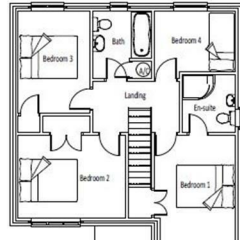
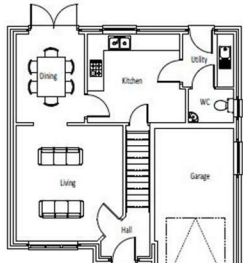
 Roger Parry & Partners Residential - Agricultural - Commercial	
Job	Outline Planning for New Dwellings
Title	Location Plan
Location	Land Off Treganol Adfa
Client	Mr M Jones
Scales	1:1250 @ A3
Drawing No.	6550/17/01 Rev A
Drawn by	SC Date March 2017
<small>ROGERS HALL, LANCASTER                  01524 620000, 01524 620001, 01524 620002                  Tel: 01524 761314 Fax: 01524 761370                  email: info@rogerparry.net                  Web address: www.rogerparry.net</small>	

**Development Site, Adjacent To Min y Ffordd, Adfa, Newtown, Powys, SY16 3DB  
 Guide Price £139,950**

An excellent opportunity to purchase a small development site situated on the western boundary of the village of Adfa which is currently used for agriculture purposes. Outline planning permission with reserved matters was granted on 19th February 2021 for up to five dwellings including one affordable dwelling.

Planning Number - P/2017/0329 Reserved matters reference - 20/1296/RES



## **SITE LOCATION**

Adfa is located a short drive from the market towns of Newtown (9.9 miles) and Llanfair Caereinion (6.7 miles). The village has a shop/post office, a community centre, a chapel and a garage.

## **SITE DESCRIPTION**

The site is well located at the western boundary of the village and extends to approximately 0.3 hectares (0.74 acres). The land is fairly flat and benefits from mains water, sewerage and electricity nearby. A new access is proposed from the council highway.

## **PLANNING STATUS**

An excellent opportunity to purchase a small development site situated on the western boundary of the village of Adfa which is currently used for agriculture purposes. Outline planning permission with reserved matters was granted on 19th February 2021 for up to five dwellings including one affordable dwelling.

Planning Number - P/2017/0329 Reserved matters reference - 20/1296/RES

## **SERVICES AND TENURE**

The village benefits from the mains water, sewerage and electric. The freehold title of the property is being sold with vacant possession on completion.

## **FURTHER INFORMATION**

A full information pack can be made available on request from the selling agent which includes planning drawings and site plans.

## **VIEWINGS**

All viewings must be arranged in advance with the selling agent using the details provided below.

## **LOCAL AUTHORITY**

Powys County Council

## **LOCAL AUTHORITY & PLANNING**

The land has outline planning permission, references:  
P/2017/0329  
20/1296/RES

The local authority is Powys County Council:

Powys County Hall

Spa Road East

Llandrindod Wells

Powys

Tel: 01597 826000

Tel: 0345 678 9000

## **TENURE & METHOD OF SALE**

The land is offered for sale via Private Treaty, the Freehold with Vacant Possession granted on completion.

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 Newtown town centre proceed over the long bridge turning right at the roundabout on to Commercial Street. Fork left after the church on to Llanfair Road and proceed past the hospital, continue on through the village Tregynon. After approximately one mile turn left for Adfa, continue along for approximately  $\frac{3}{4}$  of a mile turning left again signposted Adfa. As you enter the village turn right onto Treganol and the site is situated towards the end of

### 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.