

Roger Parry & Partners



RESIDENTIAL SITE FOR UP TO 9 DWELLINGS AVAILABLE AT LAND ADJOINING MAES GWYN, LLANFAIR CAEREINION, WELSHPOOL, POWYS

Inspection Recommended

Guide Price of £295,000.00

An excellent opportunity to acquire a development site for up to 9 dwellings on land adjacent to Maes Gwyn, on the edge of Llanfair Caereinion. The site extends to approximately 0.49 hectares (1.20 acres) and has outline planning permission for 9 detached dwellings (of which 2 are affordable dwellings), formation of vehicular access and associated works (Planning Number: P/2017/0370).

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|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">9 detached dwellings | <ul style="list-style-type: none">Proposed mix of 3-4 bedroom houses |
| <ul style="list-style-type: none">Outline planning permission granted | <ul style="list-style-type: none">In a rural settlement |
| <ul style="list-style-type: none">Application P/2017/0370 | <ul style="list-style-type: none">Viewing fully recommended |

1 Berriew Street, Welshpool, Powys, SY21 7SQ
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www.rogerparry.net

Site Plan



Location Plan



SITE LOCATION

Llanfair Caereinion is a town located in Powys and has a good range of range of services and community amenities and lies in a strategically important position on a main transport corridor along the A458 trunk road. Such services and facilities include a Church, a Chapel, a Community Centre, a Leisure Centre, A Primary School, A Secondary School, three Public Houses, Shops, Tourism, Employment, and Public Transport. All facilities are reached easily by foot via existing footpath link. The market towns of Welshpool and Newtown are located within a convenient distance to the site.

SITE DESCRIPTION

The site is for a mixture of 9 residential properties, with outline planning consent for 9 dwellings (of which 2 are affordable dwellings). The site extends to approximately 0.49 hectares (1.20 acres) or thereabouts and is currently in agricultural use. The site is located immediately adjacent to the existing residential housing of 'Maes Gwyn' and 'Maes Derwen' with mains water, mains sewerage and electricity nearby.

PLANNING STATUS

Outline planning permission was granted on the 5th October 2017.

SERVICES

Llanfair Caereinion benefits from mains water, electric and sewerage.

TENURE

Freehold title is being sold, with the benefit of vacant possession upon completion.

FURTHER INFORMATION

Contact Tudor Watkins at 1 Berriew Street, Welshpool, Powys, SY21 7SQ. Tel: 01983 554499/07710 522558

A full information pack can be made available on request from the selling agent which includes planning drawings and site plans.

VIEWINGS

All viewings must be arranged in advance with the selling agent using the details provided.

LOCAL AUTHORITY

Powys County Council.

DIRECTIONS

From Welshpool head west on the A458 Dolgellau road for approximately eight miles. In Llanfair Caereinion, turn left for the town centre over the bridge and then continue right, around the bend, taking the next turning left into Watergate Street (signposted Newtown). Keep going over the speed dumps and to then take a turning right, taking the next right which will take you onto Maes Gwyn road. Keep right and the site is located at the end of the road, indicated by a For Sale Board.

Thinking of selling or letting your property?

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

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The Estates Office
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RICS



PrimeLocation.com



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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Roger Parry
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PLANNING CONSULTANCY

- * Planning Applications
- * Pre-application advice
- * Planning statements
- * Local need or agricultural business appraisals
- * Certificate of lawfulness'
- * S106 negotiations and modifications
- * Appeals
- * Architectural Drawings

Call our planning consultant Gerallt Davies in the Welshpool Office on 01938 554499 to discuss any planning related enquiries.



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