



Roger  
Parry  
& Partners

DEVELOPMENT SITE  
Land at Rock Farm, Llanllwchaiarn, Newtown  
SY16 3BH

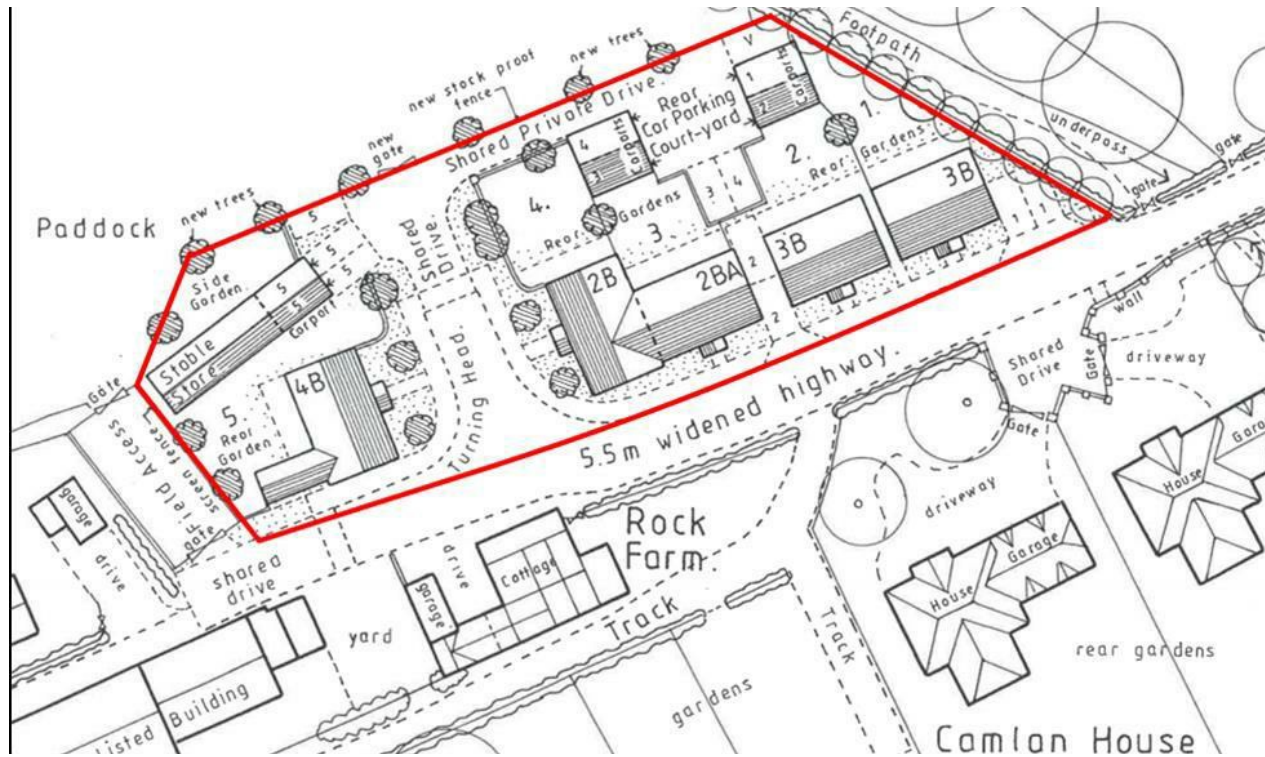


Land At Rock Farm, Llanllwchaiarn, Newtown, Powys, SY16 3BH  
Guide Price £235,000

**\*\* RESIDENTIAL DEVELOPMENT SITE\*\***

The site extends to 0.2 ha and is formerly an agricultural yard with buildings demolished and now offers a level site prime for development. The site is located within the development boundary of Newtown and indicative plans show that a developer would easily site 5 dwellings (including 1 affordable) on the parcel of land.

The site lies in Llanllwchaiarn which is an area to the east of Newtown. The area is a sought-after housing location which provides good access into the town centre. Nearby is the River Severn and Montgomery Canal, Llanllwchaiarn Church and National Cycle Route 81 and the site looks over pasture land.



### Indicative Plan

The indicative plan shows that the site is suitable for 5 dwellings, including 1 affordable, and that the site can accommodate the dwellings comfortably with access improvements, gardens, parking, and outbuildings.

### Services

All services, including electric, sewage and mains water, are on site or immediately adjacent.



**Local Authority:** Powys County Council

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

From Newtown town centre, head towards Llanllwchaïarn on Canal Road, proceed on this road. When you have entered Llanllwchaïarn take the turning right at the church and then the immediate right. Carry on this road for 200 yards and the site will be situated in front of you, indicated by the agents 'for sale' board

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499

**Roger  
Parry**  
& Partners



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.