





A rare development opportunity to purchase a block of 2.47 acres, with outline planning permission for a drive-thru coffee shop and an electric charging station.

A rare opportunity to acquire a prime development site benefiting from outline planning permission for a drive-thru coffee shop and an electric vehicle charging station which will be one of the first of its kind in Wales.

The greenfield site extends to approximately 2.47 acres (1 hectare) and boasts frontage to the A483, with an existing accessway directly from the main road. The site is strategically positioned on the A483, a key arterial route through central Wales, linking Chester in the north to Junction 49 of the M4 near Swansea in the south, passing through major towns including Wrexham, Newtown, and Welshpool. The road experiences approximately 10,000 daily vehicle movements (AADT, 2020), enhancing its commercial potential.

This site is an outstanding investment or development opportunity in a high-profile location, benefiting from excellent transport links and growing local demand.

Offers in the region of £600,000 are invited for the freehold interest with vacant possession upon completion.

The site is also available for long-term lease at a rent of £40,000 per annum, please get in touch with the agent for further information on this.

Planning Permissions

21/0754/OUT Outline - Erection of electric vehicle service area to include drive thru with parking and associated works

24/1738/REM Section 73 application to vary conditions 2 and 3 of planning approval 21/0754/OUT to allow for an extension of time

Location

The site is situated just outside the expanding semi-rural village of Four Crosses, close to the Shropshire-Powys border. Four Crosses offers a range of local amenities and is conveniently located approximately 8 miles northeast of Welshpool, 8 miles south of Oswestry, and 17 miles west of the county town of Shrewsbury.

Local Authority

Powys County Council, Spa Road East,
Llandrindod Wells, Powys, LD1 5LG

Method of Sale

The land is offered for sale by Private Treaty

Boundaries

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

Easements, Wayleaves and Rights of Way

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



what3words

different.snails.obstruction

Viewing arrangements

Viewing of the property is strictly by appointment only
through Roger Parry & Partners LLP

Please contact our Oswestry Office on:

01691 655334

richard@rogerparry.net

**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.