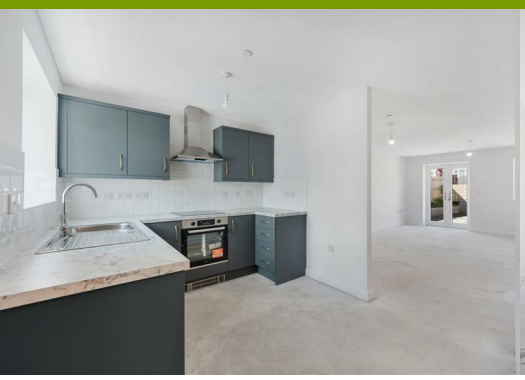
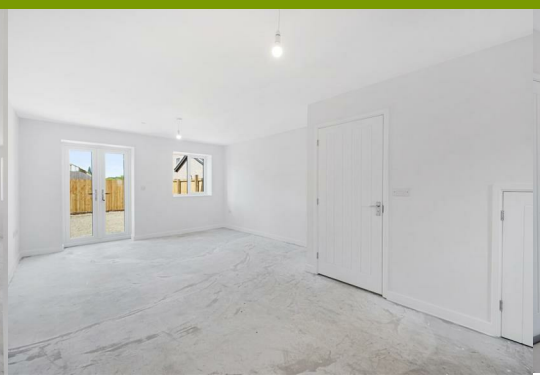
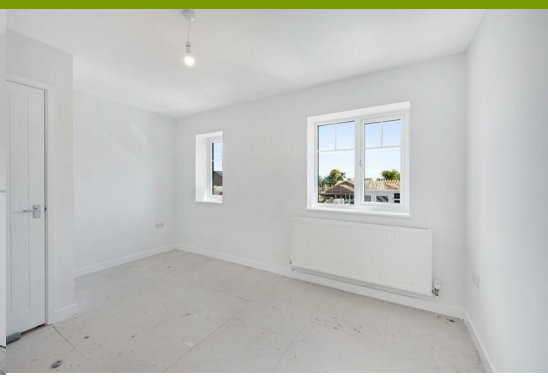


PLOT 5 POPPY FIELD

BWLCH Y CIBAU | LLANFYLLIN | POWYS | SY22 5LN



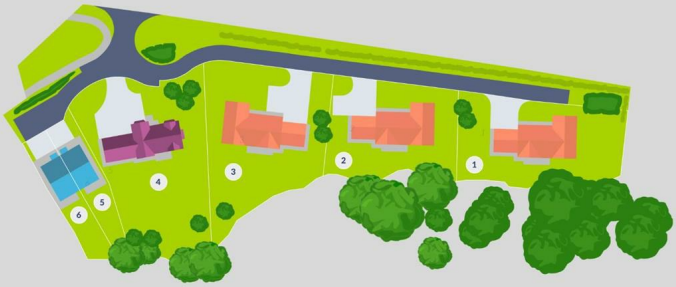




A newly constructed 3 bedroomed semi-detached house with driveway parking and a garden, on a small residential development of only 6 properties, situated in the most delightful rural community of Bwlch Y Cibau.

Price £240,000

Poppy Field | Bwlch-Y-Cibau | Site Plan



1 3 1

- **3 Bedroom Semi Detached Home**
- **Well Proportioned Rooms**
- **Rear Garden & Private Parking**
- **Solar Panels & EV Charging Point**
- **Exclusive Rural Development**
- **10 Year Structural Guarantee**

DESCRIPTION

Halls are delighted with instructions to offer this beautifully situated small residential development of only 6 properties for sale by private treaty. The homes have been carefully designed to blend in with nearby existing dwellings and offer a choice of three and four bedroom properties.

Plot 5 is a three bedroomed semi-detached house with driveway parking and a garden, situated in the most delightful rural community of Bwlch Y Cibau.

The architect designed internal accommodation will provide, on the ground floor, a spacious open plan Living/Kitchen/Dining Room and a Cloakroom, together with 3 first floor Bedrooms and a Family Bathroom.

Outside, the property will be complemented by a rear garden and a private driveway providing car parking for 2 vehicles.

