



PLOT 4 POPPY FIELD

BWLCH Y CIBAU | MEIFOD | POWYS | SY22 5LN

A newly constructed 4 bed roomed detached spacious home with driveway parking, double garage and a south facing enclosed rear garden, on a small residential development of only 6 properties, situated in the most delightful rural community of Bwlch Y Cibau.

Llanfyllin 3 Miles | Welshpool 10.5 miles | Oswestry 12 miles
(All distances approximate)

Early Reservations of Interest are now being taken.

Price £535,000





- Detached 4 Bedroom Home
- Well Proportioned Rooms
- Choice of Luxury Fitted Kitchens
- South Facing Garden, Driveway & Double Garage
- Solar Panels & EV Charging Point
- Exclusive Rural Development
- Anticipated Completion Summer 2026
- 10 Year Structural Guarantee

DESCRIPTION

Halls are delighted with instructions to offer this beautifully situated small residential development of only 6 properties for sale by private treaty. The homes have been carefully designed to blend in with nearby existing dwellings and offer a choice of three and four bedroom properties, including bungalows.

Plot 4 is a large four bedroomed detached house with a spacious driveway, double garage and gardens, situated in the most delightful rural community of Bwlch Y Cibau.

This large and well-proportioned home would be ideal for a growing family, those who work from home or anyone seeking a comfortable retirement with ample room for the family to visit. The architect designed internal accommodation will provide, on the ground floor, a lounge, open plan kitchen/ dining room, utility room, generous study and a cloakroom, together with 4 first floor double bedrooms (2 with ensuite) and a family bathroom.

Outside, the property will be complemented by a south facing rear garden, a spacious driveway and a double garage.

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 4 Poppy Field 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, small and select development.

The property should be available for occupation from Summer 2026 and we are able to accept early reservations of interest immediately.

SITUATION

Poppy Field is set in the scenic village of Bwlch Y Cibau, with local amenities including a church, village hall, and pub restaurant. Llanfyllin, three miles away, offers a high street with independent shops, a supermarket, pharmacy, and medical centre. Welshpool, eight miles southeast, provides a vibrant high street, national retailers, healthcare services, and leisure facilities. The surrounding countryside features extensive walking and cycling routes at Llyn Efyrynwy and Coedwig Dyfnant, offering an exceptional rural lifestyle.

LOCATION

The site is located on the A490 midway between the towns of Welshpool and Llanfyllin. Postcode: SY22 5LN - What3Words: ///convinced.happier.named

THE ACCOMMODATION WILL COMPRISE:

RECEPTION HALL

With a staircase to the first floor and doors leading to the kitchen/dining room and study.

LOUNGE

22'2" x 14'3" (6.76m x 4.34m)
(Maximum Measurement). With windows to the front and rear aspect, and a large inglenook fireplace.

KITCHEN/DINING ROOM

22'3" x 16'5" (6.78m x 5.00m)
With a choice of luxury fitted kitchens and quartz worktops. Patio doors from the dining room area overlook the rear garden and take advantage of the southerly rear aspect.

UTILITY ROOM

13'2" x 5'10" (4.01m x 1.78m)

STUDY

11'9" x 8'4" (3.58m x 2.54m)

CLOAKROOM

With WC and hand basin.

FIRST FLOOR LANDING

With storage cupboard and an inspection hatch to roof space.

MASTER BEDROOM

19'11" x 10'4" (6.07m x 3.15m)

With built in wardrobe.

MASTER ENSUITE SHOWER ROOM

8'1" x 6'2" (2.46m x 1.88m)

BEDROOM 2

14'8" x 10'0" (4.48m x 3.05m)

With an:

ENSUITE SHOWER ROOM

8'4" x 6'9" (2.55m x 2.07m)

BEDROOM 3

11'10" x 11'9" (3.61m x 3.58m)

With built in wardrobe.

BEDROOM 4

15'11" x 10'1" (4.85m x 3.07m)

With built in wardrobe.

FAMILY BATHROOM

6'2" x 7'1" (1.90m x 2.18m)

Well proportioned with a suite comprising a hand basin (H&C), low flush WC and a bath with mains pressure shower and shower screen.

