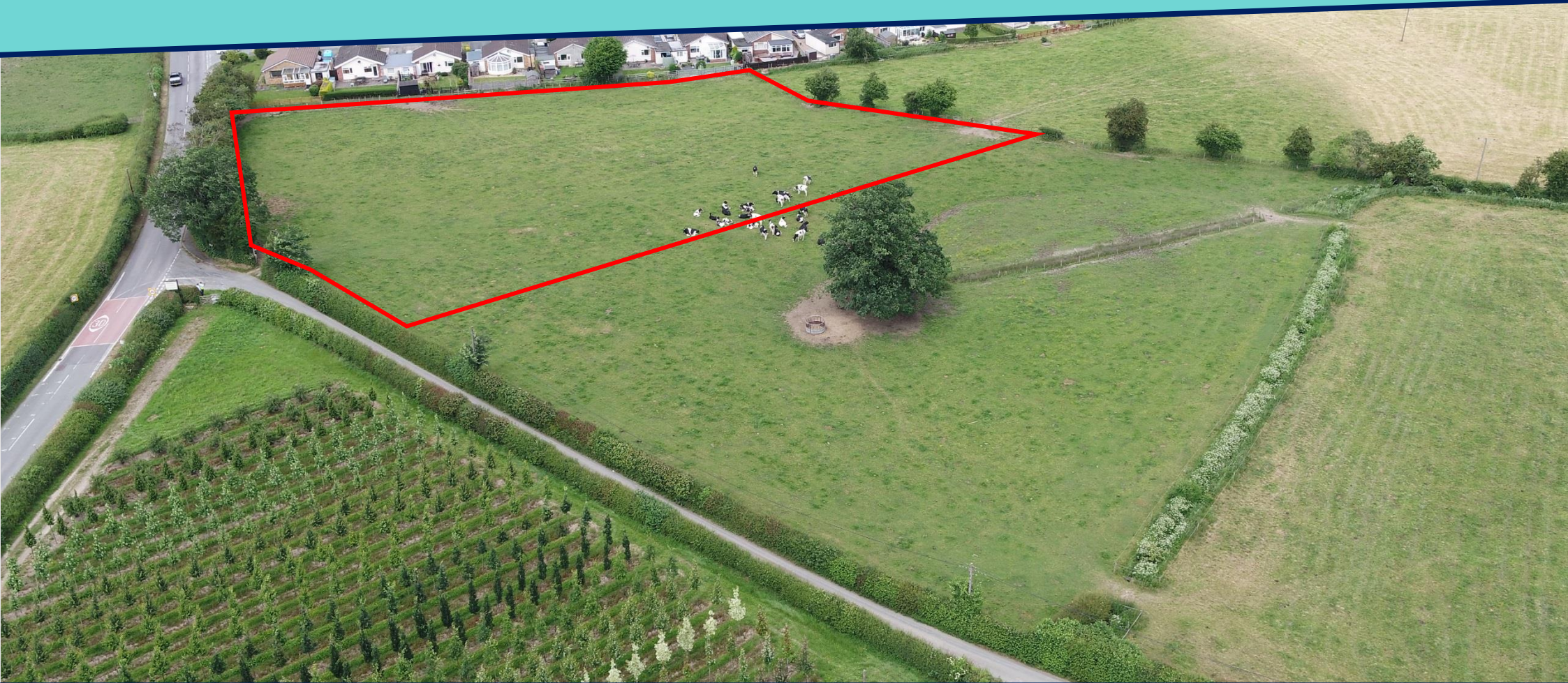


FOR SALE

**ATTRACTIVE RESIDENTIAL DEVELOPMENT OPPORTUNITY - APPROXIMATELY 1.9 ACRES (0.76 HECTARES)
WITH OUTLINE PLANNING PERMISSION GRANTED FOR UP TO 8 DWELLINGS**



LAND ADJACENT TO OLDCASTLE AVENUE – GUILSFIELD – WELSHPOOL – SY21 9PA

ADJACENT ACCOMMODATION LAND WITH BUILDINGS IS ALSO AVAILABLE FOR SALE BY SEPARATE NEGOTIATION

Location

Guilsfield is an attractive and highly sought after village, located approximately 3 miles north of the historic market town of Welshpool with access via the A490

The village supports a range of local amenities and is ideally located approximately 13 miles south of Oswestry (via A483) and 22 miles west of Shrewsbury (via B4393).

Description

This level and regular shaped site extends in total to approx. 1.9 acres (0.76 hectares) and is located on the edge of Guilsfield, adjacent to an established residential development whilst only a short distance away from the village primary school, community centre and local amenities.

Tenure

The site is understood to be of Freehold tenure and is offered for sale by private treaty with the benefit of vacant possession upon completion.

Guide Price

Offers in the region of **£400,000** are invited for the freehold interest with vacant possession on completion.

General Conditions and Contaminations

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

Rights of Way, Wayleaves etc.

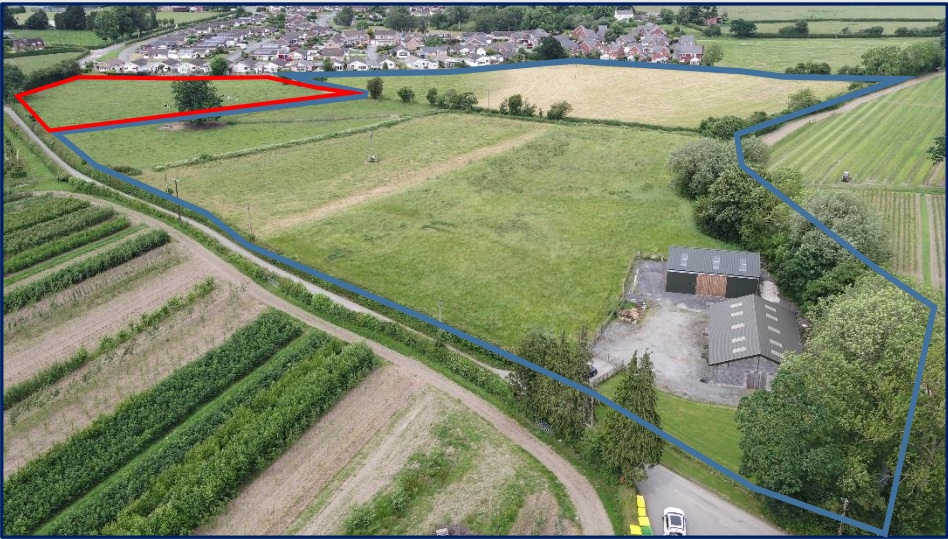
The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS. TEL: 01938 552 828.

Planning

Outline planning permission has been granted by Powys Country Council (October 2017) for the residential development of up to 8 dwellings, including the formation of vehicular access, an access road, and all associated works (all matters reserved), Ref: P/2017/0420. Further information can be obtained upon request from the Selling Agents.



Adjoining Accommodation Land and Buildings

Potential purchasers should note that there is an adjoining parcel of land extending to approx. 11.28 acres (4.56 hectares) incorporating a modern workshop and stable block which is also available For Sale by separate negotiation. Further details are available from the Selling Agents upon request.

Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has not elected to charge VAT on the property at the present time.

Viewing

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

June 2018

Consumer Protection from Unfair Trading Regulations 2008

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchases or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”