







Land Opposite Old Barn Close, Llandinam, Powys, SY17 5BL  
Offers In The Region Of £225,000

The land opposite Old Barn Close, Llandinam presents an excellent opportunity to acquire a highly attractive residential development site benefiting from Outline Planning Permission for four detached, open-market dwellings.

Situated on the outskirts of the popular village of Llandinam, the site enjoys a semi-rural setting, backing directly onto open countryside and offering far-reaching views towards the Llandinam Hills.

This is a rare opportunity to develop a small, exclusive scheme in a sought-after village setting with strong market appeal.

Outline Planning Consent was granted in 2022 under reference 22/0007/OUT for the erection of 4 detached dwellings, together with garaging, the formation of a new vehicular access and associated works.

Subsequently, a variation of condition application (25/0781/REM) was approved, extending the time period to submit reserved matters for a further 3 years and commencement for a further 5 years, with works required to begin on or before 8th of July 2030. This provides a purchaser with a comfortable and flexible timeframe in which to produce detailed designs, discharge conditions, and implement the development.





## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** Not applicable

**EPC Rating:** Not applicable

**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 Newtown take the A489 west, signposted Llangurig. After 5.5 miles you will enter Llandinam. Turn left before the zebra crossing, signposted Village Centre. Continue for 0.3 miles and the site can be seen on your left.

## Viewing arrangements

Viewing of the property is unaccompanied but viewers must be in possession of a set of these details. For more information call Roger Parry & Partners LLP

Please contact our Welshpool Office:

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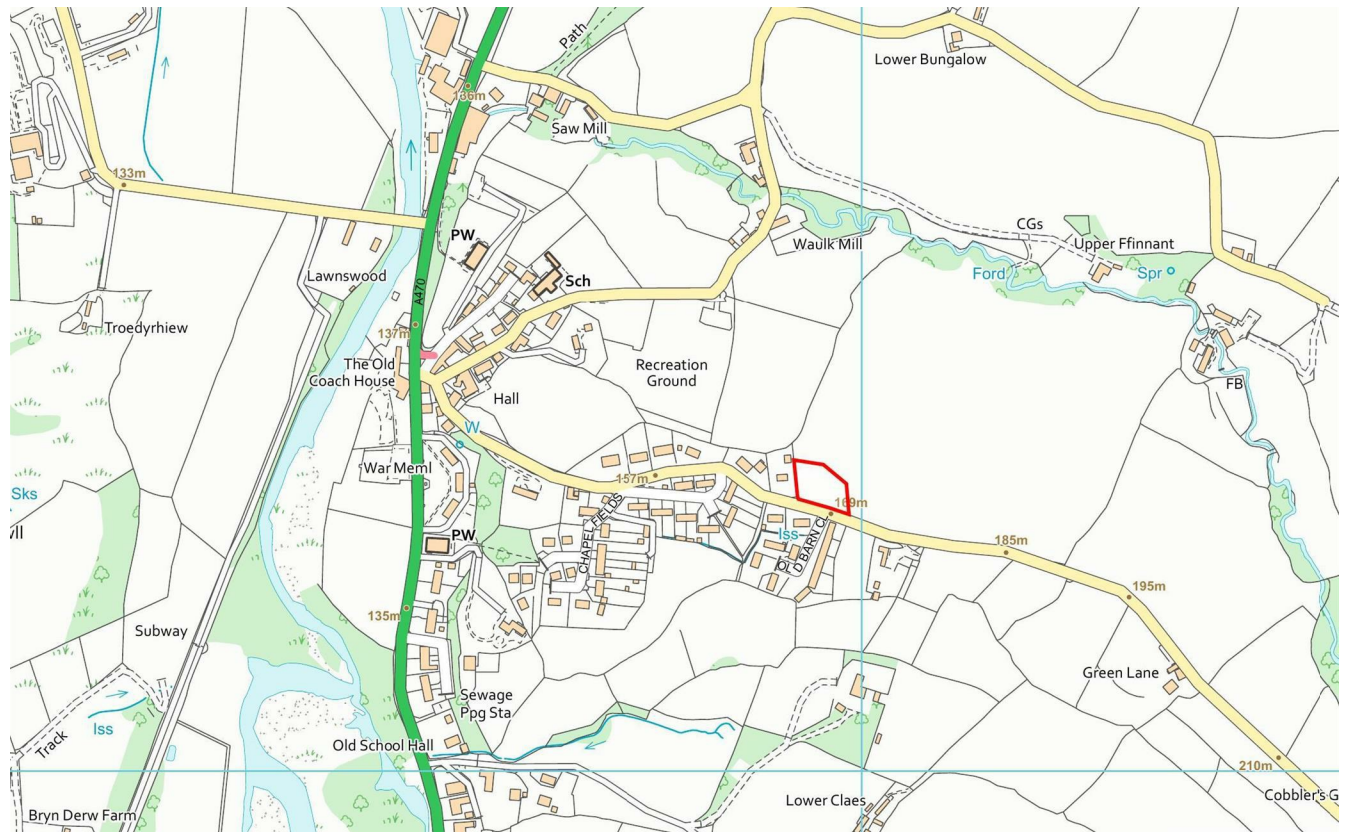
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## Surrounding Area

The site is situated on the outskirts of Llandinam, a thriving and well-established village in the heart of Wales. The village benefits from a strong sense of community and a range of local amenities, including a popular restaurant, an active and busy village hall hosting regular events, a primary school, and a church.

Llandinam occupies a highly accessible position on the A470 Trunk Road, providing excellent road connections to Newtown, Llanidloes and the wider Mid Wales region, with onward links to the national road network. This convenient location makes the village particularly attractive to families and commuters seeking a balance between rural living and accessibility, further enhancing the appeal of residential development within the area.



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.