All new Primesave homes are traditionally built incorporating the latest high-performance insulation to the floors, walls, windows and roof. Solar panels are included as standard together with an EV charging point. For your safety there are mains powered smoke alarms and a fire suppression sprinkler system. The property will further benefit from double glazed windows and doors throughout, low maintenance uPVC window frames and soffit boards, and will be presented for sale with the benefit of a 10 year structural guarantee.

The sale of Plot 5 Poppy Field does, therefore, provide an extremely rare opportunity for purchasers to acquire a newly constructed property which will be completed to a high standard situated in a desirable, small and select development.

The property should be available for occupation from Summer 2026 and we are able to accept early reservations of interest immediately.



JULY 2026 EXCLUSIVE BUYER INCENTIVES

The developer is pleased to offer the following exclusive incentives on this property for sales agreed during July 2026:

*Land Transaction Tax (Stamp Duty) paid by the developer (currently worth £900).
*Choice of vinyl and carpet flooring throughout, included free of charge.
*Turf to the rear garden included free of charge.
*Upgrade to a luxury shaker-style kitchen complete with a built-in oven, hob, cooker hood, dishwasher and fridge/freezer, all included free of charge.

These incentives are available for a limited time only on sales agreed during July 2026 and are subject to the developer's terms and conditions. Contact us today to arrange your viewing and take advantage of this exclusive offer.

SITUATION

Poppy Field is set in the scenic village of Bwlch Y Cibau, with local amenities including a church, village hall, and pub restaurant. Llanfyllin, three miles away, offers a high street with independent shops, a supermarket, pharmacy, and medical centre. Welshpool, eight miles southeast, provides a vibrant high street, national retailers, healthcare services, and leisure facilities. The surrounding countryside features extensive walking and cycling routes at Llyn Efyrnwy and Coedwig Dyfnant, offering an exceptional rural lifestyle.

LOCATION

The site is located on the A490 midway between the towns of Welshpool and Llanfyllin.
Postcode: SY22 5LN - What3Words: ///convinced.happier.named

THE ACCOMMODATION WILL COMPRISE:

OPEN PLAN LIVING/KITCHEN/DINING ROOM

28'5" x 15'9" (8.66m x 4.80m)
(Maximum Measurement). The inclusion of double patio doors in the dining area brings in both views of the rear garden and an abundance of natural light to the room. There is a choice of fitted kitchens with built-in oven, cooker hob and cooker hood.

CLOAKROOM

With WC and hand basin.

BEDROOM 1

11'9" x 8'11" (3.58m x 2.72m)





BEDROOM 2
15'9" x 9'10" (4.80m x 3.00m)

BEDROOM 3
7'10" x 6'10" (2.39m x 2.08m)

FAMILY BATHROOM
8'3" x 6'5" (2.51m x 1.96m)
Well proportioned with a suite comprising a hand basin (H&C), low flush WC and a bath with mains pressure shower and shower screen.

OUTSIDE
The property will be approached over a private driveway providing private parking for two vehicles.

The rear garden will include a paved patio area leading on to an area of lawn.

PLEASE NOTE
All measurements are approximate measurements ONLY and should not be relied upon. All images are artist's impressions or show completed properties of the same type on previous developments. Elevation colours, such as brickwork and window frames, will vary, and some images may show alterations or extras arranged at additional cost.

OCCUPATION & RESERVATION
This property is not yet under construction and, we are informed by the developer, that the property should be ready for occupation by Summer 2026. We are able to take early reservations of interest immediately. In order to secure this plot, the developer will require a £1000 reservation fee and exchange of contracts within 28 days.

SERVICES
We understand that the property will have the benefit of mains water, mains electricity, and a low-carbon heating system with an air source heat pump and a pressurised hot water system. Drainage will be to a private system.

MAINTENANCE COSTS
Plots 1,2,3, 5 & 6
Management fee: There is no requirement for a management company on this development so there is no annual management fee. Occupiers will have to pay a share of the maintenance costs incurred for the shared private drainage system. This is typically estimated at £275 / property / annum but the frequency and nature of inspections will be at the occupiers discretion

PREDICTED EPC RATING
To be assessed once constructed. Predicted EPC Rating B.

LOCAL AUTHORITY
Powys County Council. Tel: 01597 826000

COUNCIL TAX
To be assessed once constructed. Predicted Band C.

TENURE
The property will be of Freehold tenure.

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 £36 (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.

