

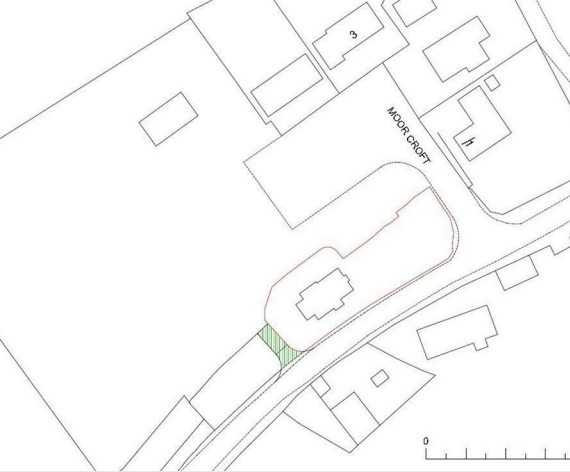


Plot @ Moor Farm Kinnerton, Presteigne, Powys, LD8 2PD  
Price £110,000

COBB  
AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES





AN OPPORTUNITY TO PURCHASE A SINGLE BUILDING PLOT IN A RURAL LOCATION IN THE VILLAGE OF KINNERTON IN THE HEART OF THE RANDOR VALLEY WITH FULL PLANNING PERMISSION FOR A THREE BEDROOM DETACHED HOME.

## Introduction

This building plot is available in the village of Kinnerton and offer an opportunity to purchase a plot with planning permission for a three bedroom detached home with two bathrooms, spacious living room, kitchen/dining room and utility/boot room. The plot has access from the main road into a driveway and then would have gardens to either side.

## Planning Consent

Planning permission was granted on 13th December 2022. Application 22/2039/FUL.

Full information is available via the Powys Planning Permission Portal

## Services

Mains electricity and water are connected. Drainage would need to be via a private system, such as a septic tank or treatment plant.

## Location

Kinnerton is a small village nestled beneath Ednol Hill northeast of New Radnor in Powys. Nearby New Radnor is a charming village, to the south of the Radnor Forest, that is steeped in history with the castle mound overlooking the village. The property occupies a position on the edge of the village centre which enjoys a variety of amenities to include a popular primary school, local shop called Esco's, active village hall and hub which has plenty going on. New Radnor is visited several times a week by the mobile Post Office. Additionally there are regular bus services to Kington, Hereford, Llandrindod Wells and Knighton from the village. Nearby Knighton 9.7 miles, Presteigne 8 miles and Kington 6 miles offer a wider range of amenities to include shops, leisure centres, health services and many more.

## Directions

Using What3words: ///frowns.formally.massaging

From Knighton head south-east on Presteigne Rd/B4355 for approx 1.5 miles, then turn right onto the B4357 and follow this road for approx 4 miles. Then turn right onto the B4372, sign posted New Radnor and after 2.4 miles, just before you enter Kinnerton, the plot can be found on the right as indicated by the for sale board.

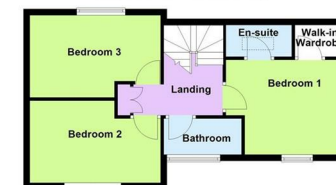
## Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor - For Illustration Only



First Floor - For Illustration Only

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*



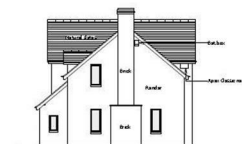
North West Elevation



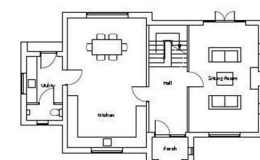
South West Elevation



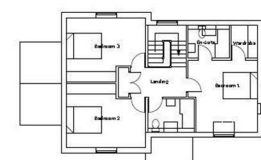
South East Elevation



North East Elevation



Ground Floor Plan



First Floor Plan

Price

£110,000

## Summary

- Building plot in rural location
- Full planning for three bedroom home
- Access to main road
- Driveway and gardens
- Countryside views

## Material Information

**Price** £110,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** New Build

**EPC:** (null)

For more material information visit

[www.cobbamos.com](http://www.cobbamos.com)