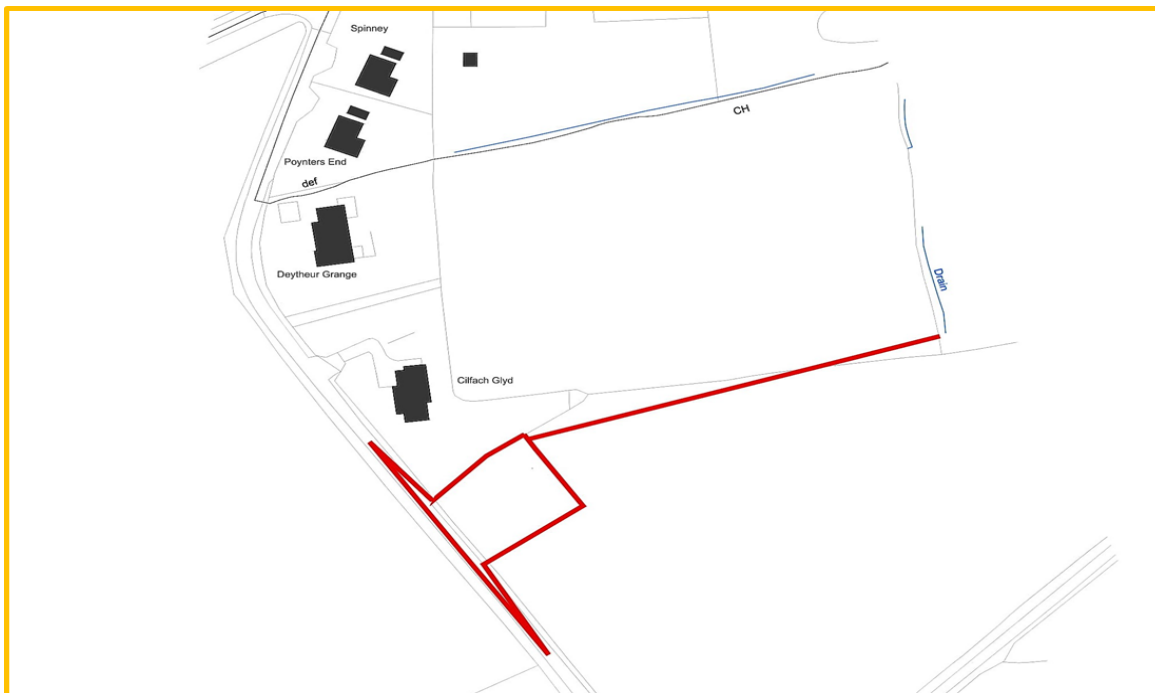




Roger Parry & Partners

Land adjoining Deytheur House,
Deytheur, Llansantffraid, Powys, SY22 6TF



A highly desirable single building plot enjoying a most delightful rural location with surrounding countryside views.

Outline Planning Permission granted (P/2017/0974) for the erection of one detached private dwelling with all associated works (some matters reserved).

Plots like this rarely come available! Early viewing recommended to avoid disappointment.

Guide Price £150,000

- **Single Building Plot Extending to approx. 945 sq metres**
- **Outline Planning Permission**
- **P/2017/0974**
- **Rural Location**
- **Surrounding Countryside Views**
- **Early Viewing Recommended**







Situation

The plot enjoys a most delightful rural location approx 9 miles from the popular market town of Welshpool, approx 10 miles from the popular market town of Oswestry and approx 19 miles from the historic market town of Shrewsbury.

Planning

Outline planning consent has been granted by Powys County Council / Application No P/2017/0974 – Outline application for the erection of one detached private dwelling with all associated works (some matters reserved).

Services

It is believed that mains electric and water are available nearby subject to statutory consents.

Tenure

We understand that the plot is to be sold Freehold with vacant possession upon completion although prospective buyers should make their own enquiries through their solicitor.

Wayleaves, Rights of way and Easements

The land is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements, whether previously referred to or not and to the provisions of any town planning scheme, agreement, resolution or notice, development plan or tree preservation order which may or may come to be in force and also subject to any statutory provision or bye-law without obligation on the part of the Vendor or the selling Agent to specify them.

Method of Sale

The land is being offered for sale by private treaty.

Viewing strictly by appointment

Through Roger Parry & Partners LLP, The Estates Office, 20 Salop Road, Oswestry, SY11 2NU. Tel: 01691 655334

Email: oswestry@rogerparry.net

Directions

From Oswestry proceed on the A483 towards Welshpool through the villages of Pant and Llanymynech. Penrhos. Proceed along the lane and eventually take the right turning up the bank before the Church sign posted Deytheur. Continue on this road where the plot will eventually be observed on the right hand side before the next property On the right, 'Deytheur House.'

Please contact :

Oswestry / Welshpool Office

01691 655334 / 01938 554499

www.rogerparry.net

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Sales ~ Planning ~ Valuations ~ Estate Management



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.