



Development Sites at Tynllan — Sites 1, 2 & 3

Outline Planning Permission for up to 19 Dwellings (6 affordable)

Castle Caereinion • Welshpool • Powys

Outline Approved Schemes

Site	Number of Approved Dwellings	Planning Reference Number	Guide Price
1	4 open market & 1 Affordable	P/2016/0893	£198,000
2	5 open market & 4 Affordable	P/2017/1236	£230,000
3	4 open market & 1 Affordable	18/0395/OUT	£200,000

DESCRIPTION

An excellent opportunity to purchase three prime development sites as a whole or in three separate lots with outline planning permission approved for 19 dwellings (to include 6 affordable) located within the village of Castle Caereinion which is a short distance from Welshpool and its wide range of amenities.

SITE LOCATION

Castle Caereinion is a delightful village conveniently located in close proximity to the A458. The village has a wonderful sense of community with a church, primary school, village shop/post office and a public house.

FURTHER INFORMATION

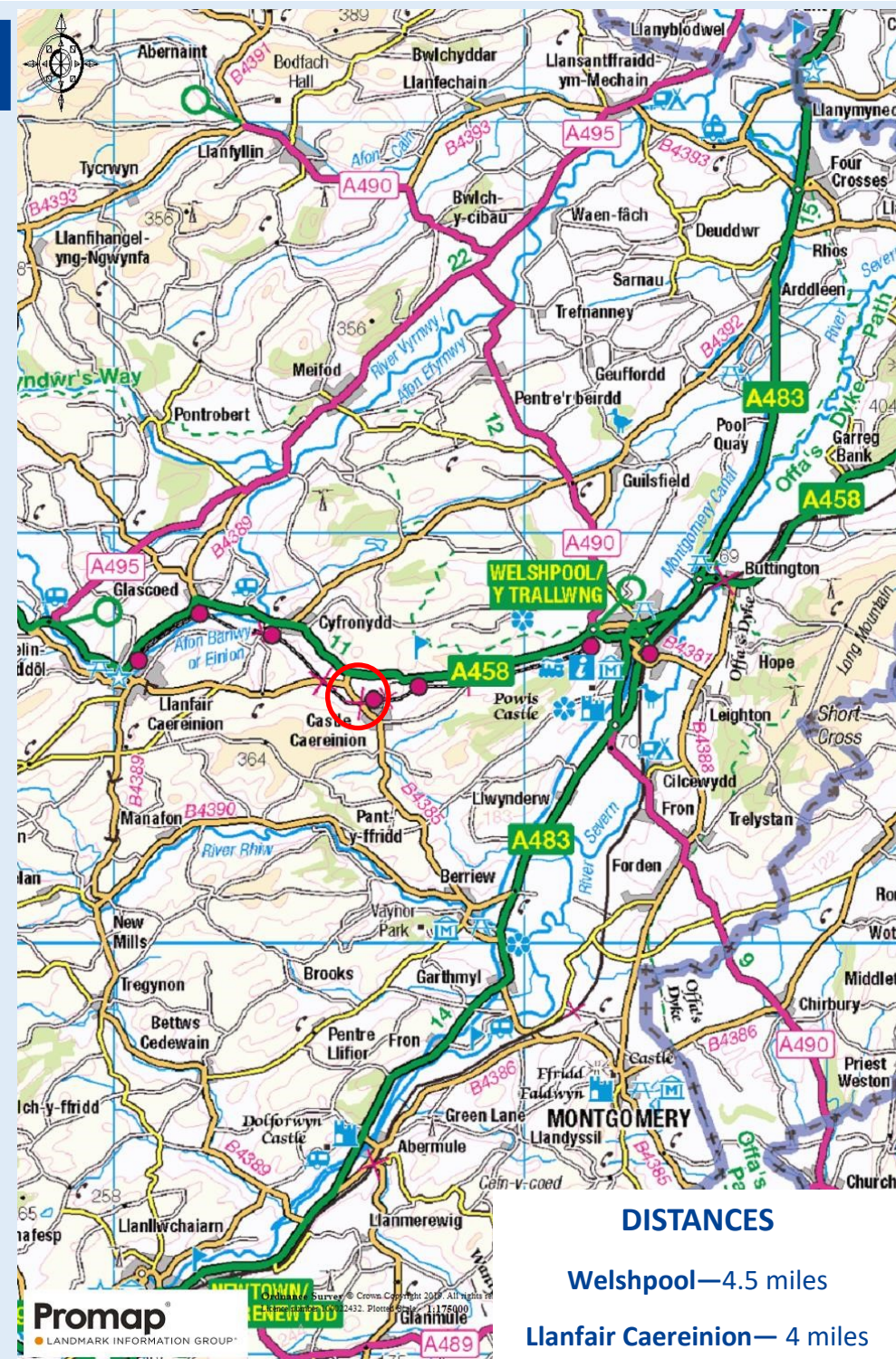
A full information pack can be made available on request from the selling agent which includes planning drawings and site plans.

VIEWINGS

All viewings must be arranged in advance with the selling agent using the details provided below.

