



Development Site adjacent to Min-Y-Ffordd

Outline Planning Permission for up to 5 Dwellings (1 affordable)

ADFA • NEWTOWN • POWYS

Outline Approved Scheme

Planning Reference Number	Number of Approved Dwellings
P/2017/0329	4 open market & 1 Affordable

DESCRIPTION

An excellent opportunity to purchase a small development site situated on the western boundary of the village of Adfa which is currently used for agriculture. Outline planning permission has been granted for up to five dwellings including one affordable dwellings (planning application numbers P/2017/0329). Adfa is located a short drive from the market towns of Newtown and Llanfair Caereinion.

SITE LOCATION

Adfa is located a short drive from the market towns of Newtown (9.9 miles) and Llanfair Caereinion (6.7 miles). The village has a shop/post office, a community centre, a chapel and a garage.

LOCAL SCHOOLS

PRIMARY SCHOOL

Tregynon - 3.5 miles

SECONDARY SCHOOLS

Newtown—9.9 miles

Llanfair Caereinion— 6.7 miles

DISTANCES

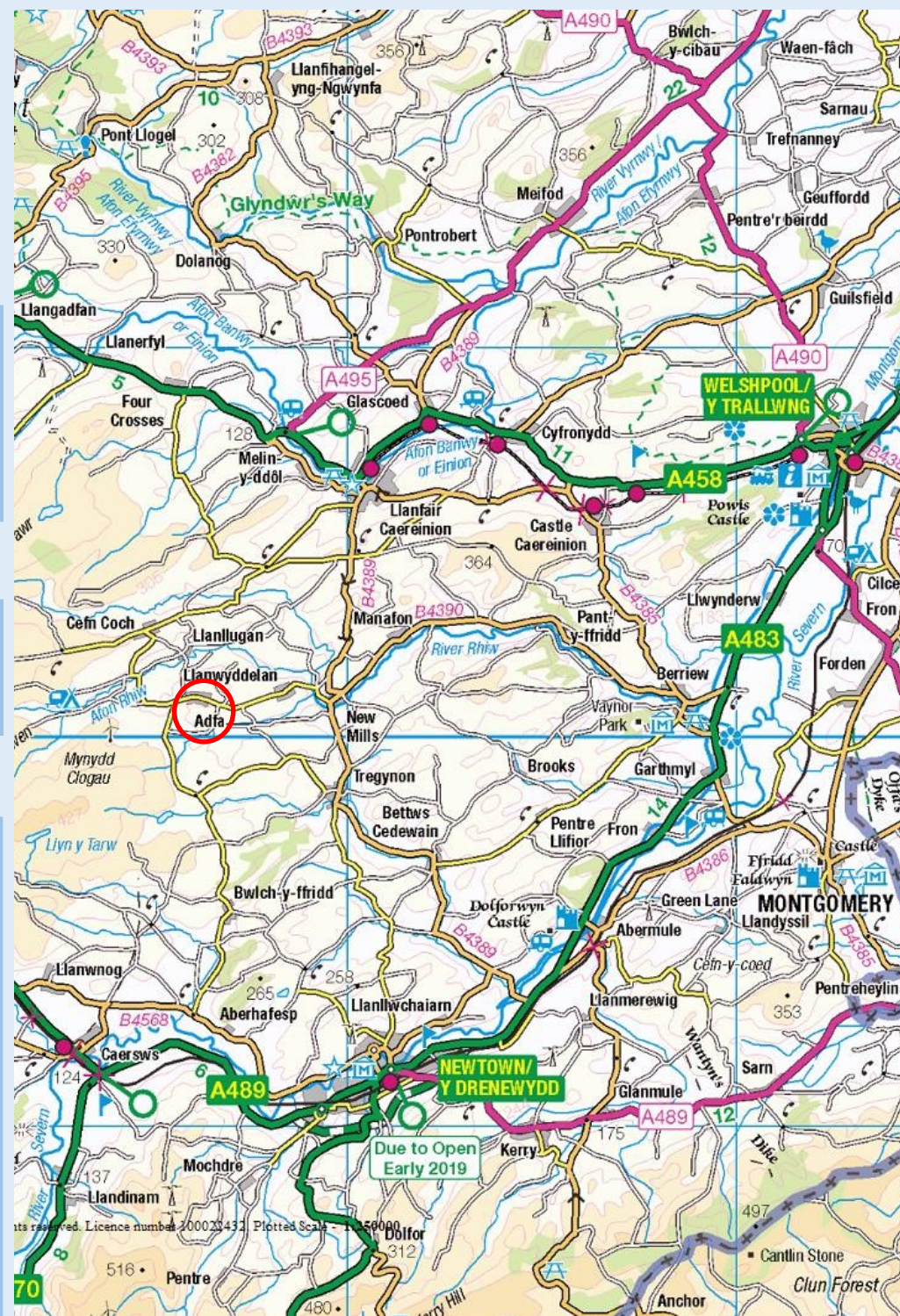
Llanfair Caereinion— 6.7 miles

Newtown—9.9 miles

Welshpool - 15 miles

DIRECTIONS

From Newtown town centre proceed over the long bridge turning right at the roundabout on to Commercial Street. Fork left after the church signposted for Tregynon, and proceed passed the hospital. Continue through the village of Tregynon and after approximately one mile, turn left