FOR SALE

Plot 8 Breidden Fields, Middletown, Welshpool, Powys, SY21 8EN

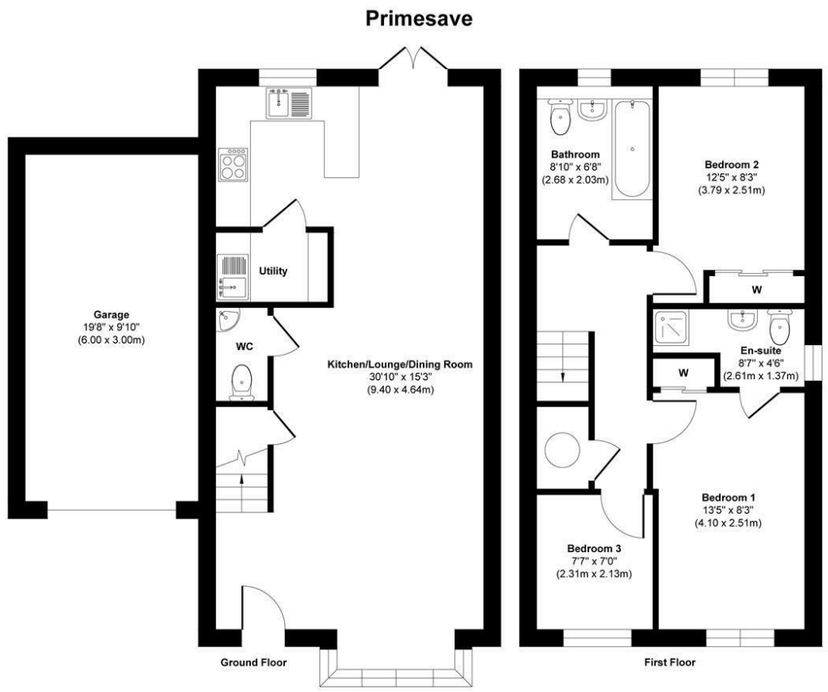
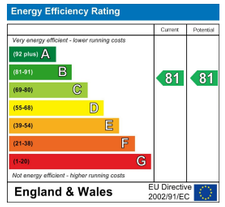


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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FOR SALE

Price £280,000

Plot 8 Breidden Fields, Middletown, Welshpool, Powys, SY21 8EN

Middletown Sales office will be Open Friday 11th / 18th and 25th September - Noon- 4pm

The Sales Office will also hold a First Time Buyer Event
Saturday 19th September 10am - 2pm

No appointment necessary to pop along!

Newly constructed spacious 3 bedroomed detached house with private driveway, single garage and a garden, situated in the sought-after village of Middletown. Breidden Fields combines modern family living with a picturesque countryside setting and offers thoughtfully designed homes finished to a high standard.

FOR SALE

Welshpool 5 Miles | Shrewsbury 12 Miles | Oswestry 16 Miles
(All distances approximate)

1 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s

- **3 Bedroom Detached House**
- **Choice of Fitted Kitchens**
- **Garage and Private Driveway**
- **Solar Panels & EV Charging Point**
- **Exclusive Rural Development**
- **10 Year Warranty**

OPEN DAYS
Primesave will be holding Open Days at Breidden Fields on Friday 11th, 18th and 25th September, from 12pm–4pm. and a First Time Buyers Event on Saturday 19th September, 10 am-2pm. This is a great opportunity to meet the developer, view the development and ask any questions you may have. Booking is preferred, although not essential.

DESCRIPTION
Halls are delighted with instructions to offer this beautifully situated residential development for sale by private treaty. The homes have been carefully designed and offer a choice of two, three and four bedroom properties.

Plot 8 is a three bedroomed detached house with a garage, driveway, and garden, situated in the most delightful rural community of Middletown.

The architect designed internal accommodation will provide a spacious open plan kitchen/lounge/dining room, utility room and cloakroom, together with 3 good sized first floor bedrooms (two with fitted wardrobes and one with ensuite) and a family bathroom.

