



FOR SALE

Offers in the region of: £249,950

Plot 17, Heritage Green, Forden,
Welshpool, Powys, SY21 8LH

A newly constructed 4 bedroomed detached house with an integral garage, parking and generous sized gardens, on a well located residential development, situated a short distance from the centre of the popular semi-rural village of Forden.



Welshpool (5 miles), Newtown (10 miles), Oswestry (20 miles), Shrewsbury (22 miles)
(All distances approximate)

- **Newly Constructed**
- **4 Bedrooms**
- **Integral Garage & Parking**
- **Generous Sized Gardens**
- **Semi-rural location**
- **10 Year 'Build-Zone' Warranty**

DESCRIPTION

Halls are delighted with instructions from Primesave Homes Ltd, a highly reputable local developer, to offer this extremely well situated residential development, for sale by private treaty.

Plot 17 is a four bedroomed detached house, with an integral garage, parking and generous sized garden situated in a most convenient and popular village location.

The architect designed internal accommodation will provide, a Lounge, Kitchen/Dining Room, Utility Room and a Cloakroom, together with 4 Bedrooms (1 Ensuite) and a Family Bathroom. The property will benefit from double glazed windows and doors throughout and will have the added benefit of a 'Build-Zone' 10 year warranty.

There will be a tarmacadam parking area providing parking which leads to an integral garage.

The sale of Plot 17, therefore, provide an extremely rare opportunity for purchasers to acquire a newly constructed property which will be completed to a high standard situated in this particularly convenient and popular village location.

The developer estimates that this property should be available for occupation from Spring 2020, however, we are able to accept reservations immediately.

SITUATION

Forden is a popular residential village sat at the foot of the renowned Long Mountain. It has a basic range of amenities including Church, Public House, Garage, School and Community Centre. The development is situated only 5 miles from Welshpool, 15 miles from Newtown, 20 miles from Oswestry and 25 miles from Shrewsbury, all of which have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION WILL COMPRISE:

LOUNGE

13'4" x 9'10" (4.070m x 2.990m)

CLOAKROOM

KITCHEN/ DINING ROOM

23'1" x 12'9" (Maximum) (7.030m x 3.880m (Maximum))

UTILITY ROOM

9'1" x 5'3" (2.770m x 1.590m)

BEDROOM 1

11'10" x 11'3" (3.610m x 3.430m)

ENSUITE SHOWER ROOM

BEDROOM 2

12'10" x 9'0" (3.900m x 2.750m)

BEDROOM 3

13'4" x 9'9" (4.070m x 2.980m)

BEDROOM 4

10'1" x 9'8" (3.080m x 2.950m)

FAMILY BATHROOM

8'4" x 5'7" (2.547m x 1.690m)

OUTSIDE

The property will be approached over a tarmacadam driveway which will lead to an:

INTEGRAL GARAGE

The rear garden will include a paved patio area leading onto a generous sized area of lawn (top soil only).

N.B.

The measurements provided in these details are approximate measurements ONLY and should not be relied upon.

The images provided are of a similar development and should not be relied upon.

FIXTURES AND FITTINGS

The purchase price includes choice from a range of fully fitted kitchens with oven, hob and hood. Colour choice of bathroom and kitchen tiling along with carpets and all floor coverings to bathroom, WC and kitchen.

TENURE

The property will be of freehold tenure. A management company will be set up by the developer on behalf of all the residents, to take care of the long term maintenance of the highway, footway's, common areas and all on site infrastructure. Further details will be provided by the developers solicitor in due course.

SERVICES

We understand that the property will have the benefit of mains water, electricity and drainage. The property will have an oil fired central heating system with the added benefit of solar panels.

LOCAL AUTHORITY

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS.
Telephone: (01938) 552 828.

COUNCIL TAX

To be assessed once constructed.

VIEWING

Please note that this property is yet to be constructed, however, the developers have other sites with similar property types which may be available for viewing. Please call Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602 to arrange an appointment.

RESERVATION PROCESS

In order to secure this plot, the developer will require a £1000 reservation fee and exchange of contracts within 28 days. For first time buyers this fee is reduced to £250.

INFORMATION PACK

For a full information pack, including plans, please call Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.



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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



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