OUTSIDE

The property will be approached over a tarmacadam driveway providing private parking for three vehicles which leads to the:

DOUBLE GARAGE

16'11" x 16'5" (5.16m x 5.00m)

The rear south facing enclosed garden will include a paved patio area leading on to an area of lawn.

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 not yet under construction and, we are informed by the developer, that the property should be ready for occupation by Summer 2026. We are able to take early reservations of interest immediately. In order to secure this plot, the developer will require a £1000 reservation fee and exchange of contracts within 28 days.

MAINTENANCE COSTS

Plot 4

Management fee: There is no requirement for a management company on this development so there is no annual management fee. Occupiers will have to pay for the maintenance costs incurred for the private drainage system. This is typically estimated at £375 / annum but the frequency and nature of inspections will be at the occupiers discretion.

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. Drainage will be to a private system.

PREDICTED EPC RATING

To be assessed once constructed. Predicted EPC Rating B.

LOCAL AUTHORITY

Powys County Council. Tel: 01597 826000

COUNCIL TAX

To be assessed once constructed. Predicted Band C.

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, who 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.

TENURE

The property will be of Freehold tenure.

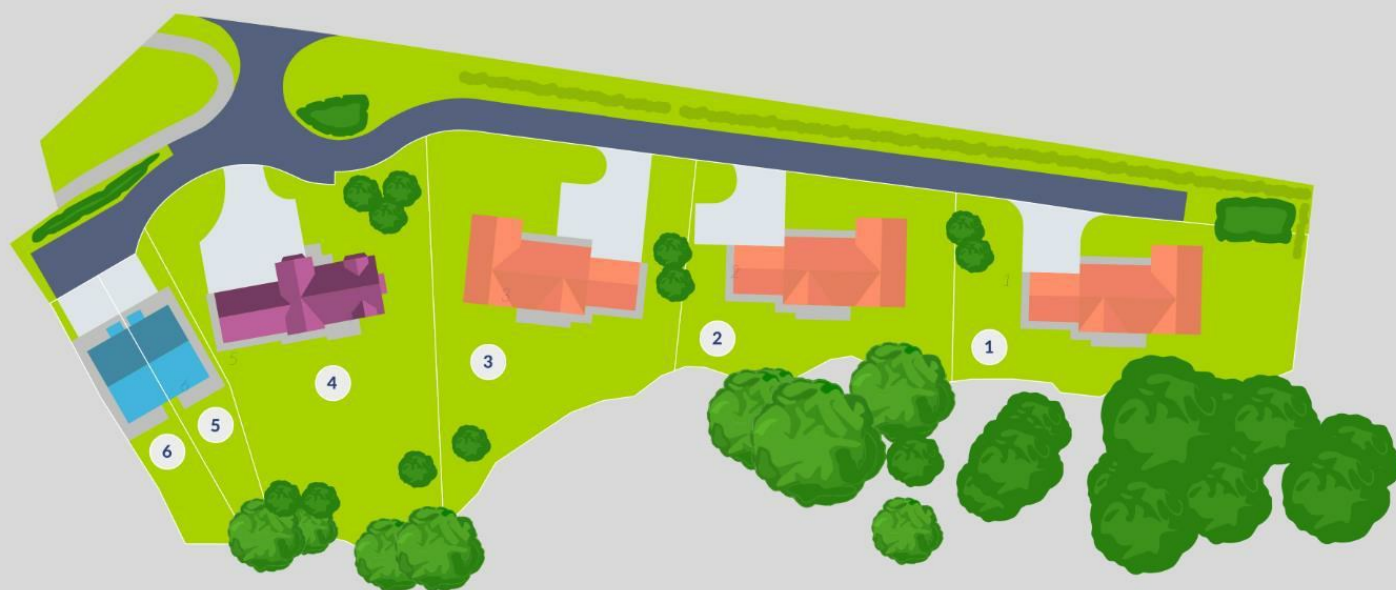


PRIMESAVE

PROPERTIES



Poppy Field | Bwlch-Y-Cibau | Site Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
TO BE ASSESSED POST CONSTRUCTION		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



Halls 1845

WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552

welshpool@halls.gb.com

www.halls.gb.com



1. 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. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.