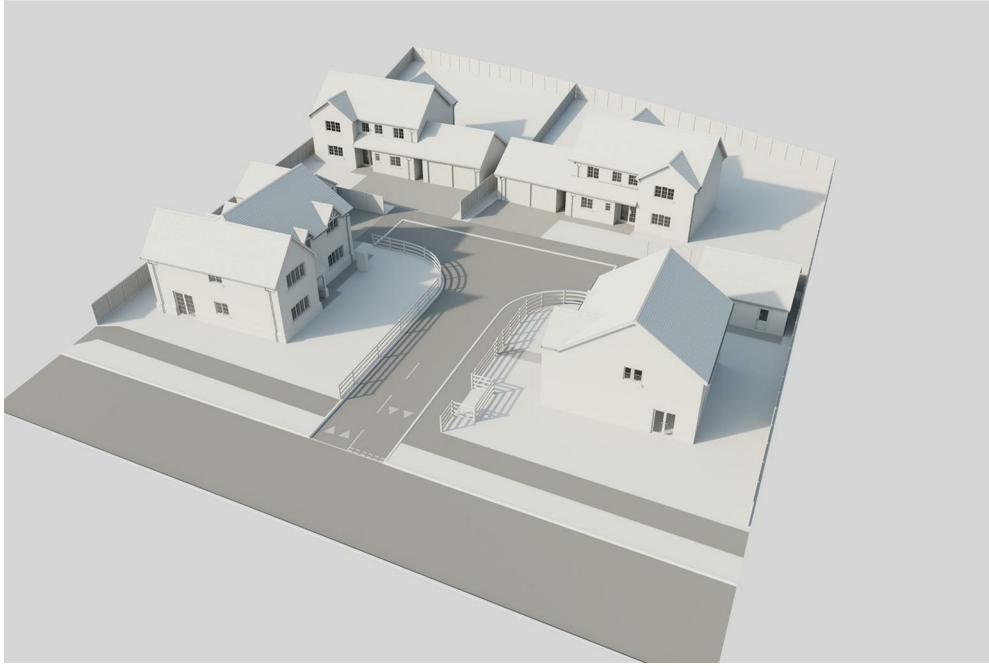
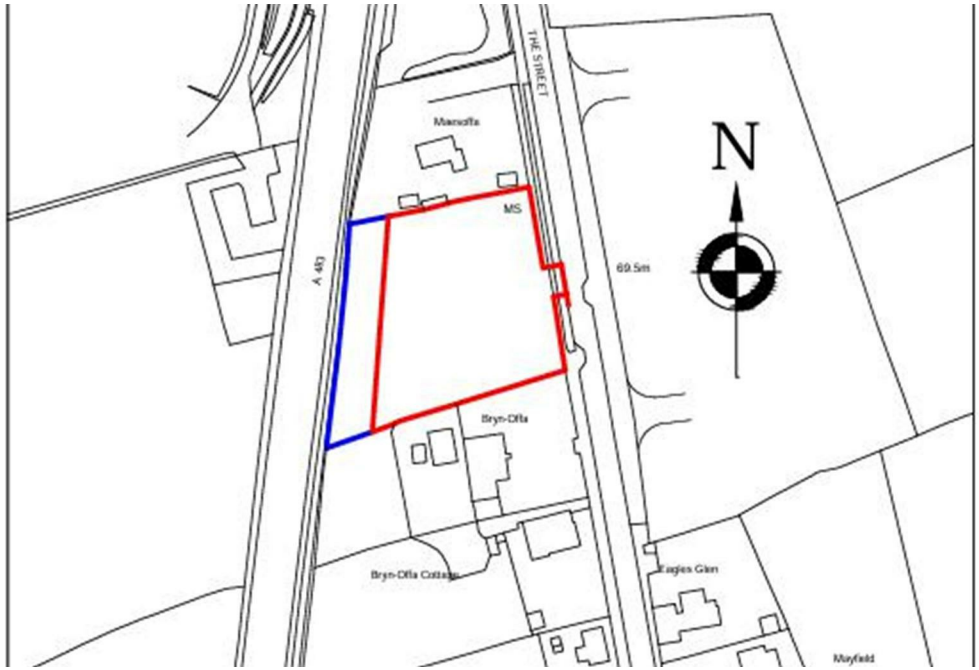
Roger Parry & Partners

