





Development Land, Pool Quay, Welshpool, Powys, SY21 9JS
Offers In Excess Of £150,000

RESIDENTIAL DEVELOPMENT SITE with outline planning consent (P/2017/0789) and reserved matters consent (21/0401/RES) for 3 detached dwellings (1 affordable) in the rural village of Pool Quay

A rare opportunity to purchase an exclusive development site for 3 detached dwellings (two open market and one affordable dwelling). The site extends to 0.52 ha (1.26 acres) or thereabouts, and has the benefit of both outline planning consent (P/2017/0789) and detailed reserved matters consent (21/0401/RES). Elevation and floor plans are attached.

shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

The development is in an excellent position adjacent the A483 trunk road and commends excellent views of the surrounding countryside.

Pool Quay is situated approximately 3.5 miles North of the market town of Welshpool, Welshpool is host to an excellent range of local amenities and transport links to include a railway station, primary and secondary schools and a range of supermarkets and high street shops. Further afield, the towns of Oswestry and Shrewsbury are in easy reach and provide a wider range of amenities.

SERVICES

Mains Water located at the boundary

Mains Electricity

METHOD OF SALE

For sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession.

LOCAL AUTHORITY

Powys County Council

Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s)

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



General Services:

Local Authority:

Council Tax Band:

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 North on the A483 towards Oswestry and after approximately 3.5 miles and before you enter Pool Quay the site will be on your left indicated by the agent's sale board. What 3 Words:
///occupations.markets.winner

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.