





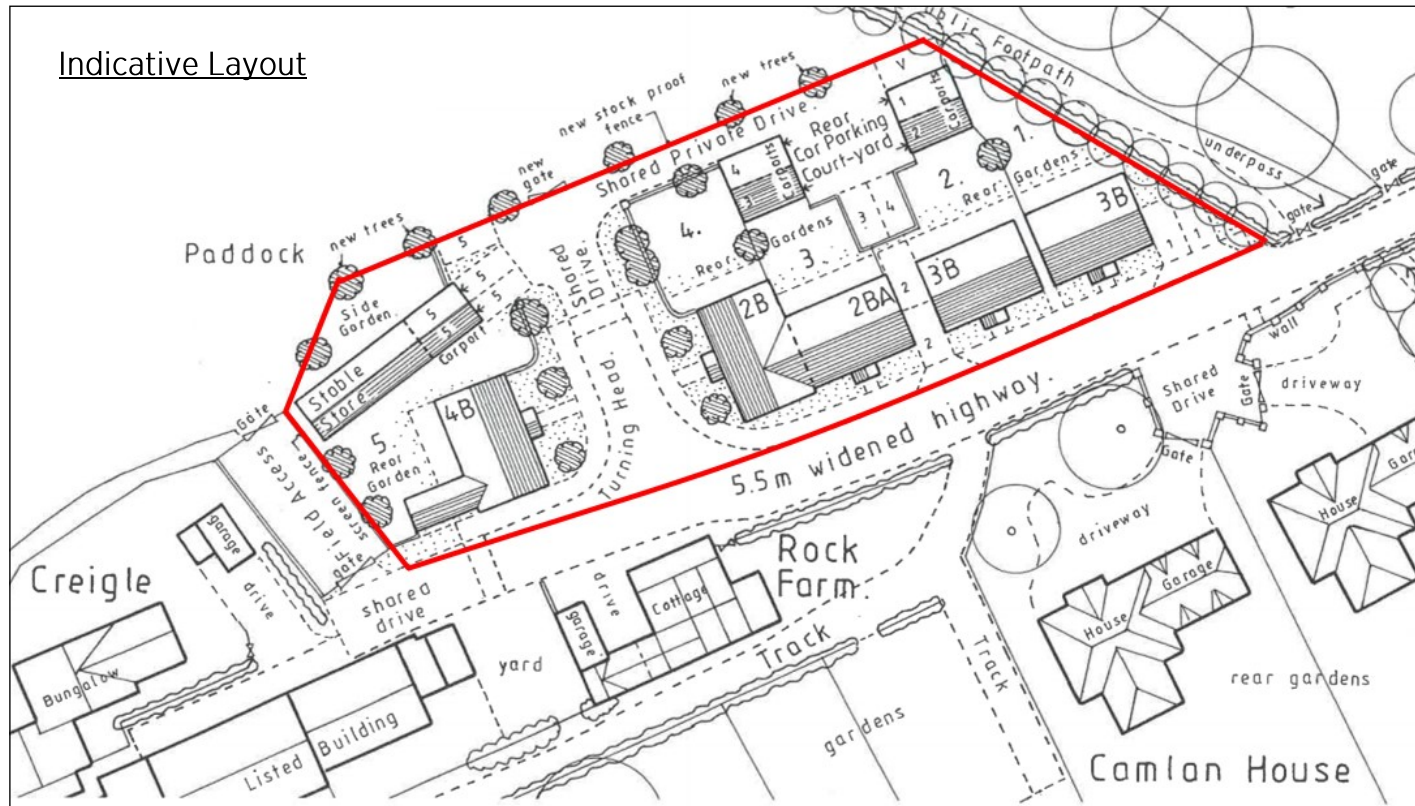
Residential Development Site at Rock Farm (19/1448/OUT) Llanllwchaiarn, Newtown, Powys

Guide Price ~ £250,000

An excellent opportunity to purchase a residential development site located within the popular village of Llanllwchaiarn which is within walking distance of the market town of Newtown.

Llanllwchaiarn is a delightful village and benefits from its close proximity to the wide range of amenities and transport links that Newtown has to offer. The development benefits from the mains water, sewerage and electric immediately available. The freehold title of the property is being sold with vacant possession on completion.

