



GLAN Y GORS PLOT MOELFRE

| OSWESTRY || SY10 7QW



3D View West



Halls are delighted to offer for sale this building plot: Glan Y Gors, a superb opportunity to create a bespoke family home in a highly desirable rural location. Full planning permission has been granted to demolish the existing dwelling and construct a striking four-bedroom detached house with an attached double garage. The property extends to approximately 6 acres, offering space, privacy and endless lifestyle possibilities in the heart of the scenic Powys countryside. Please note that more photos will be added in due course.

Offers Over £295,000



- Full planning permission granted
- Plans for a four-bedroom detached home
- Circa 6 acres of land
- Peaceful rural setting with scenic countryside views
- Conveniently located
- No onward chain

DESCRIPTION

Glan Y Gors is an exciting opportunity to purchase a PRIME BUILDING PLOT with full planning permission for a striking architect-designed home set in approximately 6 acres. The current site includes an older-style dwelling ready for redevelopment, with approved plans allowing the next owner to create a spacious two-storey residence that blends contemporary living with the peace of rural life.

Upstairs, the proposed layout features a luxurious master suite with dressing room and en suite, alongside two additional double bedrooms—each with their own en suite—and a large landing. The layout could be adapted with minimal changes to incorporate a fourth double bedroom, depending on buyer preferences.

The approved design provides a total internal floor area of approximately 239 sq. m (2,575 sq. ft), plus a substantial attached garage of 48 sq. m (517 sq. ft). The garage is connected to the main dwelling via a practical link, offering potential to further extend the living accommodation (subject to the necessary consents).



LAND

The land extends to approximately 6 acres, comprising a mix of pasture, garden and grounds. It offers a blank canvas for a variety of uses, including grazing, rewilding, horticulture, or equestrian pursuits, subject to requirements.

W3W

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SITUATION

The hamlet of Moelfre is located approximately 3 miles from the sought-after village of Llansilin, which enjoys a strong community spirit and a range of everyday amenities. These include a popular primary school and the well-known Wynnstay Inn.

The market town of Oswestry is around 15 minutes away by car and offers a more extensive selection of shops, services, and facilities. For secondary education, the highly regarded Llanfyllin High School is within easy reach, with dedicated school bus transport available.

Moelfre is ideally placed for access to the region's larger centres of employment, including Oswestry, Welshpool, Wrexham, and Shrewsbury. The surrounding area is particularly renowned for its picturesque rural landscapes, quiet lanes, and outdoor recreational opportunities—ideal for those seeking a peaceful countryside lifestyle with good accessibility.



PLANNING PERMISSION

Planning Reference: 25/0263/FUL

- The property benefits from full planning permission for redevelopment.
- Access is provided via a right of way over the front field, leading to a private track.
- A public footpath crosses part of the land.
- A septic tank is located within the boundary.
- A former water supply exists but would require recommissioning.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX

N/A



VIEWINGS

Please note the property is in poor condition, so viewings must be booked to be accompanied by the owner or agent and are at each persons own risk.

ANTI-MONEY LAUNDERING (AML) 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.

AGENTS NOTE

Please call office to ask for Planning Statement other details

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.



OSWESTRY SALES

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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.