



 Roger Parry & Partners

Building Plot, Cefn-Y-Bryn, Cefn Coch,
Welshpool, SY21 0AE

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Offers in the region of £110,000

A rare opportunity to acquire a substantial single building plot located in the picturesque village of Cefn Coch situated approximately 4.5 miles outside the larger town of Llanfair Caereinion. The plot extends to approximately 1200m², with an average width of 22m and a depth of 55m.

The plot has outline planning permission for a single detached dwelling, **Powys County Council planning number: P/2017/1265**

The plot has lovely open aspects to the rear over surrounding countryside and early inspection is recommended.



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Viewing of the property is by appointment only, please contact :

Shrewsbury Office , 165 Frankwell, Shrewsbury, Shropshire, 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.

