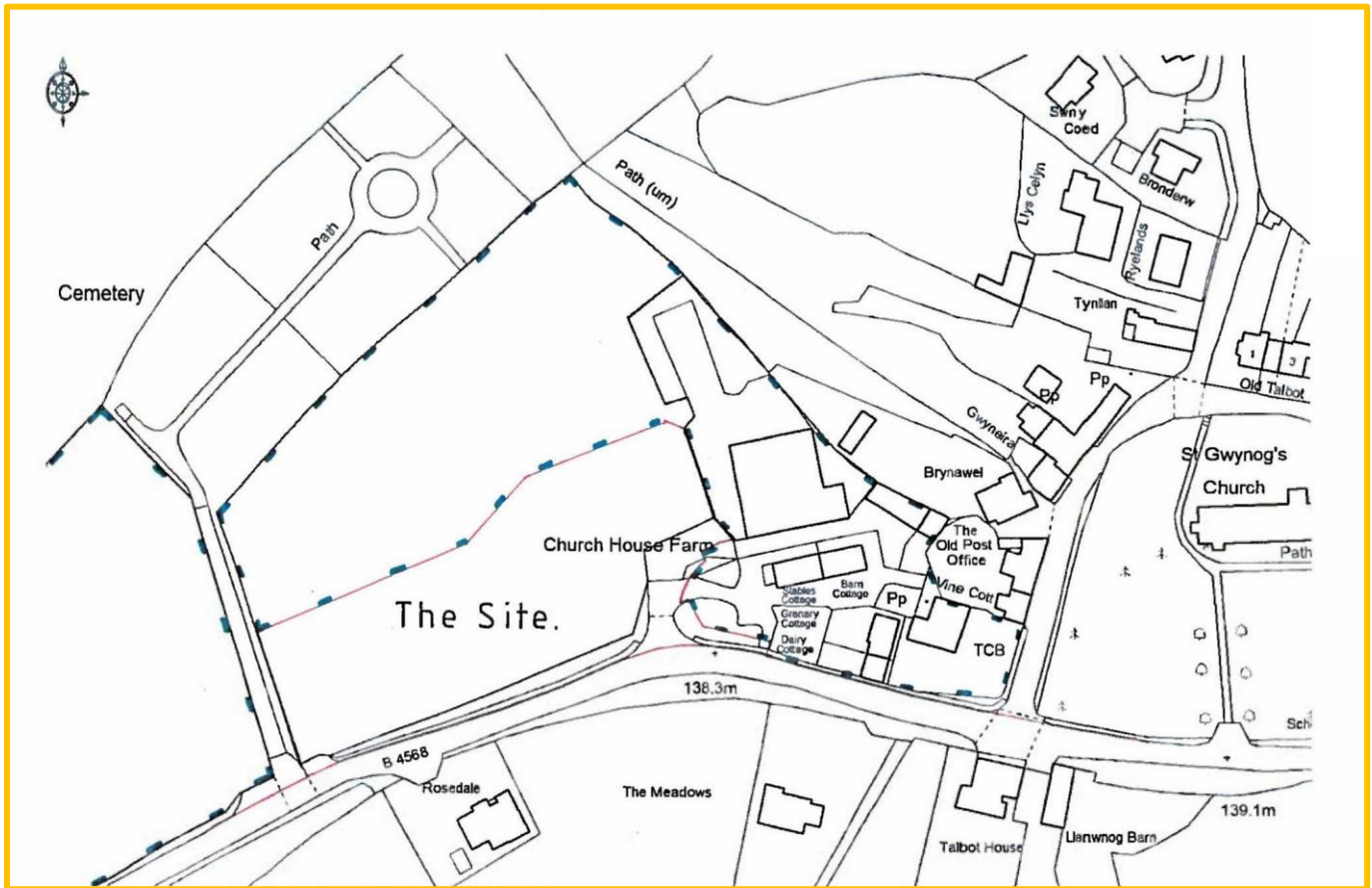




## Location Plan



## Example – Plot 3



Example - Plot 3

### Example – Plot 4



Example - Plot 4 (Farmhouse style)

### Example – Plot 5



Example - Plot 5

### **Situation**

The serviced plots are located within the popular village of Llanwnnog which is well placed for the village of Caersws (approx 2 miles) and town of Newtown (approx 7 miles) which is host to an excellent range of local amenities to include railway station.

### **Planning**

Outline planning consent has been granted by Powys County Council / Application No (P/2017/0368).

### **Tenure**

We understand that the individual plots are to be sold Freehold with vacant possession upon completion although prospective buyers should make their own enquiries through their solicitor.

### **Method of Sale**

The plot is being offered for sale by private treaty.

### **Wayleaves, Rights of way and Easements**

The individual plots are sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements, whether previously referred to or not and to the provisions of any town planning scheme, agreement, resolution or notice, development plan or tree preservation order which may or may come to be in force and also subject to any statutory provision or bye-law without obligation on the part of the Vendor or the selling Agent to specify them.

### **Services**

It is believed that mains electricity, water and drainage are available for connection.

### **Viewings**

Strictly by appointment through Roger Parry and Partners LLP, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU  
Tel: 01691 655334 Email: [oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

### **Local Authority**

Powys County Council.

### **Directions**

Proceed through the village of Caersws towards Carno (A470) and turn right signed Llanwnnog (B4568). Upon entering the village of Llanwnnog the site will be observed on the left-hand side before the church.

## **Thinking of selling or letting your property?**

Contact us now for **free** pre-selling advice or to arrange your **free**,  
no obligation market valuation

Hogstow Hall  
Minsterley  
Shrewsbury  
SY5 0HZ

Tel: 01743 791336

Fax: 01743 792770

Email: [mail@rogerparry.net](mailto:mail@rogerparry.net)

Welsh Bridge  
165 Frankwell  
Shrewsbury

SY3 8LG

Tel: 01743 343343

Email: [shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

1 Berriew Street  
Welshpool  
SY21 7SQ

Tel: 01938 554499

Email: [welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)

The Estates Office  
20 Salop Road  
Oswestry

SY11 2NU

Tel: 01691 655334

Fax: 01691 657798

Email: [oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)



#### **Important notice to all prospective purchasers - Property Misrepresentations Act 1991**

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

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