



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Building Plot No 1, Adj To Dyfnant, Van Road, Llanidloes, SY18 6HR

- Building Plot on the outskirts of the town • Full planning permission granted for a 4-bed detached dwelling • Interested parties could re-submit an application for a house designed to their own specifications etc • Sloping site but enjoying views over the town and surrounding countryside • Llanidloes is a friendly and popular market town with a good range of amenities and facilities • Newtown 15 miles, Aberystwyth 32 miles, Shrewsbury 46 miles •



Price £125,000

Foreword:

Situated in an elevated location towards the outskirts of the market town of Llanidloes with its half timbered historical Old Market Hall situated in the centre of town. Llanidloes is the first town on the River Severn and offers an interesting array of small shops and is conveniently situated to a number of tourist attractions (ie) Clywedog Reservoir, Plynlimon, Hafren Forest and Powis Castle. University town of Aberystwyth is 32 miles distant and Shrewsbury 48 miles with its motorway link to the West Midlands. Railway station at Caersws 6 miles with connections to Birmingham and London.

Planning Permission:

Full planning permission for the erection of 3 dwellings, formation of new vehicular access and all associated works at Dyfnant, Llanidloes granted on the 6th August 2018. Copy available from the selling agents together with architects plans.

Interested parties could re-submit an application for a house designed to their own specifications etc.

Accommodation:

Ground floor:

4 bedrooms, ensuite bathroom & family bathroom

First floor:

Open plan kitchen/lounge, dining room, bedroom 4/study, family room

Outside:

Shared entrance with the neighbouring 2 plots

Detached double garage

Sloping garden to the rear

Local Authority:

Powys County Council, Severn Road, Welshpool, Powys SY21 7AS (Tel 01938 551259. Email planning.services@powys.gov.uk)

Services:

Electricity and water available nearby

The property will be on its own private drainage

Tenure:

Freehold

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 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MMP Surveying Department:

If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact - Robert Thomas (Tel 01970 625020)

Mortgage Services:

If you require a Mortgage, (whether buying through MMP or any other agent), then please get in touch, we have an in-house, Independent of MMP/NL mortgage advisor who has access to thousands of mortgage products. No waiting period. Evening, weekend and home appointments available. Contact any of our offices for further information.

To View:

By arrangement with the agents

Directions:

From our office in Llanidloes, proceed to the Old Market Hall turning right onto Long Bridge Street. At the roundabout turn left over the long bridge. Take the next turning left signposted Staylittie. Continue to the top of the hill and the building plots are on the right hand side after Dyfnant House.

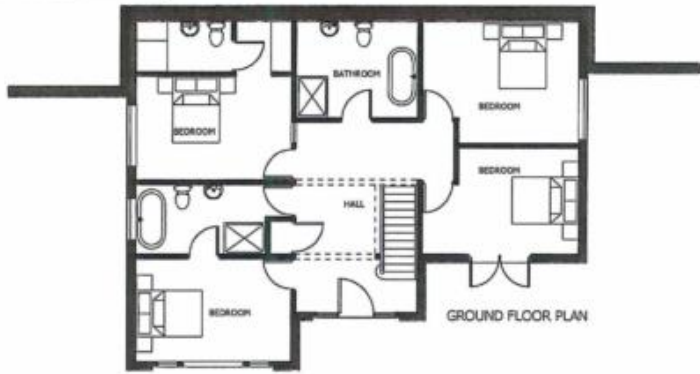
MORRIS MARSHALL & POOLE

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PLOT 1 & 3

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PLEASE NOTE THE GROUND FLOOR AND THE FIRST FLOOR ARE INTERCHANGEABLE, I.E. THE LOUNGE AREA COULD BE ON THE GROUND FLOOR.



LAND NEXT TO DYFNANT, VAN ROAD, LLANIDLOES.		
PROPOSED PLANS		
MR & MRS DAVIES		
1:100 @ A3	3/17	EED
S1.10	SK.05	B





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PLOT 1 & 3

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