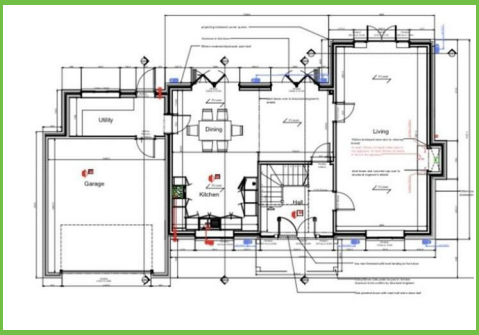
Town & Country

Estate & Letting Agents



Plot 8 Park Street, Llanrhaeadr, SY10 0JJ

Offers In The Region Of £595,000

Photograph for illustration purposes only. Town and Country Oswestry are delighted to bring to the market this SUBSTANTIAL NEW BUILD FAMILY HOME. The property will be developed to a very high standard throughout by a reputable local builder and reservation off plan is available. Situated on the edge of this picturesque village location with amazing views across the beautiful Tanat Valley and beyond. Plot Eight (Second Phase) is a SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME.

Directions

From Oswestry proceed on the A483 towards Welshpool, turn right at Llynclys crossroads and continue through the villages of Porth-y-Waen and Llangedwyn until you reach Llanrhaeadr Ym Mochnant, turn right by the car park onto Park Street and proceed passing the next car park on the right where the site will be observed on the left hand side.

Overview

Photograph for illustration only. We are delighted to offer to the market this NEW DEVELOPMENT OF CHARACTER PROPERTIES. The properties have been developed to a very high standard throughout by a reputable local builder. The development is a selection of individually designed family homes and situated in a much sought after edge of village location, close to the village of Llanrhaeadr Ym Mochnant with an excellent Primary and Junior School. Local amenities include a variety of shops, hotel and public houses. This development is for a four bedroom detached family home. The Ground Floor will comprise - Entrance Porch, Entrance Hall, Lounge, Kitchen/ Dining Room/ family, Study, Utility Room and a cloakroom. The First Floor - Landing, Four Bedrooms, Family Bathroom and Shower Room. Double Garage/Workshop. There is still the opportunity for purchasers to make minor alterations and choices on finished if an early reservation is made.

Build Stage

The property is currently at first fix stage.

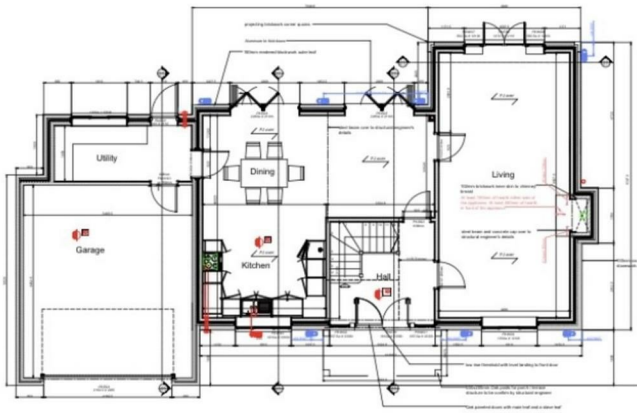
Views From Plot

The property is in an elevated position and as such will benefit from having superb rural views across the village and surrounding countryside of the beautiful Tanat valley.

Phase One Showing Finish

Phase one has been completed and comprises five individual designed properties with stone work detailing.

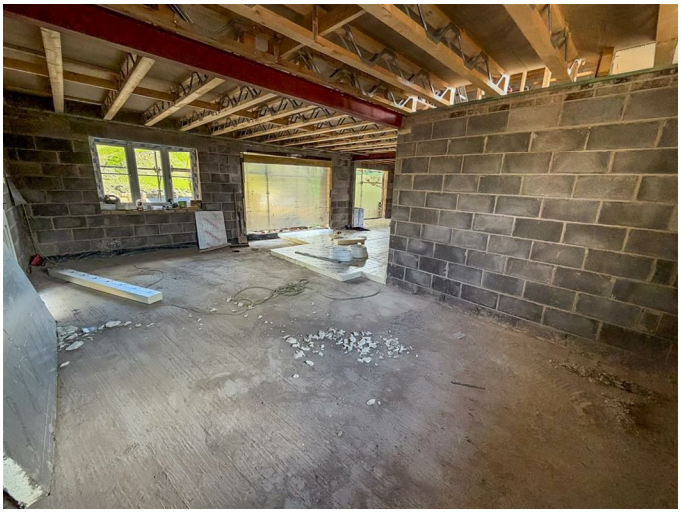
Ground Floor Plan



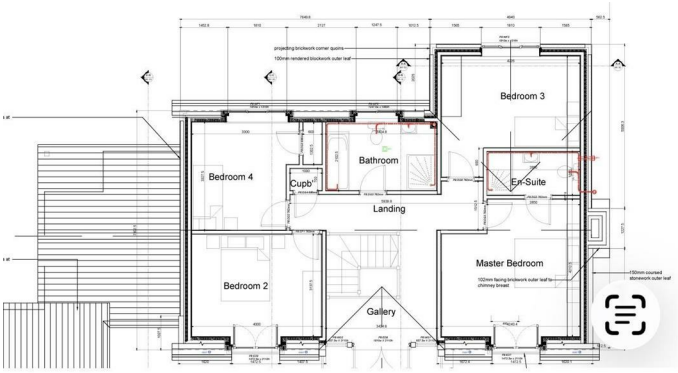
Kitchen/ Family Room

The impressive kitchen/ family room is fitted with a high quality kitchen. The photos shown are of the kitchen in the same build from phase one for illustration purposes. The property is currently arranged as an open-plan space, offering buyers the flexibility to create individual rooms or separate living areas to suit their needs.