VIEWINGS
Prospective purchasers have the opportunity to visit a site by the same developer, providing a chance to meet the team and appreciate the build quality and specification. Please contact us on 01938 555552 to arrange a site visit.

PLOT 5 & 6 - POPPY FIELD, BWLCH Y CIBAU

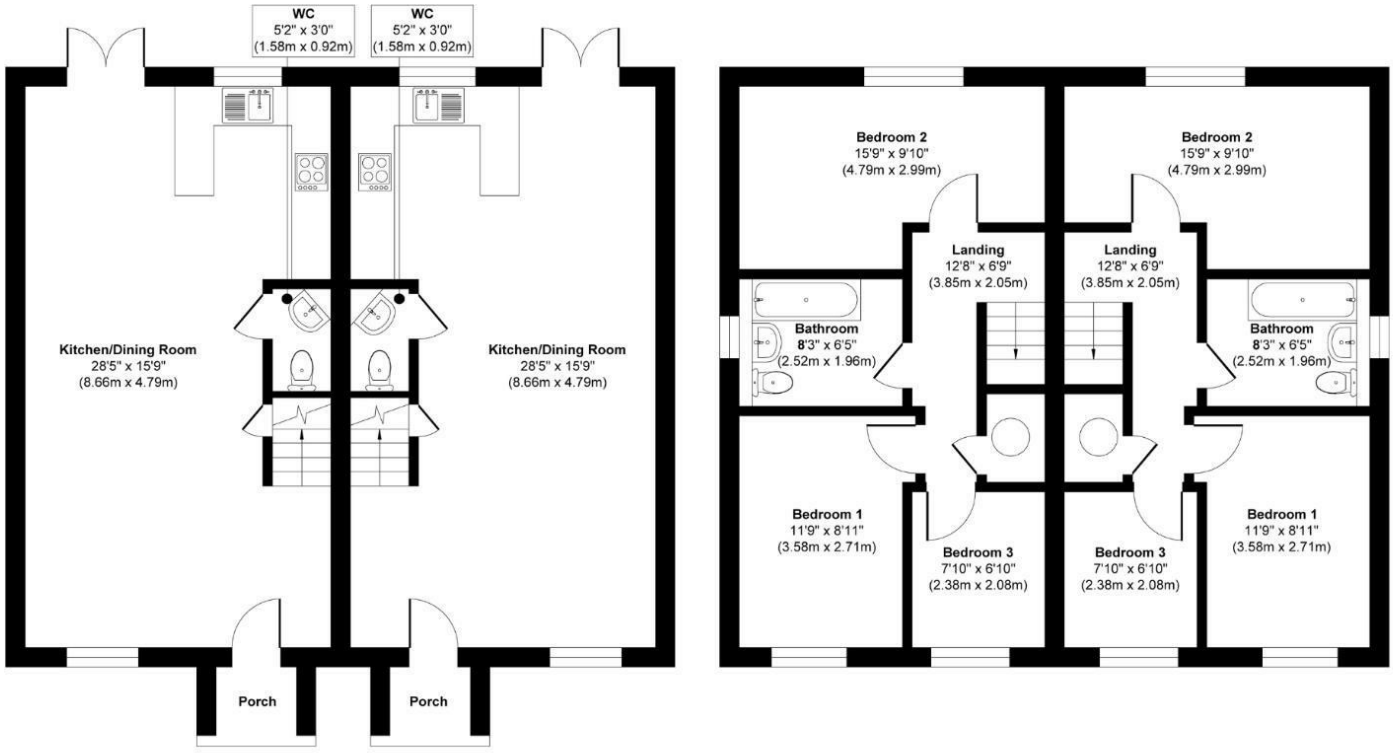
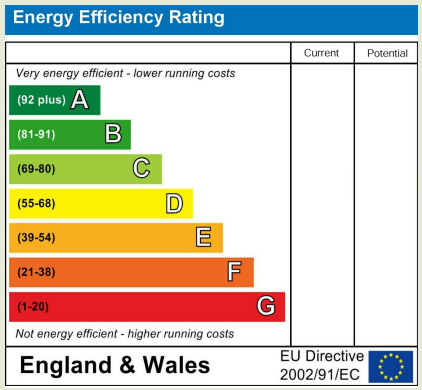


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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.

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The Property Ombudsman

Halls 1845

WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

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www.hallsgb.com

1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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