



Roger Parry  
& Partners

Plots adjacent to Kilnside,  
Porth y Waun, Oswestry, SY10 0LY



Plots adjacent to Kilinside—Guide price £350,000  
Porth-Y-Waun | Oswestry | Shropshire | SY10 8LY

An exciting development opportunity to purchase three superb building plots (Plot 1—835sqm, Plot 2—845sqm, Plot 3— 950sqm including access and parking areas) with outline planning permission granted (19/01012/OUT) for the erection of dormer bungalows . The plot enjoys a most delightful elevated position with lovely countryside views to the rear.

**Agents Note:** The three plots do not have any affordable housing but CIL payments will be applicable if the purchasers are building for profit. (Private builders can apply for exception CIL payments. Contact agents for further details)

**Situation:** The plot enjoys a pleasant semi-rural location approximately 4 miles from the popular market town of Oswestry which is host to an excellent range of local amenities, the A5 road network provides links up to the North West and Midlands.

## Planning

Outline planning consent has been granted by Shropshire County Council / Application No 19/01012/OUT outline planning permission with some matters reserved for residential development of no. 3 dwellings, formation of vehicular access and all associated works.

## Services

It is believed that mains electric and water are available nearby for connection subject to statutory consents. However buyers are advised to make their own investigations to confirm. The

buyer will be responsible for arranging a suitable private drainage system.

## 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.

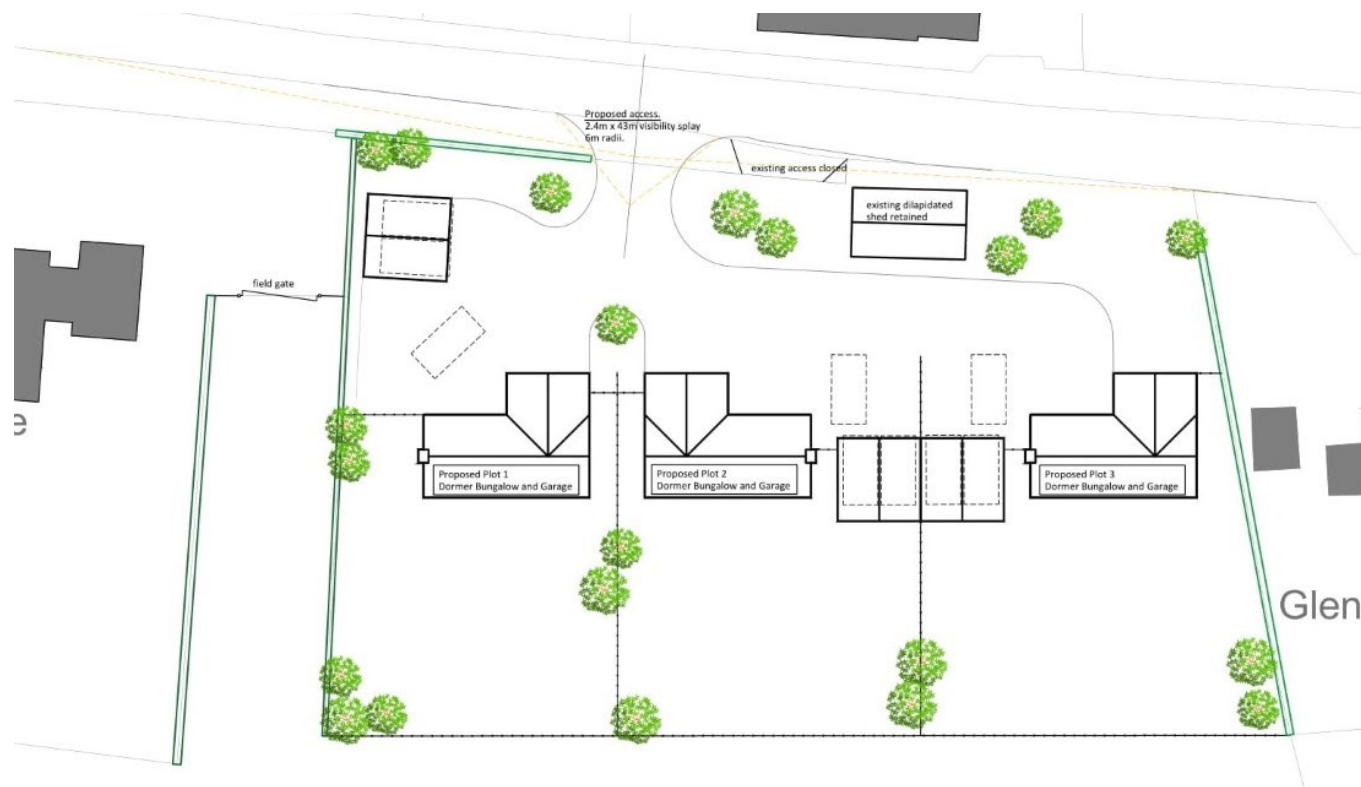
## Wayleaves, Rights of Way and Easements

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.





**Directions:** From Oswestry proceed on the A484 toward Welshpool and turn right at Llynclys crossroads. Continue passing The Lime Kiln and turn next right. Follow the lane where the plots will be observed a short distance along on the left hand side.

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

Welsh Bridge, Frankwell, Shrewsbury, SY3 8LG

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shrewsbury@rogerparry.net



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**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.