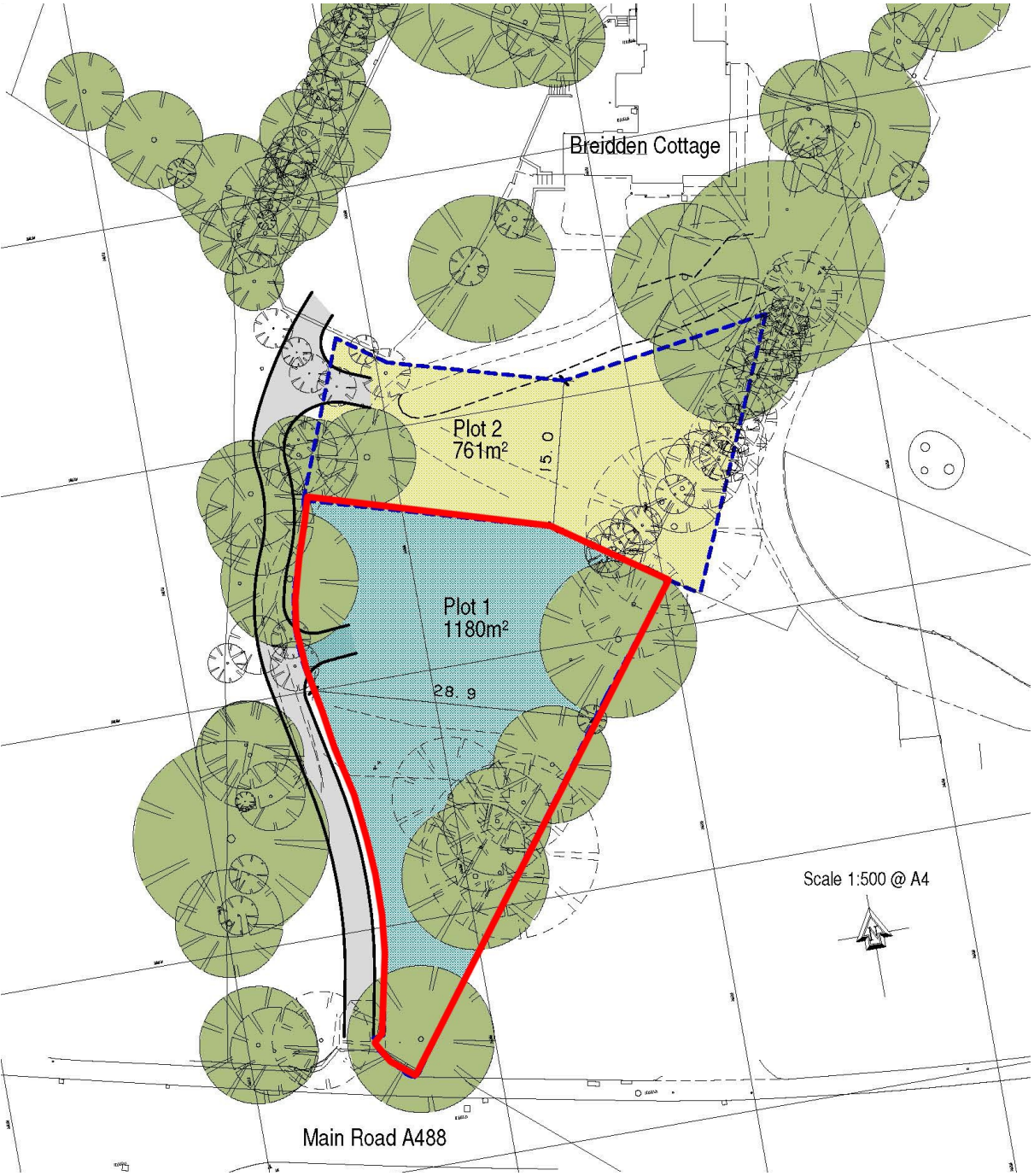

Roger Parry & Partners

Plot 1 Adjacent to Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, SY5 0QA

Plot 1 Adjacent to Breidden Cottage, Shrewsbury Road, Pontesbury, Shrewsbury, SY5 0QA

Offers in the region of £215,000

A substantial building plot occupying a private yet central position in the village of Pontesbury extending to 1180m² or thereabouts (0.3 of an acre) the plot has outline planning permission for one detached property with associated garaging. **Shropshire Council planning number: 17/05951/OUT.** The purchasers will be responsible for 1/3 of the cost of construction of the new private shared driveway together with alterations to the existing access from the Shrewsbury Road. The other share of the cost will be covered by the purchaser of Plot 2 which is also available for sale - please contact agents for further details. Agent's Note: a copy of the site plan is enclosed within these brochures, please note this varies slightly from the application site as per the planning permission granted.

Viewing of the plot is by appointment only, please contact: Shrewsbury Office — 01743 343343, 165 Frankwell, Shrewsbury, Shropshire, SY3 8LG / shrewsbury@rogerparry.net

Directions: From Shrewsbury take the A488 Bishops Castle Road, travel through the village of Hanwood to Pontesbury. As you past Connections shop, the plots are situated on the opposite side of the road, indicated by the For Sale board.

www.rogerparry.net

Shrewsbury ~ Welshpool ~ Oswestry ~ Carmarthen ~ Llanidloes

Sales ~ Planning ~ Valuations ~ Estate Management

RICS rightmove Zoopla Smarter property search PrimeLocation Find the home you deserve naea | propertymark PROTECTED ISO 9001 REGISTERED FIRM

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.

Roger Parry & Partners