





Residential Development Site at Rock Farm, Llanllwchaiarn, Newtown, Powys, SY16 2TB

Guide Price ~ £235,000

An excellent opportunity to purchase a residential development site for 5 dwellings (to include 1 affordable) located within the popular village of Llanllwchaiarn which is within walking distance of the market town of Newtown. Llanllwchaiarn is a delightful village and benefits from being within close proximity to the wide range of amenities and transport links that Newtown has to offer. The development benefits from mains water, sewerage and electric immediately available. The freehold title of the property is being sold with vacant possession on completion.

Planning Reference: (19/1448/OUT)

Newtown 1.5 miles • Welshpool 6.2 miles • Shrewsbury 13.4 miles

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

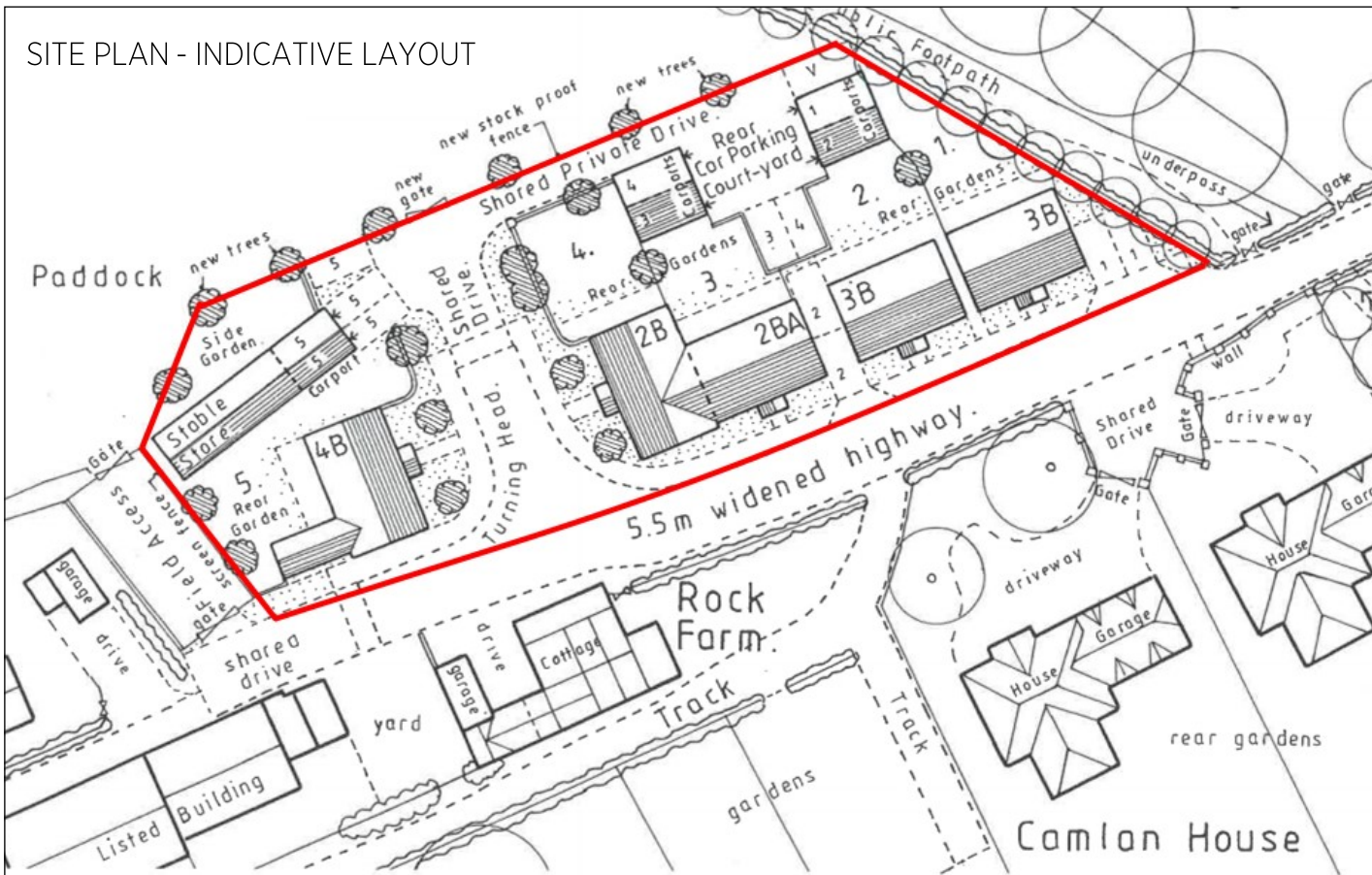
DESCRIPTION

The site has outline permission for residential development for up to 5 dwellings (to include 1 affordable), demolition of existing buildings and all associated works (19/1448/OUT). The site extends to 0.2 ha and was formerly an agricultural yard. The agricultural buildings have recently been demolished, leaving a flat site ready for development. The site is within an existing residential area of historic and new dwellings and is accessed via a private track.

Details of access, appearance, landscaping, layout and scale have been reserved for the purchaser to submit to Powys County Council.

SERVICES

The development benefits from mains water, sewerage and electricity being immediately available.



LOCAL AUTHORITY
Powys County Council

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

PLANS AND AREAS

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul the sale or entitle any party to compensation.

Directions:

From Newtown bus station, take a left at the 'T' junction on to Back Lane. At the 'T' junction take a left onto Long Bridge Street, head over the bridge and take the third exit at the roundabout onto Commercial Street (B4568) continuing onto Canal road. After approximately, 1/4 mile take the left turning towards Llanllwchaiarn.

Continue on this road for approximately 1 mile and take the 1st turning right after the church. Carry straight on and then bear slightly right, over a small bridge and the development site will be located on your right, illustrated by the agent's 'For Sale Board'

Viewing arrangements

Viewing of the property is strictly by appointment only through

Tudor Watkins *BSc (hons) MRICS FAAV*

Please contact our Welshpool Office:

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**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.