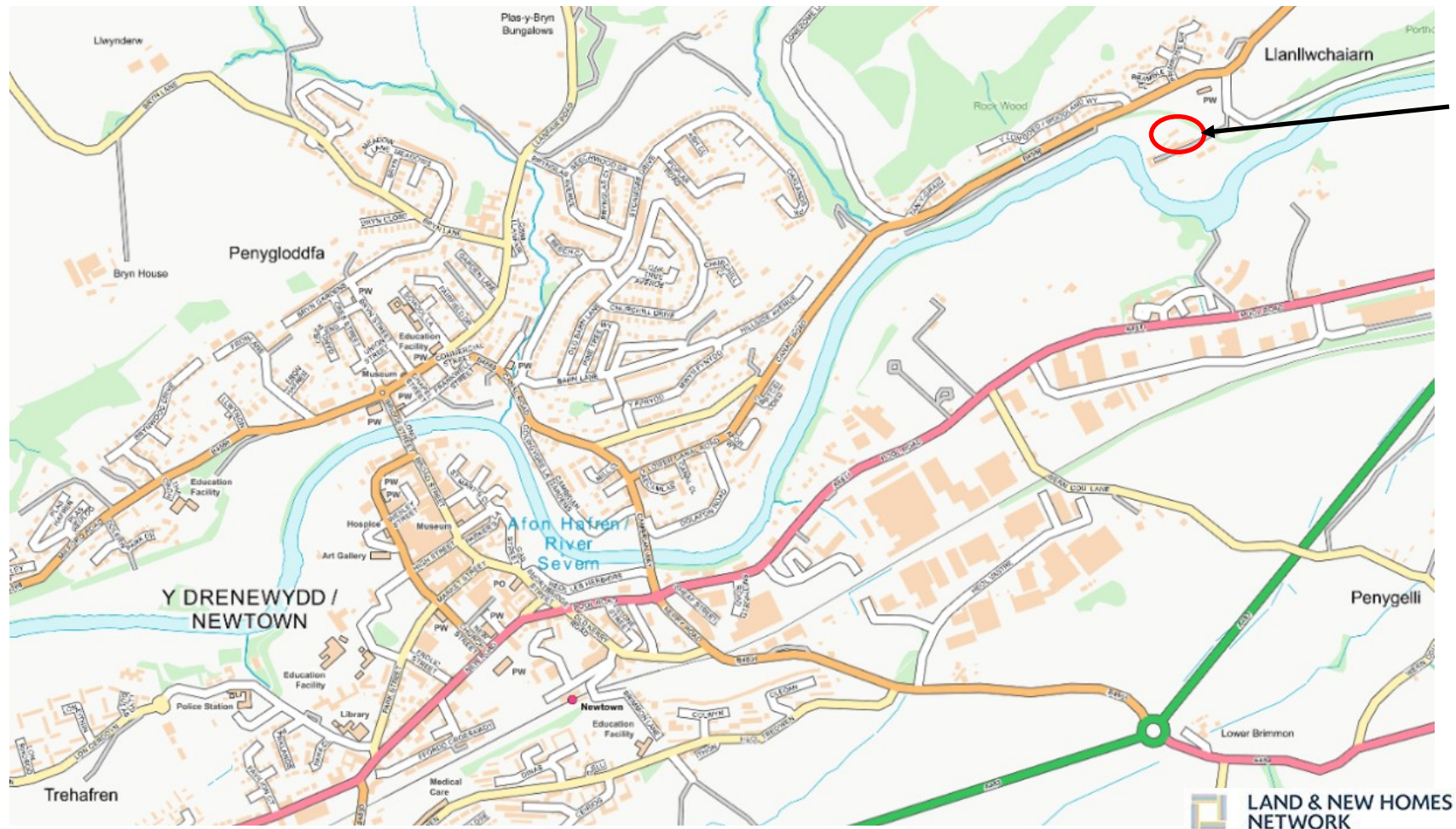
A full information pack can be made available on request from the selling agent which includes planning drawings and site plans.



The site has outline permission for residential development for up to 5 dwellings (to include 1 affordable), demolition of existing buildings and all associated works (19/1448/OUT). The site extends to 0.2 ha and is currently an agricultural yard comprising a range of redundant farm buildings. The site is within an existing residential area of historic and new dwellings and is accessed via a private track.

Details of access, appearance, landscaping, layout and scale have been reserved for the purchaser to submit to Powys County Council.





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VIEWING : By prior appointment with Roger Parry and Partners:-

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