towards Adfa, continue along this road for approximately $\frac{3}{4}$ of a mile before turning left for Adfa. As you enter the village turn right onto Treganol and the site is situated towards the end of the cul-de-sac on the right hand side, indicated by a 'For Sale' board.



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 council highway.

PLANNING STATUS

Outline planning permission was granted on 24th March 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/applicationDetails.do?keyVal=ZZZZUWMPRW086&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.

FURTHER INFORMATION

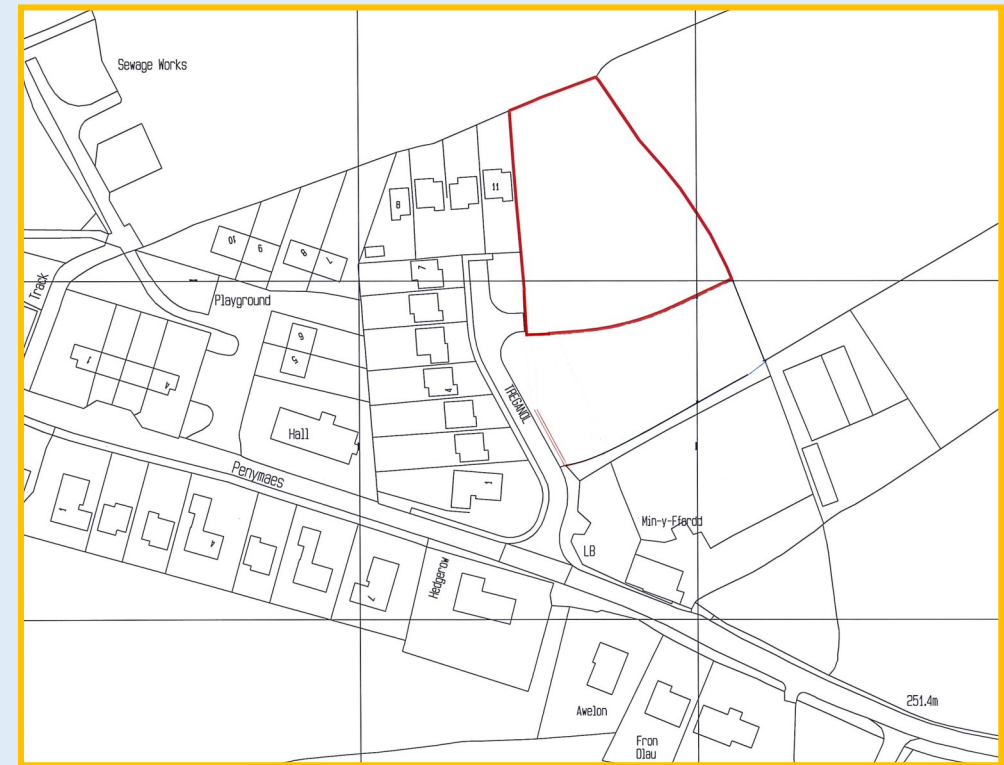
A full information pack can be made available on request from the selling agent which includes planning drawings and site plans.

VIEWINGS

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

LOCAL AUTHORITY

Powys County Council



FURTHER INFORMATION

LOCAL AUTHORITY & PLANNING

The land has outline planning permission, references:
P/2017/0329

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

Tel: 01597 826000
Tel: 0345 678 9000

TENURE & METHOD OF SALE

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

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VIEWING : By prior appointment with the Selling Agents:-

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

Tel: 01743 343343 email: shrewsbury@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.