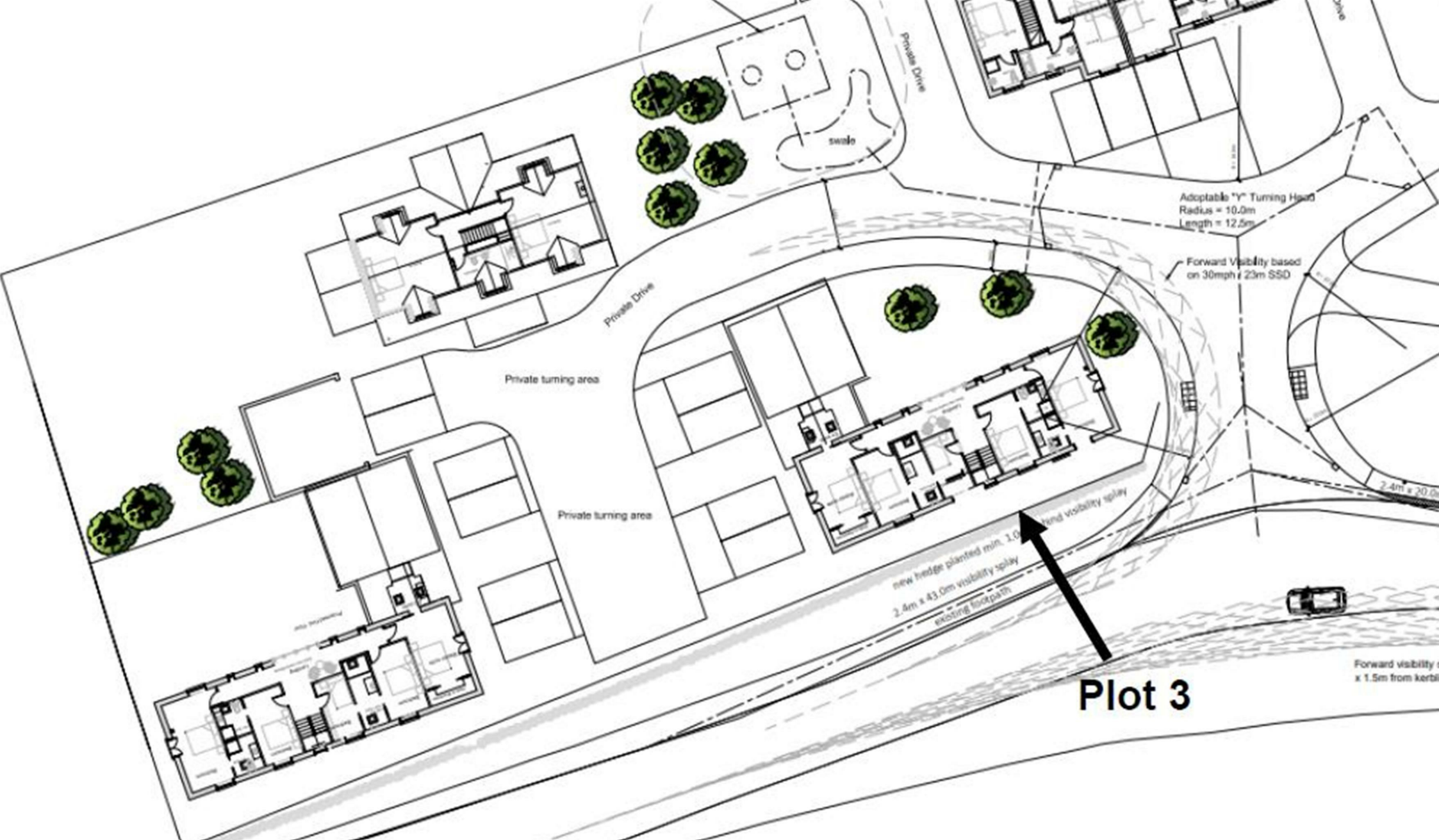
