



Roger Parry
& Partners

Plot 4, Land adjacent to
Tyn Y Ddol, Tregynon, SY16 3PL



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Plot Four - Accessed off the main road and shared private drive, plot four on this small development has outline planning (P/2017/0580) for a 4 bed detached house, with a large master with en-suite bathroom, family bathroom, an open plan kitchen/dining area, living room, utility and downstairs WC. Externally there is a detached double garage, off road parking for several vehicles and a garden to the rear.

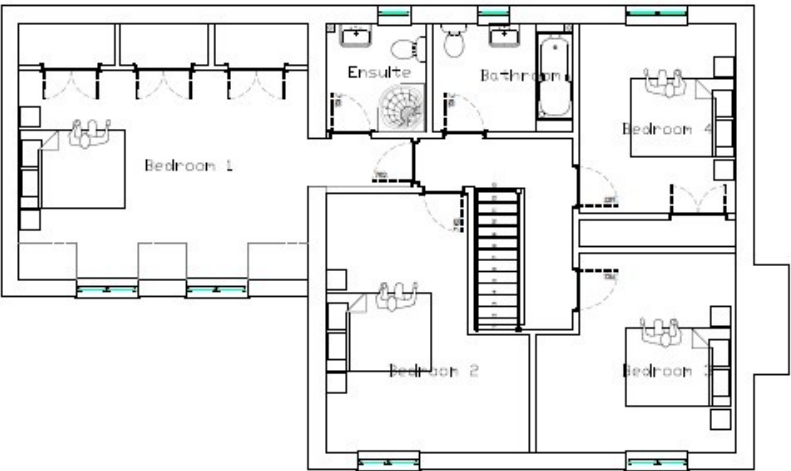
The serviced plots are located within the popular village of Tregynon which is located approximately 5 miles from Newtown, and just under 12 miles from Welshpool which are both host to an excellent range of local amenities to include railway stations with links to the Midlands and beyond.

It is believed that mains electricity, water and drainage are available for connection together with highways at the serviced plot.

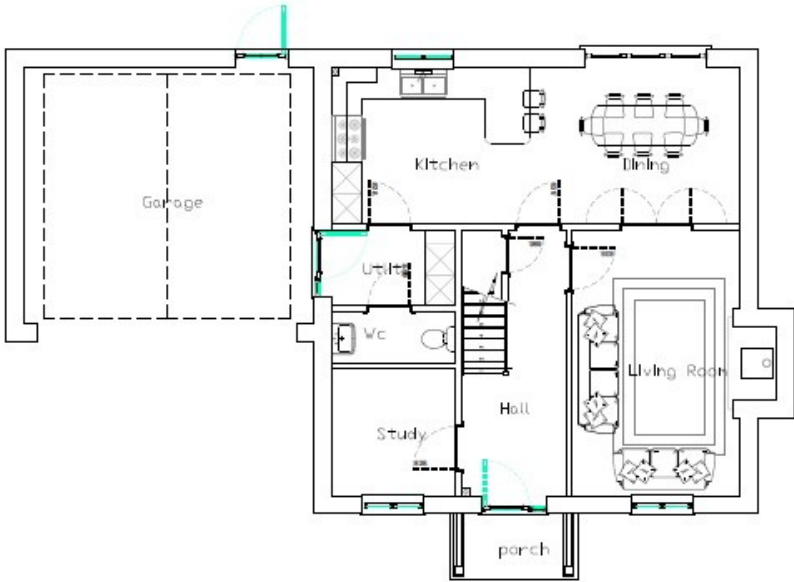
Plot 4 Elevation & Floor Plan
(for identification purposes only - not to scale)



Front Elevation



First Floor Plan



Ground Floor Plan

House Types

Type 'A' – 5 bed detached with detached double garage – 1,845 sq. ft.

Type 'B' – 4 bed detached with detached double garage – 2,150 sq. ft.

Type 'C' – 'local needs dwelling' 3 bed detached dwelling with off road parking – 1,227sq. ft.

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.

Local Authority

Powys County Council.

Directions

From Welshpool proceed on the A483 towards Newtown turning right sign posted Berriew (B4390) and continue through the villages of Berriew, Manafon and New Mills.

Upon entering the village of Tregynon proceed and turn left sign posted (A4389 Bettws Cedewain where the plots will be observed after the last property on the left-hand side as identified by our For Sale board



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Oswestry ~ Welshpool ~ Llanidloes ~ Carmarthen ~ Shrewsbury

Viewing of the property is by appointment only, please contact:

Roger Parry & Partners

Address: The Estates Office, 20 Salop Road, Oswestry, SY11 2NU



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.