



Land Adjacent Llety Piod, Foel, Llangadfan, Welshpool, SY21 0NS  
Guide Price £100,000

Residential development site with outline permission for up to 2 open market dwellings, vehicular access and all associated works under planning references 20/0067/OUT and 23/0912/REM.

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The property provides an excellent opportunity to purchase an exclusive residential development site within the delightful rural village of Foel.

The site has outline permission for residential development for up to 2 open market dwellings, vehicular access and all associated works under planning references 20/0067/OUT and 23/0912/REM. The site extends to approximately 0.32 acres (0.13 ha) and is currently an agricultural field. The site is situated adjoining existing dwellings off the A458 trunk road.

Details of appearance, landscaping, layout and scale have been reserved for the purchaser to submit to Powys County Council.

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

**SERVICES:** The development benefits from mains water, sewerage and mains electricity being immediately available.

**METHOD OF SALE:**

The property is offered for sale by private treaty.

**LOCAL AUTHORITY:** Powys County Council

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:** 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.

**PLANS AND AREAS:** Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul the sale or entitle any party to compensation.

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



## General Services:

**Local Authority:** Powys County Council

**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:

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## 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.