Building Plot 2, Llwyn Offa, Four Crosses, Llanymynech, SY22 6RA





Building Plot 2, Llwyn Offa, Four Crosses, Llanymynech, SY22 6RA
Offers In The Region Of £145,000

Building Plot 2, Llwyn Offa, Four Crosses, Llanymynech, Powys, SY22 6RA presents an exciting opportunity to acquire a building plot with FULL PLANNING permission for a spacious detached four-bedroom property. Set within a generous plot, the proposed home offers ample outdoor space and a sense of privacy, along with an attached double garage for convenient parking and additional storage. Designed for comfortable family living, this development combines well-proportioned accommodation extending to approximately 223m² (2,400 sq ft) with a desirable rural setting, making it an ideal choice for those seeking both space and tranquillity.

These plots can be purchased and built under contract with the vendors who are a well respected local family firm and finished as required with a guide price for construction of £350.000.

These will be available as fully serviced plots with the access road made up and kerbs laid, foul drainage connected from each plot to the new foul main, and a 32mm diameter water with dedicated sprinkler service connected and metered. Electricity is available for connection in the footpath and BT Openreach high speed connectivity will be installed, but not the connection.

Reception Hall

Lounge
21'5" x 13'9" approx. (6.55 x 4.2m approx.)

Kitchen/ Dining Area
21'7" x 13'6" approx. (6.6m x 4.12m approx.)

Lounge
13'11" x 25'9" approx. (4.267 x 7.86m approx.)

Study
9'7" x 11'4" approx. (2.94 x 3.46m approx.)

Utility
8'0" x 7'9" approx. (2.45 x 2.375m approx.)

Cloakroom/WC

Bedroom One
13'11" x 14'5" approx. (4.267 x 4.41m approx.) with en-suite

Bedroom Two
11'0" x 13'11" approx. (3.369 x 4.267 approx.)

Bedroom Three
11'1" x 10'9" approx. (3.4 x 3.3m approx.)

Bedroom Four
15'1" x 10'9" approx. (4.61 x 3.3m approx.)

Family Bathroom
10'5" x 9'6" approx. (3.2 x 2.92m approx.)

Double garage
19'10" x 20'4" approx. (6.05 x 6.2m approx.)

Powys County Council Planning Ref: 25/0355/FUL
FULL PLANNING Approved and pre commencement conditions have been approved.

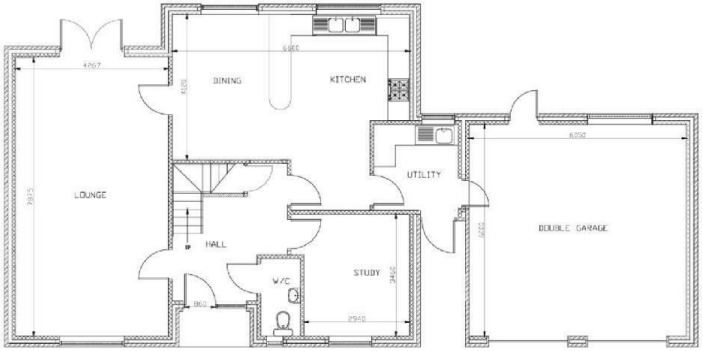
TENURE
The property is freehold and will be sold with vacant possession.

LOCAL AUTHORITY
Powys County Council

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY
The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES
Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.
Please contact the agent for the documents relating to the planning permission

Local Authority: Powys
Council Tax Band:
EPC Rating:
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.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

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 t o 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 s hould 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 b een 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.