



Roger
Parry
& Partners

The Quarry, Coppice Lane, Pool Quay, Welshpool, SY21 9JX
£150,000



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£150,000**

A 2 bedroom mobile home sat on a plot of approx 0.4 acre situated in a semi rural location within easy reach of Welshpool and Oswestry.

DESCRIPTION

This 2 bedroom mobile home is sat on a plot of approximately 0.4 acre and is located within easy reach of both Welshpool and Oswestry. Approached across a cattle grid to a hard standing for a vehicle.

GENERAL NOTES**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water are connected. Septic tank. We understand the Broadband Download Speed is: Standard 7 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. We understand the Flood risk is: Flooding from rivers- Very Low. Flooding from the sea- Very Low. Flooding from surface water and small watercourses- Risk between 1% and 3.3% chance each year.. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers

to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

AGENTS NOTE

Section 191 application for lawful development certificate for the lawful use of a mobile unit as a residential dwelling has been approved. 25/1730/CLE Powys County Council.



Local Authority: Powys County Council

Council Tax Band: B

EPC Rating: N/A

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:

What3words: <https://w3w.co/parading.sing.ramp>

Viewing arrangements

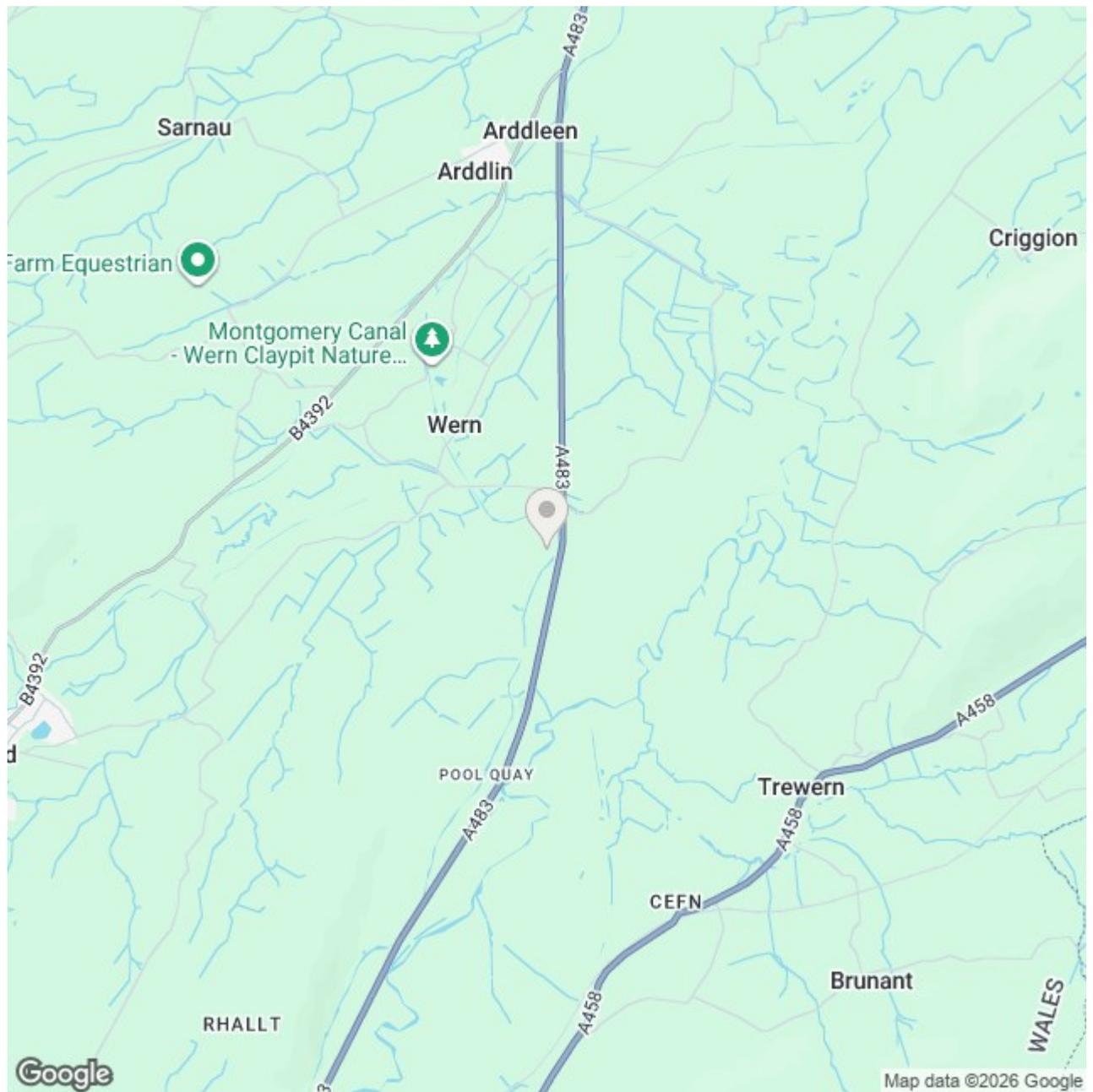
Viewing of the property is strictly by appointment only through:

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.