



Proposed Front Elevation



Building Plot at Bryn Eglwys Brithdir, Llanfyllin, Powys, SY22 5HB
Guide Price £50,000

****SUBJECT TO S.106 AGREEMENT FOR AFFORDABLE HOUSING**** An exciting opportunity to acquire a building plot with full planning permission (P/2016/0370 and 21/1531/CLPL) comprising a 3 bedroom residential dwelling within a lovely rural setting with spectacular views over the surrounding countryside. The property is set within approximately 0.6 acres of land and is accessed from the minor council highway.

The property is located within easy reach of the town of Llanfyllin with its wide range of amenities.

PLANNING APPLICATION REFERENCE P/2016/0370

S 106 AGREEMENT - QUALIFYING PERSON

A person in need of Affordable Housing and who immediately prior to taking occupation of the Affordable Housing Unit falls within one or more of the following categories:

- i) has resided in the Local Community (community council area of Llanrhaeadr Ym Mochnant and the community or town council areas immediately adjoining) continuously for at least three consecutive years
- ii) was born or brought up in the Local Community; or
- iii) is an existing resident of the Local Community requiring separate accommodation or
- iv) is principally employed in the Local Community in continuous full time employment amounting to not less than 20 hours per week and was so employed for a continuous period of three years; or
- v) has an offer of full time employment as defined in sub paragraph iv) above within the Local Community but cannot take up the offer because of a lack of affordable accommodation; or
- vi) wishes to move into the Local Community to look after an elderly or inform relative or to be looked after by a relative already resident in the Local Community

AND he, his spouse, co-habites or civil partner have not recent owned a dwelling (whether or not subject to a mortgage or legal charge) in fee simple or for a leasehold interest unless the proposed occupier has an eligibility certificate provided by the council confirming that the person has an exceptional need for the Affordable

Housing Unit

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.

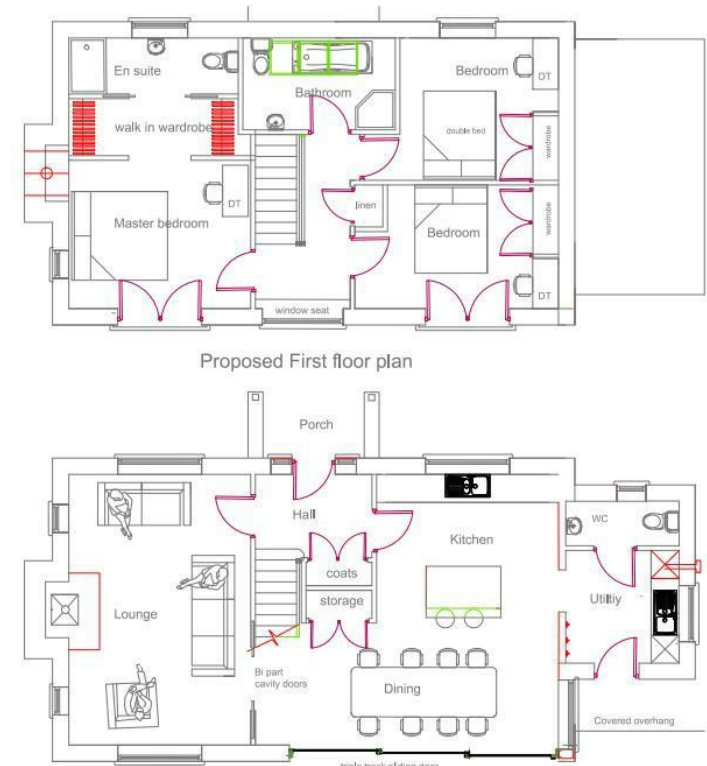
WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

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 misstatement shall not annul a sale or entitle any party to compensation.

Please contact the agent for the documents relating to the planning permission



General Services:

Local Authority: Powys

Council Tax Band: Exempt

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.

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.