Outside, the property will be complemented by a garden, single garage and a driveway providing additional parking.

All new Primesave homes are traditionally built incorporating the latest high-performance insulation to the floors, walls, windows and roof. Solar panels are included as standard together with an EV charging point. For your safety there are mains powered smoke alarms and a fire suppression sprinkler system. The property will further benefit from double glazed windows and doors throughout, low maintenance uPVC window frames and soffit boards, and will be presented for sale with the benefit of a 10 year structural guarantee.

The sale of Plot 8 Breidden Fields does, therefore, provide an extremely rare opportunity for purchasers to acquire a newly constructed property which will be completed to a high standard, situated in a desirable and sought-after development.

SITUATION
Breidden Fields is situated in the picturesque village of Middletown, which offers a welcoming rural community with local amenities including a village hall, church, and popular pub restaurant. Nearby Welshpool, approximately five miles away, provides a wide range of everyday facilities including supermarkets, independent shops, cafés, restaurants, healthcare services, leisure amenities, and a railway station with connections to Shrewsbury and the wider network. The surrounding countryside offers superb opportunities for walking, cycling, and outdoor pursuits, with the scenic Breidden Hills and Montgomery Canal close by, making this an ideal location for those seeking a peaceful countryside lifestyle with convenient access to amenities.

LOCATION
w3w - ///stages.trickling,staples
From the centre of Middletown, proceed on the A458 in the direction of Shrewsbury and Breidden Fields will be found on your left hand side immediately after passing All Saints Church.

THE ACCOMMODATION WILL COMPRISE:

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM
With patio doors. The purchaser will have the choice of a range of kitchens which will include Quartz worktops and built-in appliances, to include a single oven, hob, cooker hood and dishwasher. A traditional room layout with a separate hall, lounge and kitchen/dining room may be available at an extra cost (subject to the build stage).

UTILITY ROOM

CLOAKROOM
With sink and WC

BEDROOM 1
With fitted wardrobes.

ENSUITE SHOWER ROOM
Fitted suite with basin, WC and a well-sized shower cubicle with rainfall head shower, heated towel rail.

BEDROOM 2
With fitted wardrobes.

BEDROOM 3

FAMILY BATHROOM
Contemporary suite comprising a hand basin, WC, bath with mains pressure shower, shower screen and a heated towel rail.

OUTSIDE
The property is approached over a council adopted road with block paved private driveway for 2 cars.

SINGLE GARAGE

The rear garden will include a paved patio area.

PLEASE NOTE
All measurements are approximate measurements ONLY and should not be relied upon. All images are artist's impressions or show completed properties of the same type on previous developments. Elevation colours, such as brickwork and window frames, will vary, and some images may show alterations or extras arranged at additional cost.

OCCUPATION & RESERVATION
This property is under construction, and we are informed by the developer that it should be ready for occupation by Summer 2027. To secure the property, the developer will require a £1000 reservation fee and exchange of contracts within 28 days of receipt of the full sales pack by your solicitor.

SERVICES
We understand that the property will have the benefit of mains water, mains electricity, and a low-carbon heating system with an air source heat pump and a pressurised hot water system. Mains drainage is connected. Full Fibre broadband connection.

MANAGEMENT FEE
An annual management charge, currently estimated at £350, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or mains service providers.

TENURE
The property will be of Freehold tenure.

LOCAL AUTHORITY
Powys County Council. Tel: 01597 826000

COUNCIL TAX
To be assessed once constructed. Predicted tax band E.

EPC RATING
To be assessed once constructed. Predicted EPC Rating B.

VIEWINGS
Please note that this property is yet to be constructed. Prospective purchasers may have the opportunity to visit a site by the same developer, providing a chance to meet the team and appreciate the build quality and specification. Please contact us to arrange a site visit.

ANTI-MONEY LAUNDERING CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly, the initial checks will be handled on our behalf by a specialist company, Movebutler, which will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.