





## Residential Site For Up To 9 Dwellings, Land adjoining Maes Gwyn, Llanfair Caereinion, Welshpool, Powys, SY21 0BD

Guide Price £295 000

An excellent opportunity to acquire a development site for up to 9 dwellings on land adjacent to Maes Gwyn, on the edge of Llanfair Caereinion. The site extends to approximately 0.49 hectares (1.20 acres) and has outline planning permission for 9 detached dwellings (of which 2 are affordable dwellings), formation of vehicular access and associated works (Planning Number: P/2017/0370).



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### **SITE LOCATION**

Llanfair Caereinion is a town located in Powys and has a good range of range of services and community amenities and lies in a strategically important position on a main transport corridor along the A458 trunk road. Such services and facilities include a Church, a Chapel, a Community Centre, a Leisure Centre, A Primary School, A Secondary School, three Public Houses, Shops, Tourism, Employment, and Public Transport. All facilities are reached easily by foot via existing footpath link. The market towns of Welshpool and Newtown are located within a convenient distance to the site.

### **SITE DESCRIPTION**

The site is for a mixture of 9 residential properties, with outline planning consent for 9 dwellings (of which 2 are affordable dwellings). The site extends to approximately 0.49 hectares (1.20 acres) or thereabouts and is currently in agricultural use. The site is located immediately adjacent to the existing residential housing of 'Maes Gwyn' and 'Maes Derwen' with mains water, mains sewerage and electricity nearby.

### **PLANNING STATUS**

Outline planning permission was granted on the 5th October 2017.

### **SERVICES**

Llanfair Caereinion benefits from mains water, electric and sewerage.

### **TENURE**

Freehold title is being sold, with the benefit of vacant possession upon completion.

### **FURTHER INFORMATION**

Contact Tudor Watkins at 1 Berriew Street, Welshpool, Powys, SY21 7SQ.

Tel: 01983 554499/07710 522558

A full information pack can be made available on request from the selling agent which includes planning drawings and site plans.

### **VIEWINGS**

All viewings must be arranged in advance with the selling agent using the details provided.

### **LOCAL AUTHORITY**

Powys County Council.

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

## General Services:

### Local Authority:

### 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:

From Welshpool head west on the A458 Dolgellau road for approximately eight miles. In Llanfair Caereinion, turn left for the town centre over the bridge and then continue right, around the bend, taking the next turning left into Watergate Street (signposted Newtown). Keep going over the speedumps and to then take a turning right, taking the next right which will take you onto Maes Gwyn road. Keep right and the site is located at the end of the road

## 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.