



LAND & NEW HOMES
NETWORK



Roger Parry
& Partners

Residential Development Site
Land adjacent West of Penyfoel, Middletown, Powys



Residential Development Site at Land adjacent West of Penyfoel (20/0817/OUT) Middleton, Powys, Nr Welshpool, Powys, SY21 8DG

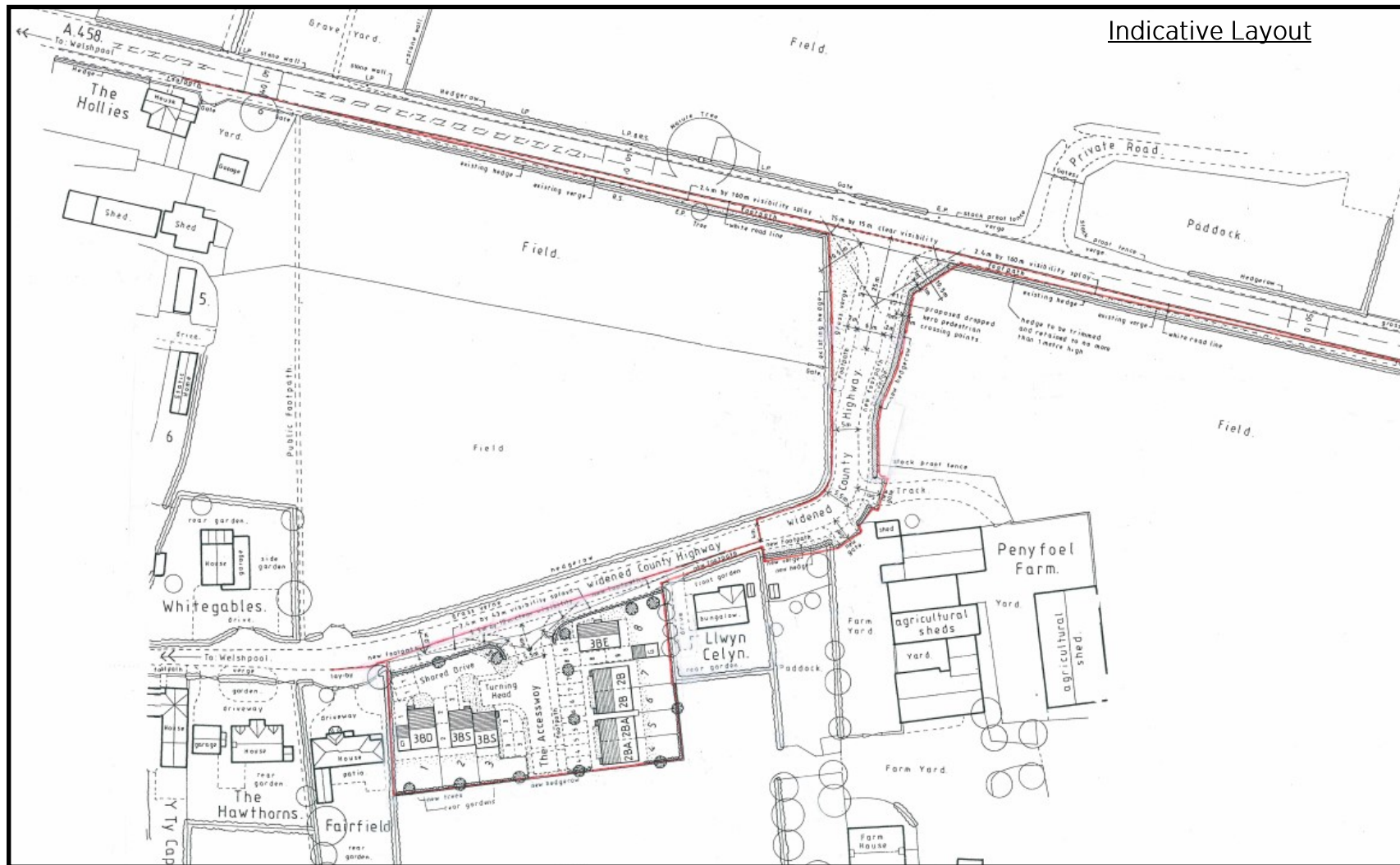
Guide Price ~ £295,000

An excellent opportunity to purchase a residential development site located within the sought after village of Middleton.

Middletown is a delightful village and benefits from a wide range of services. The village has an excellent pedestrian and vehicular network, public transport links and is within a short drive to the town of Welshpool with a wide range of amenities. The site is favoured with excellent views over the surrounding countryside of Mid Wales and Shropshire.

