

# Development Site Four Crosses Inn Four Crosses Llandrinio SY22 6RE



null Bedroom Land  
Offers Invited £600,000

## The features

- RESIDENTIAL DEVELOPMENT SITE
- FULL PLANNING PERMISSION GRANTED
- 3 CONVERSIONS WITHIN EXISTING PUBLIC HOUSE
- 9 NEW BUILD HOMES
- ENVIABLE EDGE OF VILLAGE LOCATION
- IDEAL FOR COMMUTING TO SHREWSBURY, OSWESTRY AND WELSHPOOL
- FOR FURTHER DETAILS PLEASE CONTACT THE SELLING AGENT



\*\*\* ESTIMATED GDV £3,000,000 - £3,250,000 \*\*\*

**An excellent opportunity to purchase this prime residential development site with FULL Planning Permission granted - 18/0293/FUL AND 25/1008/FUL.**

**Occupying an enviable position on the edge of this popular self sufficient village, ideally placed for access to the County Town of Shrewsbury and busy market Towns of Oswestry and Welshpool.**

**Planning permission is granted for the conversion of the existing public house to provide 3 dwellings and for an additional 9 new builds within the grounds - one third of which are affordable dwellings.**

**For further details and to book your personal viewing please contact the selling agents on 01691 674567.**

## Property details

### LOCATION

Occupying an enviable position on the edge of this sought after village which boasts good local facilities including primary school, general store, public house, recreational facilities, bus service and lovely countryside walks.

The site is ideally placed for commuting to Shrewsbury and the A5/M54 motorway network, Oswestry, Wrexham and Chester to the M6 and Welshpool to Mid Wales.

### DESCRIPTION

Exciting development/investment opportunity in Four Crosses, Nr Shrewsbury.

Description - With full planning permission for conversion of existing public house to three cottages along with 9 new build properties within the grounds.

Services - Mains Water, Electricity & Drainage are available.

Method Of Sale - Private Treaty

Tenure - Freehold with vacant possession on completion.

Local Authority - Powys County Council.

Planning Application: 18/0293FUL and 25/1008/FUL

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

## Development Site Four Crosses Inn, Four Crosses, Llandrinio, SY22 6RE.

null Bedroom Land  
Offers Invited £600,000





## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01691 674567

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

### Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

### We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.