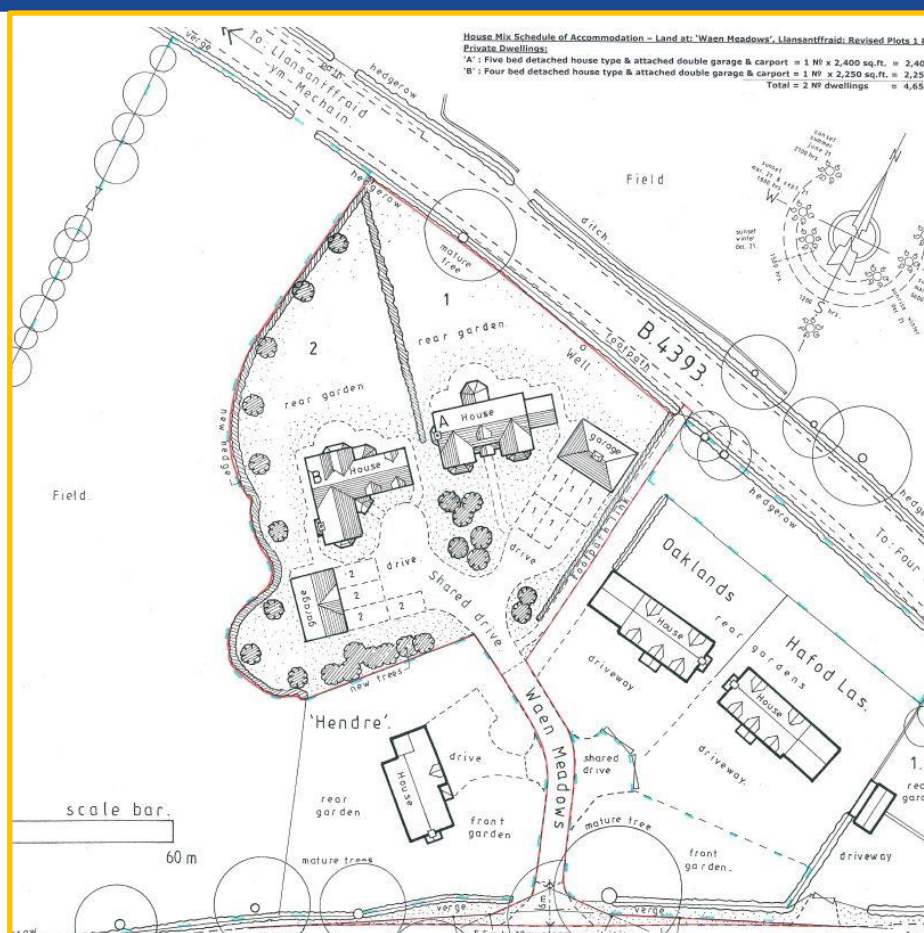


Roger Parry & Partners



TWO BUILDING PLOTS AVAILABLE AT LAND ADJACENT TO 'WAEN MEADOWS', WAEN TREDERWEN, LLANSANTFFRAID-YM-MECHAIN, POWYS

No Chain/Inspection Recommended

Guide Price of £150,000.00

An excellent opportunity to acquire a select development site for up to 2 open market dwellings in the rural settlement of Wean Tredewen which are linked by a public footpath to the nearby village of Llangantffraid-Ym-Mechain. The site extends to approximately 0.33 hectares (0.80 acres) and has outline planning permission for up to two detached dwellings, formation of vehicular access and associated works (Planning Number: P/2017/0688).