LOCAL AUTHORITY

Powys County Council



SITE 1— OUTLINE PLANNING FOR 5 UNITS

SITE DESCRIPTION

The site is well located at the western boundary of the village and extends to approximately 0.3 hectares (0.74 acres). The land is fairly flat and benefits from mains water, sewerage and electricity nearby. A new access is proposed from the B4385.

PLANNING STATUS

Outline planning permission was granted on 12th May 2017 for 5 residential units, to include 1 affordable unit. A full planning pack can be obtained from the Agents on request or viewed online at: <http://pa.powys.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

SERVICES AND TENURE

The village benefits from the mains water, sewerage and electric. The freehold title of the property is being sold with vacant possession on completion.



SITE DESCRIPTION

The site is situated on the North West side of the village and extends to approximately 0.98 hectares (2.42 acres), currently in agricultural use. The land is fairly flat and benefits from mains water, sewerage and electricity nearby. A new access is proposed from the B4385.

PLANNING STATUS

Outline planning permission was granted on 15th March 2018 for 9 residential units with garages, to include 4 affordable units. A full planning pack can be obtained from the Agents on request or viewed online at: <http://pa.powys.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZZUYMPRW099&activeTab=summary>

SERVICES AND TENURE

The village benefits from the mains water, sewerage and electric. The freehold title of the property is being sold with vacant possession on completion.



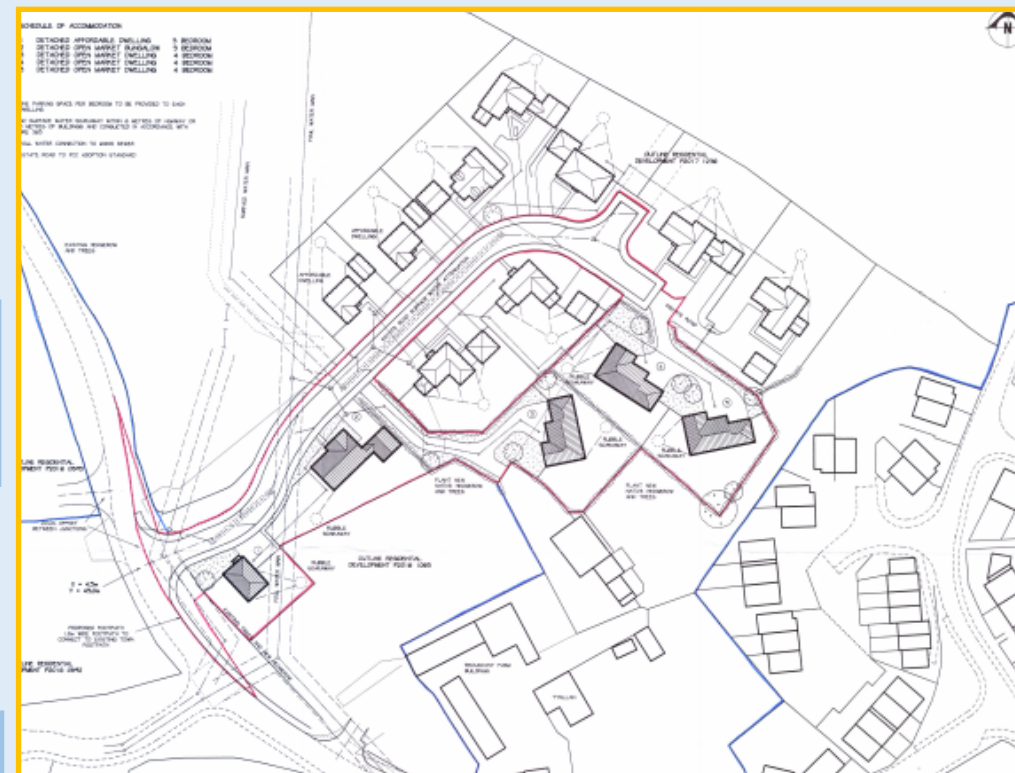
SITE DESCRIPTION

PLANNING STATUS

Outline planning permission was granted on 16th January 2019 for 5 residential units with garages, to include 1 affordable unit. A full planning pack can be obtained from the Agents on request or viewed online at: <http://pa.powys.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

SERVICES AND TENURE

The village benefits from the mains water, sewerage and electric. The freehold title of the property is being sold with vacant possession on completion.





FURTHER INFORMATION

Roger Parry
& Partners

LOCAL AUTHORITY & PLANNING

The land has outline planning permission, references:
P/2016/0893, P/2017/1236 and 18/0395/OUT

The local authority is Powys County Council:
Powys County Hall
Spa Road East
Llandrindod Wells
Powys

Tel: 01597 826000
Tel: 0345 678 9000



LAND & NEW HOMES
NETWORK

TENURE & METHOD OF SALE

The land is offered for sale via Private Treaty, the Freehold with Vacant Possession granted on completion.

www.rogerparry.net

Shrewsbury ~ Oswestry ~ Welshpool ~

Sales ~ Planning ~ Valuations ~ Estate Management

In Joint Agency with Forge Property Consultants:



VIEWING : By prior appointment with the Selling Agents:-

Tudor Watkins MRICS FAAV BSc (Hons), Partner

1 Berriew Street, Welshpool, Powys, SY21 7SQ

Tel: 01938 554499 email: tudor@rogerparry.net



Important Notice:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.