Welshpool 6.2 miles • Shrewsbury 13.4 miles • Oswestry 16 miles

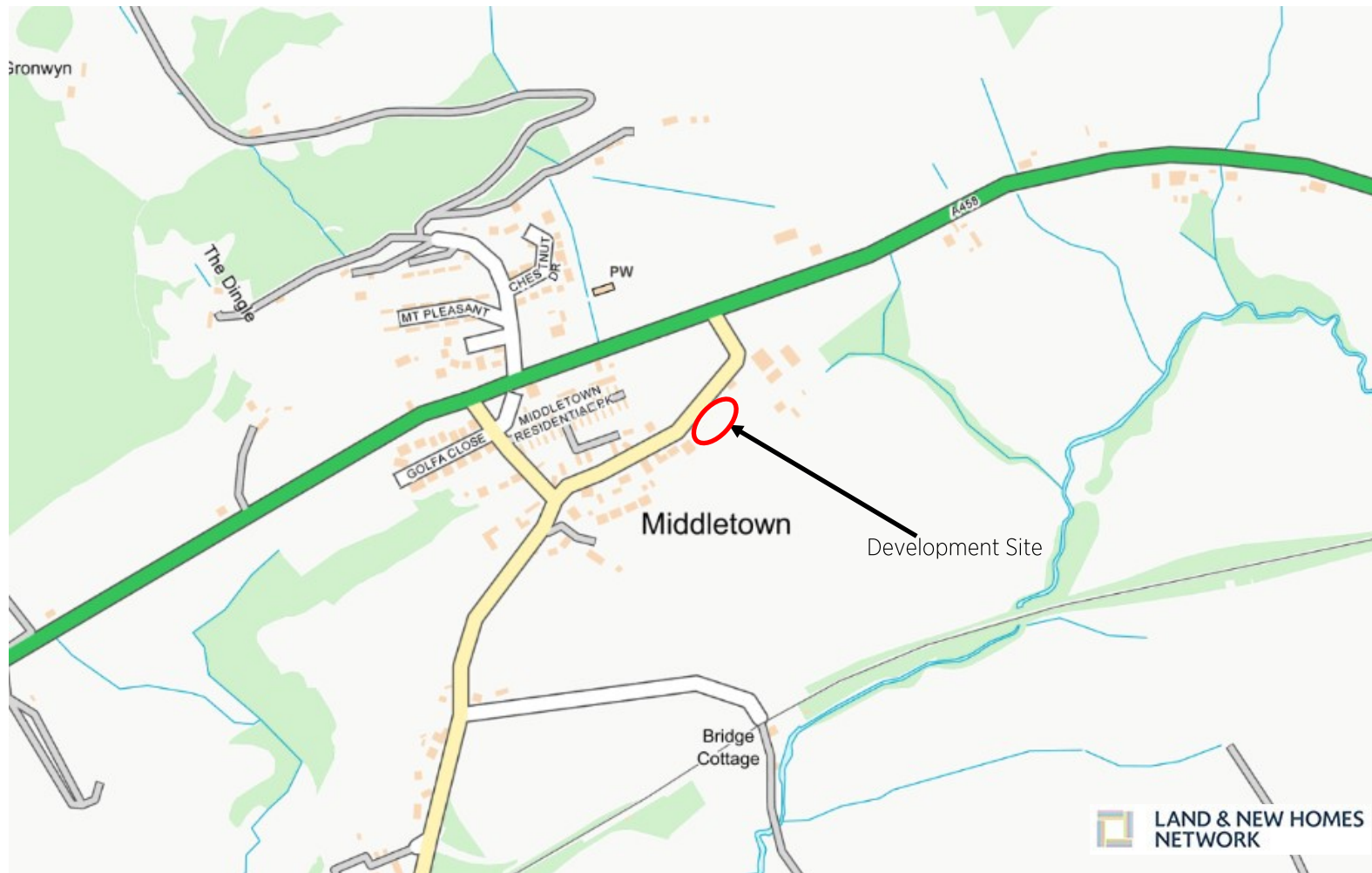
A full information pack can be made available on request from the selling agent which includes planning drawings and site plans.



The site has outline permission for residential development for up to 8 dwellings (to include 2 affordables), vehicular access and all associated works (20/0817/OUT). The site extends to 0.436 acres (0.177 ha) and is currently an agricultural field. The site is situated adjoining existing dwellings off the minor highway.

The site is located on the eastern edge of the rural village of Middletown and is envisaged to provide a mix of housing types (including 2 affordable dwellings) which will be in-keeping with the surrounding area.

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

**SERVICES**

The development benefits from mains water, sewerage and electric immediately available.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

Freehold with vacant Possession

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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 Welshpool: at the Buttington roundabout take the third exit towards Shrewsbury. Proceed on this road for approximately 5 miles, passing through Trewern. Proceed through the village of Middletown until the national speed limit signs and turn right opposite the Church, illustrated by the selling Agent's pointer board. Proceed on this minor road for approximately 200 yards, the development site will be located on your left shown by the agent's 'For Sale' board.

www.rogerparry.net

Welshpool ~ Oswestry ~ Llanidloes ~ Shrewsbury ~ Carmarthen

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

Tudor Watkins MRICS FAAV BSc (Hons), Partner

1 Berriew Street, Welshpool, Powys, SY21 7SQ

Tel: 01938 554499 email: tudor@rogerparry.net

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.