

Total Parking
2 Bedroom Terraced Dwe
Total Units
Total Parking
Overall Units
Overall Parking





**Development Land  
At Broadaxe Farm  
Broadaxe  
Presteigne  
Powys  
LD8 2LA**

Summary of features

- Freehold development site.
- Outline Planning Permission approved for 35 dwellings.
- Found on the edge of this popular market town.

**Guide Price £1,200,000**

**Kington 6.7 miles  
Hay-on-Wye 19.2 miles  
Hereford 22.7 miles**

**Description**

A freehold development site with outline planning consent for 35 dwellings (24 open market plus 11 low cost) for sale by Private Treaty, subject to all matters reserved. Overall, the site extends to approximately 3.08 acres.

**Location**

Presteigne is a popular borders town with an excellent range of local services and facilities including both primary and secondary education, a medical centre, and a church as well as a variety of café's restaurants, pubs and supermarkets. The area around the Lugg Valley is well known for its stunning scenery and is close to a wide range of recreational activities including the nearby Wye Valley and Radnor Hills, both of which offer an array of riding, walking and outdoor activities. Further afield the market town of Knighton is a popular destination and the cathedral city of Hereford offers the nearest mainline railway links.

**Planning Consent**

The planning permission is provided by Powys County Council, Application Number 20/0116/OUT with full details of the outline planning permission. A copy of this can be made available upon request.

**Services**

It is understood that the property will have access to all mains services, gas, water, electricity and drainage. It is noted that no development shall take place until a scheme of reinforcement works for the Presteigne Water Treatment works have been agreed with the local planning authority and completed in order to accommodate the foul discharges from the development hereby approved without increasing the risk to breaches to the discharge consents for the Presteigne Waste Water Treatment Works. No dwellings shall be occupied until the agreed scheme has been completed. It is understood that this scheme is due for completion in late 2024, however we advise any interested parties to make their own enquiries on this matter.

**Tenure**

Freehold with vacant possession upon completion.

**Directions**

When entering Presteigne from Kington on the B4355, continue over the roundabout and proceed on the B4355. Continue for approximately  $\frac{1}{3}$  miles along Joe Deakins Road (B4355) where the site will be identified on the left hand side, before the turning in to Broadaxe.

What3words reference:  
Novels.running.prime



## Viewing and Contact Details

All viewings must be arranged through the selling agents Sunderlands.

Meet in the yard of Broadaxe Farm and prospective buyers will be shown the ground.

Contact tel: 01497 822522.

Office opening hours:

Mon-Fri 9.00-5.00pm. Sat 9.00-12.00pm.

Out of hours contact

Harry Aldrich-Blake 07717 410757





## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: [hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: [hereford@sunderlands.co.uk](mailto:hereford@sunderlands.co.uk)

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.