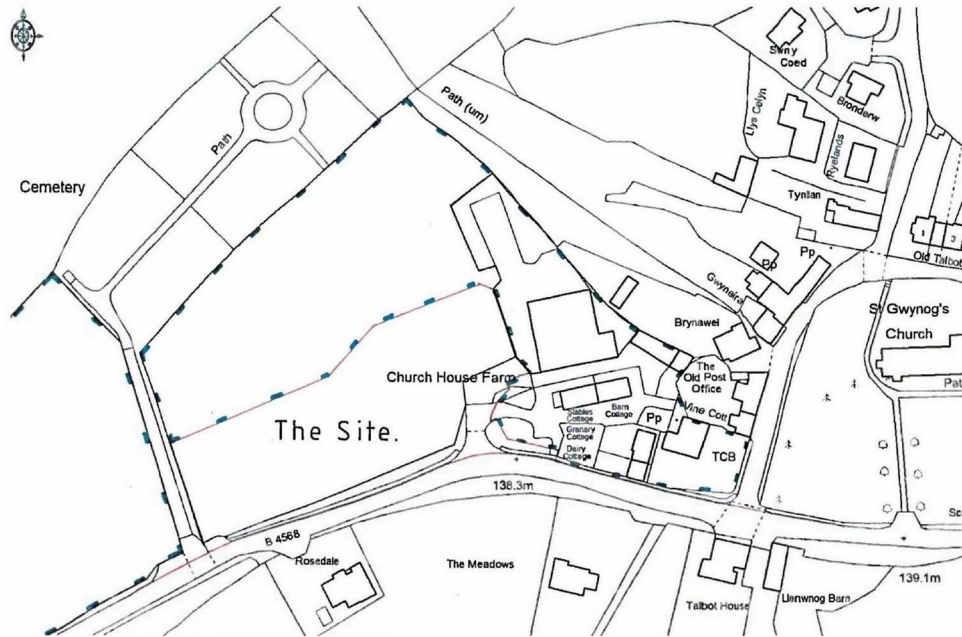






