



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Potential Building Plot, In Rhos-Y-Brithdir, Llanfyllin, SY22 5HE

- Potential Plot available for local need use subject to Planning Consent being obtained.
- Interested parties **are** to be local and not to have owned a property.
- The Planning Application and relevant costs are to be the sole responsibility of the prospective purchaser(s).
- The available plot is to be roadside and would be part of O.S 4190 (see plan).
- The plot size is to be agreed.



POA

We would envisage local to mean the community council area of Llanrhaeadr Ym Mochnant and the community or town council areas immediately adjoining the community council area of Llanrhaeadr Ym Mochnant.

Qualifying Persons means a person in need of Affordable Housing and who immediately prior to taking occupation of the Affordable Housing Unit falls within one or more of the following categories :-

i) has resided in the Local Community continuously for at least three consecutive years.

ii) was born or brought up in the Local Community; or

iii) is an existing resident of the Local Community requiring separate accommodation or

iv) is principally employed in the Local Community in continuous full time employment amounting to not less than 20 hours per week and was so employed for a continuous period of three years; or

v) has an offer of full time employment as defined in sub paragraph iv above within the Local Community but cannot take up the offer because of a lack of affordable accommodation; or

vi) wishes to move into the Local Community to look after an elderly or inform relative or to be looked after by a relative already resident in the Local Community.

AND he/she, his/her spouse, co-habitee or civil partner have not recently owned a

dwelling (whether or not subject to a mortgage or legal charge) in fee simple or for a leasehold interest unless the proposed occupier has an eligibility certificate provided by the Council confirming that the person has an exceptional need for the Affordable Housing Unit.

Tenure

Freehold.

Services

Interested parties are to make their own investigations in relation to these but would assume that mains electricity is available. The property will have to have a private drainage system.

Viewing

At any reasonable time with a set of these particulars.

Negotiations

All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Route Directions

From Welshpool, proceed on the A490 to Llanfyllin. Proceed through the town for another 3.5 miles turning right signposted Llanrhaeadr Ym Mochnant. Continue down this road for approximately half a mile and on a right hand bend, bear left. The road continues around to the left and after passing 3 properties on the left the field is directly after.

Morris Marshall & Poole with Norman Lloyd

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RWH - 6/7/18

Website

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