

# LAND TO THE REAR OF DOLGUAN EAST

MILFORD ROAD | NEWTOWN | POWYS | SY16 2EQ

Two development plots for sale with full planning permission for two detached four bedroom houses, Application number P/2017/1340. The elevated site is situated just off Brynwood Drive, Newtown and has far reaching views over Newtown to farmland beyond.

**Offers in the region of £160,000**

## KEY FEATURES & DETAILS

- Two development plots
- Detached Houses
- Full planning permission
- Application No P/2017/1340
- Prominent Location
- Countryside Views

### DIRECTIONS

Postcode for the property is SY16 2EQ.

What3Words Reference is frowns.incurring.patch

### VIEWING

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

### ANTI MONEY LAUNDERING CHECKS

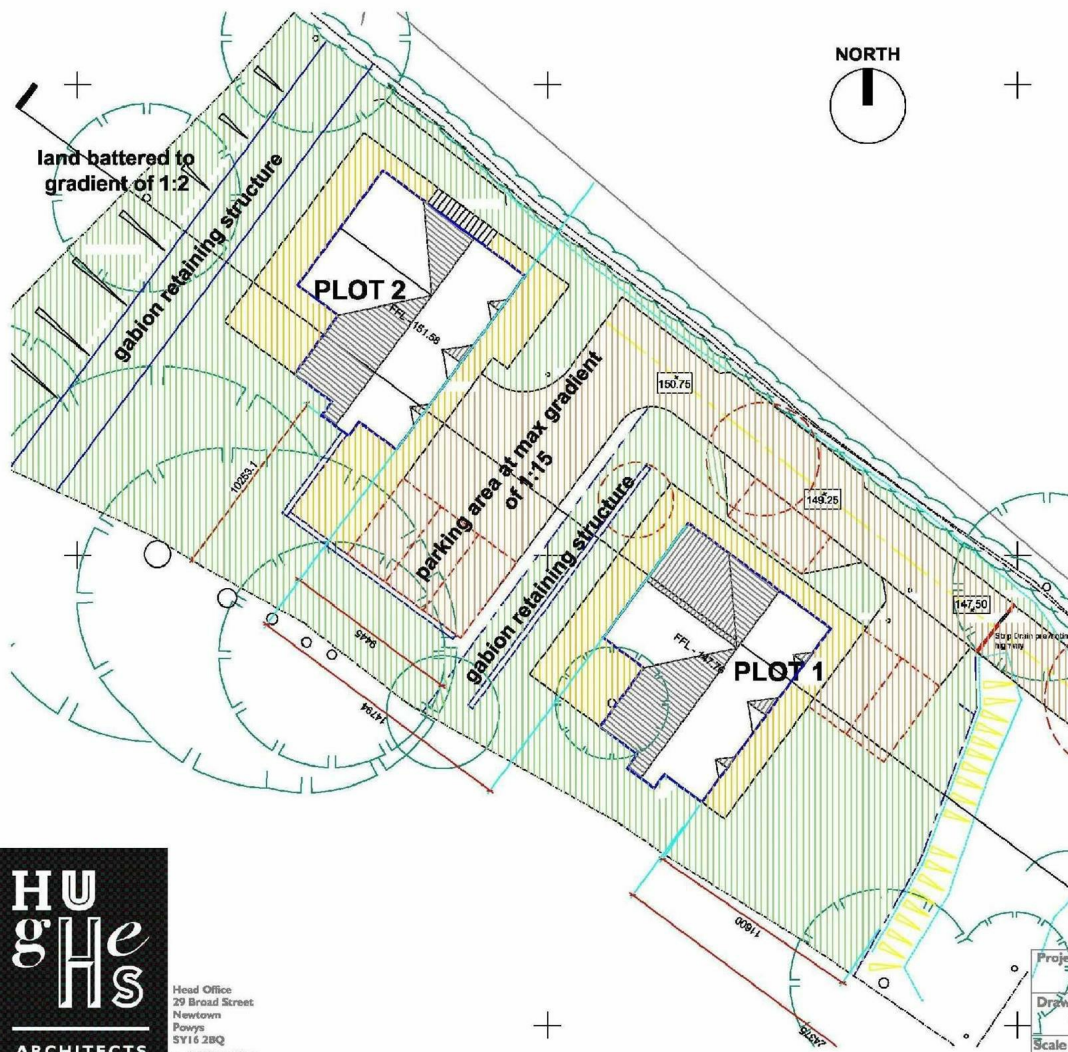
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (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.

### WEBSITES

Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)





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Project :- Residential Development, Land to the Rear of Dolgum East, Milford Road, Newtown			
Drawing Status :- STAGE 3a	Drawing Title :- Proposed Site Plan		Rev :-
Scale :- 1:200@A3	Date :- 18-12-17	Drawing No :- K059.1.3.109	
Drawn by :- SG	Checked :- RL		

**Thinking of selling your land or buildings?** We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

**Do you require planning and development advice?** Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at [www.hallsgb.com](http://www.hallsgb.com).

**Do you require finance or funding advice?** We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

**Do you require rural professional advice?** Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.



## WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

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➡ [www.hallsgb.com](http://www.hallsgb.com)  



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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.