Plot 3, Land at Church House Farm, Llanwnnog, Caersws, SY17 5JG
Asking Price £110,000

Are you looking to build your dream home? This substantial building plot offers a rare opportunity to acquire a plot with reserved matters planning consent for one of only three, individually serviced, luxury homes; designed to resemble a farmyard courtyard with a main farmhouse and surrounding barns.

This unique two storey, five bedroom property, is designed in a long barn style, finished in weatherboarding on brick plinth walls to reflect the local history. The property also includes an attached one storey brick, oak framed double garage, intended to resemble a cart-store traditional rural out-building. The 'L' shaped layout to the property creates a lovely enclosed courtyard garden to the rear, offering seclusion and privacy.

The property is located in the picturesque village of Llanwnnog, on the outskirts of Caersws, approximately 7 miles from the market town of Newtown.

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 the town of Newtown (approx 7 miles) which is host to an excellent range of local amenities to include railway station.

PLANNING

Reserved matters planning consent granted by Powys County Council / Application No (20/1512/RES).

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.

LOCAL AUTHORITY

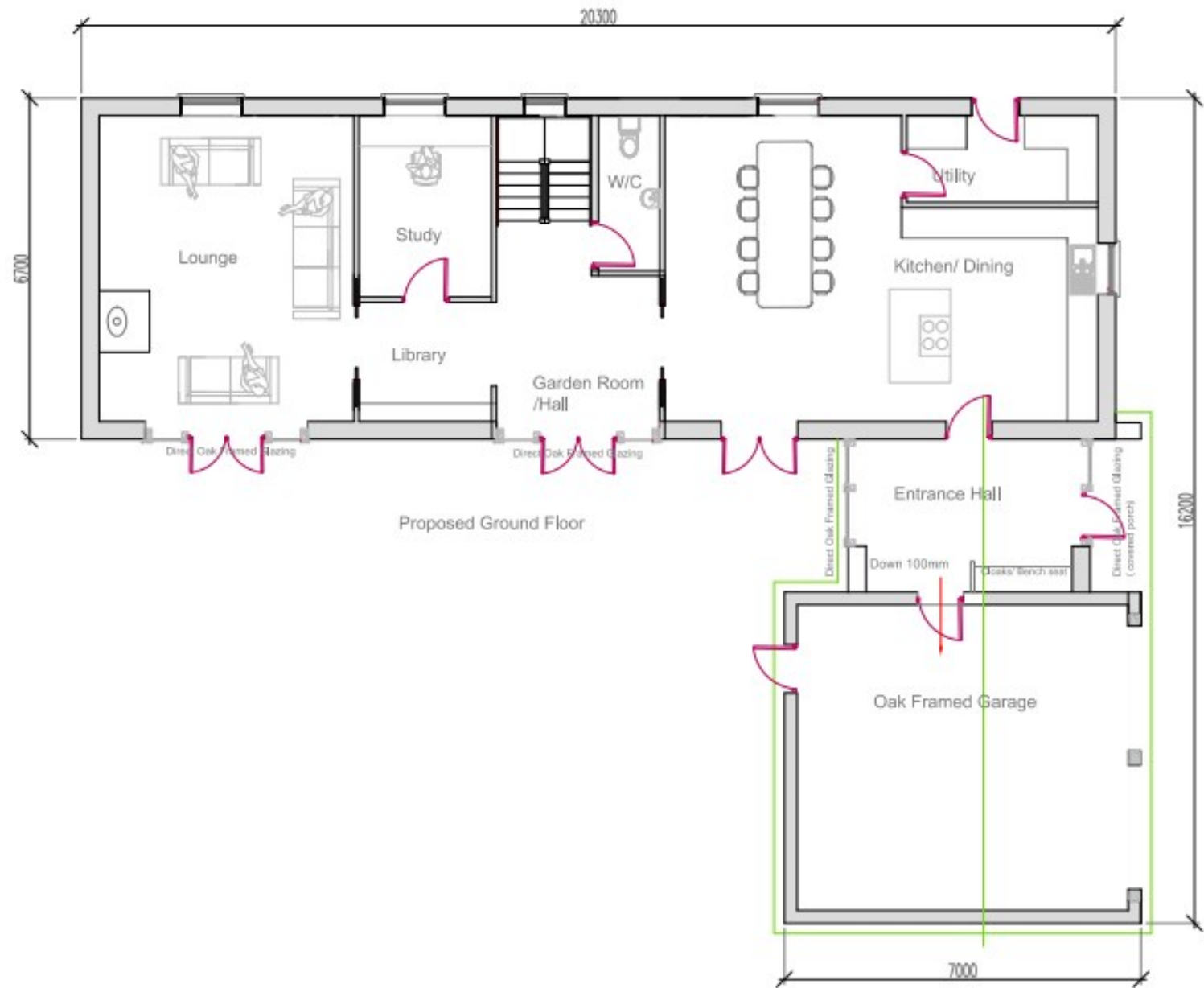
Powys County Council

DIRECTIONS

From Caersws Head south-west on Main St/B4569 towards Bridge St/A470/A489, Turn right onto Carno Rd/A470/A489, Continue on this road for 1.5 miles, Turn right onto B4568, destination will be on the left.

What3words: baked.help.livid

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Powys County Council

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: 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.

Directions:

From Caersws Head south-west on Main
St/B4569 towards Bridge St/A470/A489,
Turn right onto Carno Rd/A470/A489, Continue on this
road for 1.5 miles, Turn right onto B4568, destination will
be on the left. What3words: baked.help.livid

Viewing arrangements

Viewing of the property is strictly by appointment only
through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



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.