



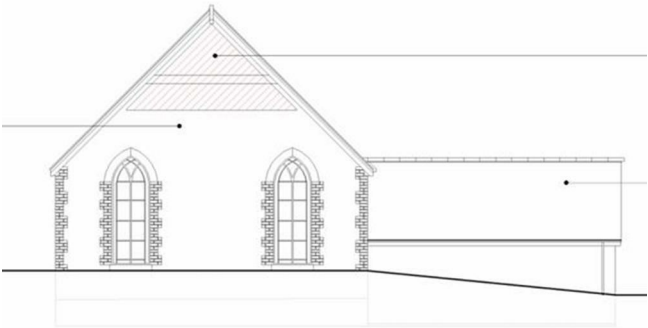


An exiting opportunity to acquire a development opportunity in the village of Pont Robert. The former Methodist Chapel has full planning permission ( 24/1647/FUL) to convert/extend the property to create a 3 bedroom, 3 bathroom detached family home with open plan living space \*\*.

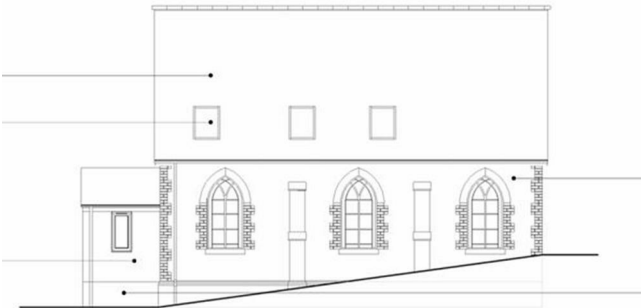
NO ONWARD CHAIN.

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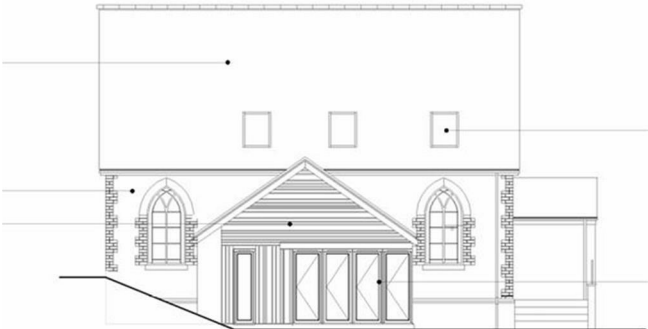




**Proposed Rear Elevation**  
1 : 100



**Proposed Side Elevation**  
1 : 100



**Proposed Side Elevation 2**  
1 : 100



EPC: Exempt (Place of Worship)

**DESCRIPTION**

A development opportunity to convert an unused Methodist Church into a stunning family home - the property benefits from full planning permission:

24/1647/FUL- \*\* The development shall be carried out in accordance with the a number of approved plans, documents and pre-conditions- please see the Powys County Council planning portal for full information.

The property is situated in the popular village of Pont Robert with easy access to Welshpool, Oswestry and beyond.

The grounds extend to approximately 0.13 acres (0.05 hectare's) and are mainly laid to grass with a hedge and wall to boundary.

Internal Measurement 34'2" x 26'3" (10.42m x 7.99m)

**GENERAL NOTES**

**TENURE**

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

**SERVICES**

We are advised that there is mains electric is connected. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 2 Mbps Superfast 80Mbps.  
Mobile Service: Outdoor Likely.

**FLOOD RISK:** Flooding from rivers- Very Low. Flooding from the sea - Very Low. Flooding from surface water and small watercourses -Low

**COUNCIL TAX BANDING**

We understand it is currently council tax exempt We would recommend this is confirmed during pre-contact enquires.

**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.

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





**Local Authority:** Powys County Council

**Council Tax Band:** currently exempt

**EPC Rating:** exempt

**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:**

Leave Welshpool on the A458 heading towards Machynlleth and Dolgellau and proceed for approximately 6.5 miles taking the right hand turn signposted to Meifod (4 miles) and Dolanog (5 miles). Continue along this road until reaching the T-junction: turn left and then immediately right signposted to Pontrobert. Continue along this road and into the village and the property will be found in front of you on the corner of the right hand turn. What3words reference is: estate.elevated.artichoke

#### **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 a 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.