

FOR SALE

Building Plot, Land Adjoining Glanrhyd, Carno, Caersws, Powys, SY17 5LN



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Offers In The Region Of £42,500

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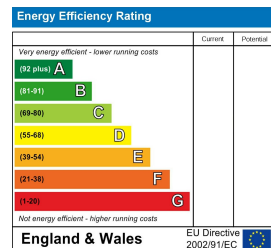
* Building Plot * Situated on the edge of the village of Carno this building plot has detailed permission P/2018/0098 for the erection of a two bedroom dwelling. Services are located close by. The design boasts character features and has a parking and garden area.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



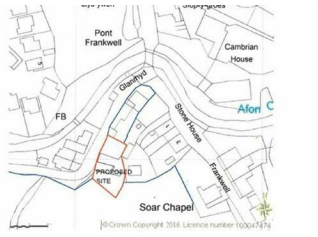
England & Wales EU Directive 2002/91/EC



01938 555 552
Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



Philip Humphreys Architect
P Humphreys
Tan Y Castell
Broad Street
Montgomery
Powys
SY15 6PH
Applicant: Mr M Evans
In pursuance of its powers under the above-mentioned Act and Order Powys County Council (hereinafter called "the Council") as local planning authority hereby gives you notice that FULL PLANNING PERMISSION IS GRANTED for the following development, namely:-
Full: Demolition of a barn and erection of a dwelling at Glanrhyd Barn, Carno, Caersws
In accordance with the application and plan submitted to the Council on 19/01/2018 subject to the conditions specified hereunder:-
1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as approved on 01/08/2018 (drawing nos: 904/176A, 904/175A, 904/176A, 904/177, 904/175C, Site Location Plan, Design and Access Statement, Jon Sloan Preliminary Survey dated:19th Jan 2018, Flood Consequences Assessment - July 2018 by Philip Humphreys).
3. Prior to the occupation of the dwelling any entrance gates shall be set back at least 5.5 metres distant from the edge of the adjoining carriageway and shall be constructed so as to be incapable of closing towards the highway and shall be retained in this position and form of



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s

- Building Plot
- Outline Planning Permission
- 2 Bedroom Dwelling
- Village Location
- Parking Area
- Garden Area

Building Plot - Land Adj Glanrhyd

Description

Situated on the edge of the village of Carno this building plot has detailed permission P/2018/0098 for the erection of a two bedroom dwelling. Services are located close by. The design boasts character features and has a parking and garden area.

Planning Permission

Outline Planning Permission was Granted by Powys County Council for "Demolition of a barn and erection of a dwelling" Application No.P/2018/0098. Date of decision: 19th January 2018.

Local Authority

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS
Telephone (01938) 552828

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No:01938 555552.
Email: welshpool@hallsgb.com

Directions

The postcode for the property is SY17 5LN
What3words reference is:
awkward.yourself.oxidation

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com