







## Development Land at Llanfair Caereinion, Welshpool, SY21 0SF Offers In The Region Of £450,000

- \* An excellent opportunity to purchase a development site located within the sought after area of Llanfair Caereinion.
- \* Phase One has outline planning for 19 houses P/2017/0200 (to include 20% affordable housing).
- \* Phase One available now - Phase Two available by separate negotiation.
- \* Located with excellent access onto the A548.



An excellent opportunity to purchase a development site located within the sought after area of Llanfair Caereinion. Phase One has outline planning for 19 houses P/2017/0200 (to include 20% affordable housing). Phase One available now - Phase Two available by separate negotiation. Located with excellent access onto the A548.

### **LOCATION**

Llanfair Caereinion is a small town in Montgomeryshire, Powys which sits upon the River Banwy, approximately 8 miles west of the market town of Welshpool which is host to an excellent range of local amenities and transport links to include a railway station.

The Shropshire market town of Shrewsbury is located approximately 28 miles away which offers excellent road links to the Midlands and North West.

### **PLANNING**

Outline planning has been granted for 42 houses (To include 9 affordable houses) P/2017/0200

Section 73 for the variation of conditions granted March 2021 P/2017/0200

### **METHOD OF SALE**

The property is offered for sale by private treaty

### **TENURE**

The property is offered at Freehold with vacant possession upon completion

### **LOCAL AUTHORITY**

Powys County Council  
Powys County Hall  
Spa Road East  
Llandrindod Wells  
Powys  
LD1 5LG  
Tel: 01597 826000

### **BOUNDARIES**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.

### **SERVICES**

Electric, water and drainage are all in close proximity to the site.

### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The land is sold subject to all the benefits of all wayleaves, easements, rights of way and third party rights, whether mentioned in the particulars or not.

### **DIRECTIONS:**

From Welshpool proceed on the A458 towards Llanfair Caereinion and before you reach the town/Llanfair Caereinion Steam Railway the site will be observed on the right hand side.

### **WHAT THREE WORDS**

Campers. Crossword. Dripped

---

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

## General Services:

**Local Authority:** Powys

**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 Welshpool proceed on the A458 towards Llanfair Caereinion and before you reach the town/Llanfair Caereinion Steam Railway the site will be observed on the right hand side. What Three Words Campers. Crossword. Dripped

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU  
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.