



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Building Plot | Adjacent To Rock House, Llanllwchaiarn, Newtown, SY16 3BH

- Garden Plot with Outline Planning Permission • Situated approximately 1 mile from the Town Centre • Being close to the River Severn • Riverside walk into Town • Opportunity to Design and Build an individual house • Plot Dimensions Approx 22m x 11.5m • Total Area 253 sq.m. • **A Full Planning Application has been submitted for a 3 Bedroom Detached House** •



£60,000

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

Description

A garden plot extending to 11.5m x 22m (253 sq.m.) located within the current Local Development Plan.

Outline Planning Permission granted 6th April 2017.

"Erection of Detached Dwelling", Ref: P/2017/0126

Copy available from the Agents office.



A Full Planning Application has been submitted Ref: P/2018/0251 for a Split Level 3 Bedroom Detached House.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.

Tel. 01938 551259

Email: planning.services@powys.gov.uk

Services

Prospective purchasers to make their own enquiries regarding services.

Viewing

By appointment with the Agents.

Directions

From our office in Newtown proceed over Longbridge turning right at the roundabout onto Commercial Street.

Follow the road to the Cambrian Bridge turning left along Lower Canal Road. On entering Llanllwchaiarn take the next turning right after Llanllwchaiarn Church, take the right fork there are two modern executive houses on the left hand side, take the next turn left and the plot is the first on the left hand side.

Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) E.G: Passport or Photographic Driving Licence and a recent Utility Bill.

Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk. Our site enables you to print full sales/ rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

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Tel. 01686 626160

Ref: 2016/S AHT 03/18