





**Development Land Adjoining Maes Yr Eglwys, Llanwnog, Caersws, Powys, SY17 5LA
Offers In The Region Of £235,000**

**RESIDENTIAL DEVELOPMENT SITE - RESERVED MATTERS CONSENT FOR 7 DWELLINGS (1 AFFORDABLE) - Rural Village location -
Situated close to a wide range of amenities**



A rare opportunity to purchase a prime development site within the sought after village of Llanwnnog. The site has planning permission for seven dwellings (one affordable dwelling) under the following planning references; P/2017/0567 and 20/2009/RES. The property provides for 5 detached dwellings in very spacious plots and two semi-detached dwellings.

The site is well placed for the village of Caersws and the town of Newtown which provide a wide range of amenities to include excellent transport links. Caersws has an excellent primary school, two public houses, train station, two convenience stores and fuel pumps. Newtown is an established market town with range of large supermarkets, high street shops, a number of primary schools and a secondary school.

SERVICES

Mains Water located at the boundary

Mains Electricity located at the boundary

METHOD OF SALE

For sale by private treaty.

TENURE

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

LOCAL AUTHORITY

Powys County Council

Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

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

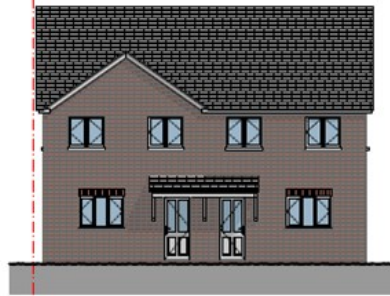
Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the

description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

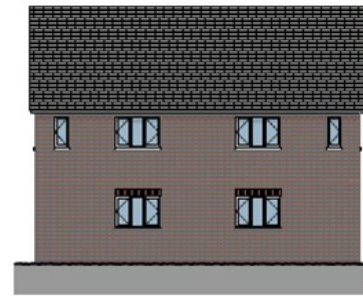
Floor Plan
(not to scale - for identification purposes only)



P1 South East Elevation 1:100



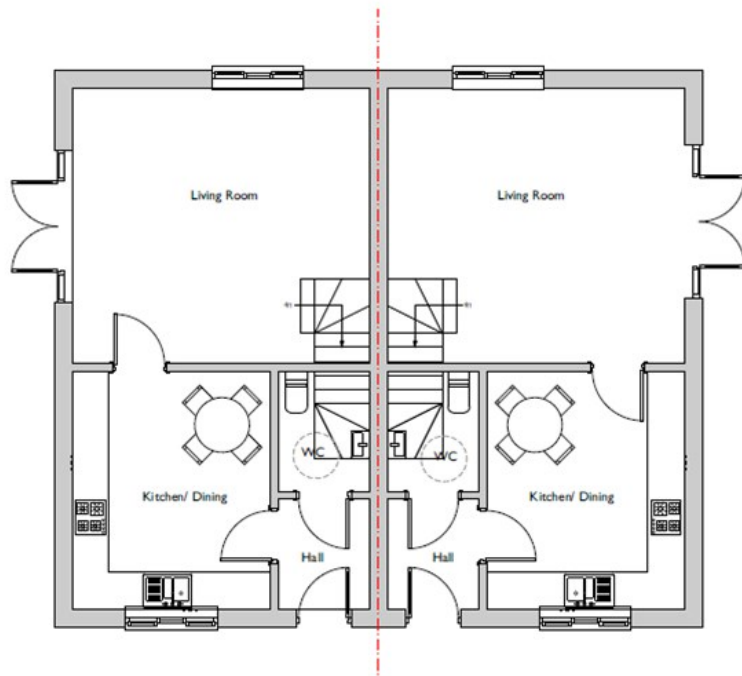
P1&2 North East Elevation 1:100



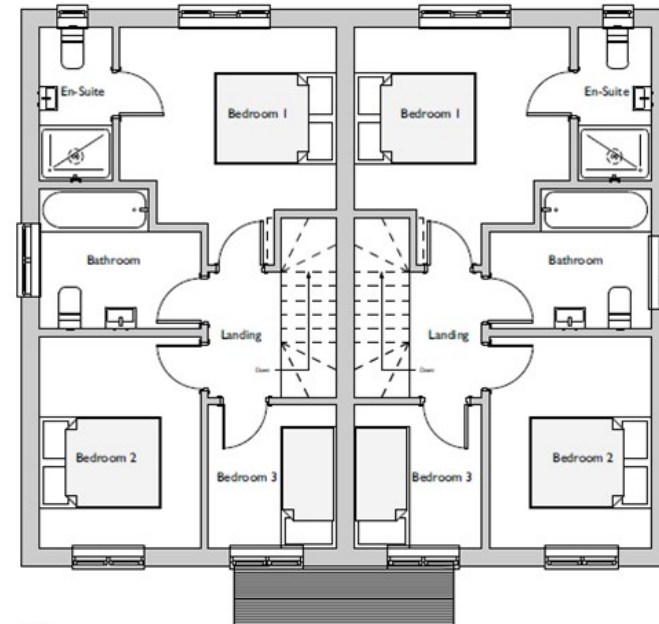
P1&2 South West Elevation 1:100



P2 North West Elevation 1:100



GROUND



FIRST

General Services:

Local Authority: Powys County Council

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.

Directions:

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



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 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.