Additional Photo



First Floor Plan



Front Elevation

Rear Elevation

Private Road

The estate road serving this development will not be adopted by the Highway Authority. Consequently, a Residents Management Company will need to be set up by the developer for the long term maintenance of the highway, footways and associated infrastructure. Private road signage will be erected at the entry to this estate in accordance with Section 31 of the Highways Act 1980. Further details will be provided by the sellers solicitor.

Additional Photo

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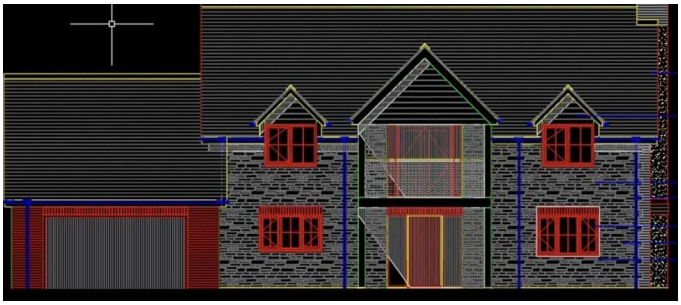

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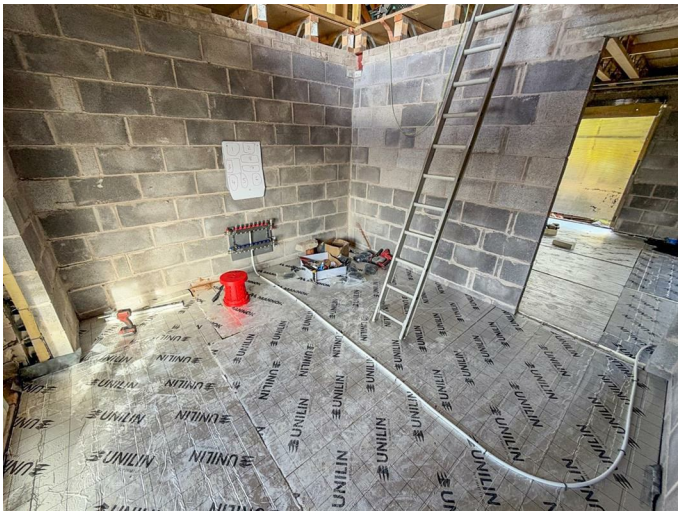


Additional Photo

Additional Photo

Tenure/Council tax

We understand that the property is freehold but we ask that any purchaser seek legal advice. We await confirmation of the property banding for council tax purposes.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

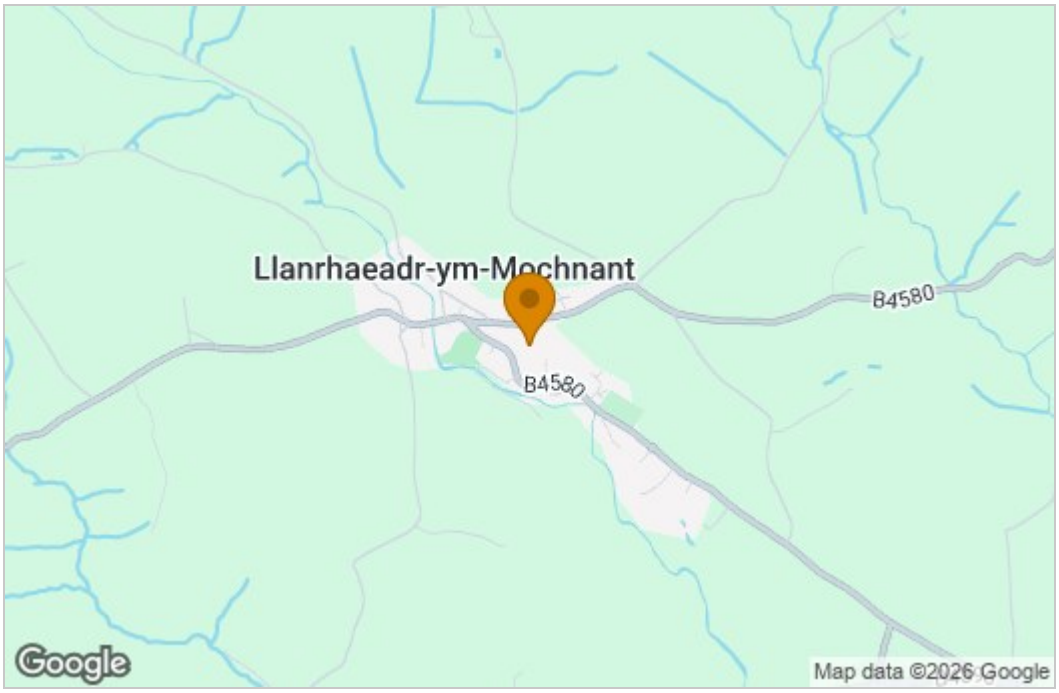
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

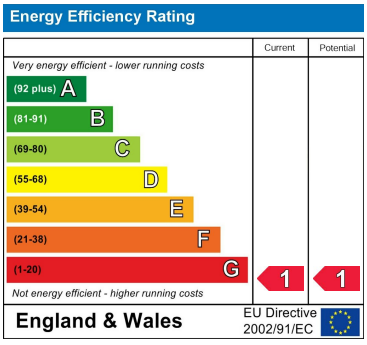
Additional Photo

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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