■ Up to 2 open market dwellings

■ Outline planning permission granted

■ Application P/2017/0688

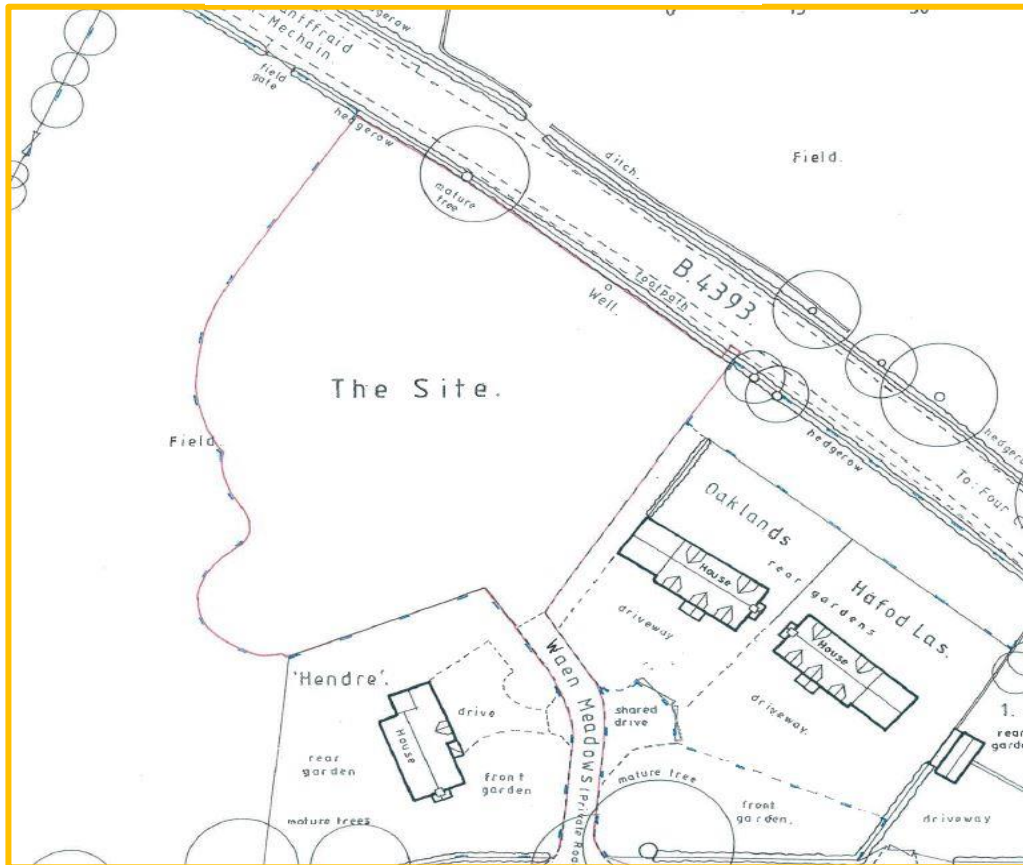
■ In a rural settlement

■ Proposed 4-5 bedroom detached houses

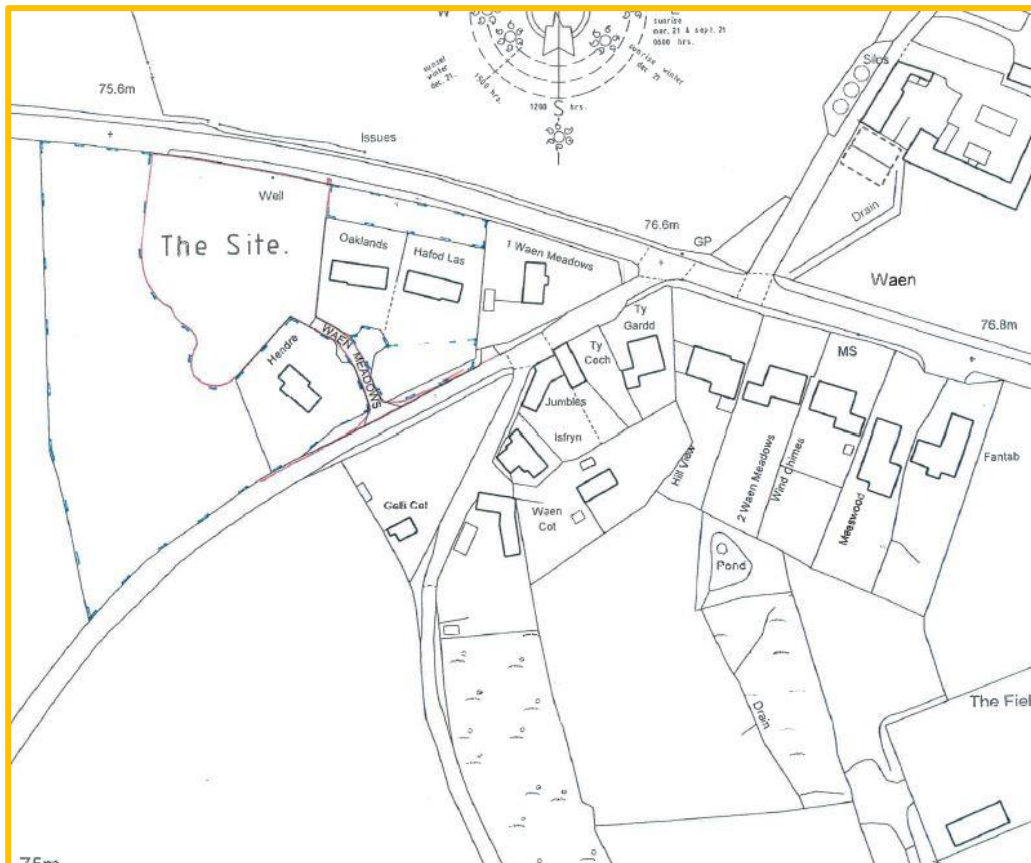
■ Viewing fully recommended

1 Berriew Street, Welshpool, Powys, SY21 7SQ
Phone: 01938 554499 Email: welshpool@rogerparry.net
www.rogerparry.net

Site Plan



Location Plan



SITE LOCATION

Waen Trederwen is a rural settlement linked by way of a public footpath to the nearby village of Llansantffraid-Ym-Mechain. Llansantffraid-Ym-Mechain is designated as a 'Large Village' within the Local Development Plan on the basis that it has a good range of services, community amenities and is situated on the A495 trunk road. The market towns of Welshpool and Oswestry are located within a convenient distance to the site.

SITE DESCRIPTION

The site extends to approximately 0.33 hectares (0.80 acres), or thereabouts, on the edge of the rural settlement of Waen Trederwen, which is currently in agricultural use. The site is located on the west side of Waen Trederwen and is fairly flat with mains water, mains sewerage and electricity nearby. A new access is proposed by extending the shared private drive off 'Waen Meadows'.

PLANNING STATUS

Outline planning permission was granted on 26th October 2017

SERVICES

Waen Trederwen benefits from mains water, electric and sewerage.

TENURE

Freehold title is being sold, with the benefit of vacant possession upon completion.

FURTHER INFORMATION

Contact Tudor Watkins at 1 Berriew Street, Welshpool, Powys, SY21 7SQ. Tel: 01983 554499/07710 522558

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.

DIRECTIONS

From the garage in Llansantffraid-Ym-Mechain, proceed left on to the A495 before making a turn right over the bridge towards Four Crosses on the B4393. Proceed on this road for a proximately 800m and the site will be immediately on your right, signposted by the Agent's 'For Sale' board.

Thinking of selling or letting your property?

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Email: welshpool@rogerparry.net

The Estates Office
20 Salop Road
Oswestry

SY11 2NU
Tel: 01691 655334
Fax: 01691 657798
Email: oswestry@rogerparry.net



RICS



PrimeLocation.com



Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

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& Partners**

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- * **Planning Applications**
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- * **S106 negotiations and modifications**
- * **Appeals**
- * **Architectural Drawings**

Call our planning consultant Gerallt Davies in the Welshpool Office on 01938 554499 to discuss any planning related enquiries.



01938 554499

Roger Parry & Partners, 1 Berriew Street, Welshpool, Powys, SY21 7SQ