



**Agricultural Workers
Building Plot
Pt field no 4336
Hurdley Lane
Churchstoke
Montgomery**

Building plot extending to a quarter of an Acre or thereabouts with Planning Permission for an agricultural dwelling which occupies a pleasant rural position enjoying views over adjoining open countryside and is conveniently located two miles drive from Churchstoke and the town centre of Newtown being 13 miles and Welshpool being approximately 11 miles.

Agricultural Workers Building Plot with foundation and slab already laid for a detached 3 bedroomed bungalow with kitchen/dining room, living room, utility with WC, family bathroom and attached single garage relating to planning consent no M96239).

The property is offered with approximately 1 Acres (0.4 hectares) of adjoining land currently down to permanent pasture.

The planning permission is subject to an Agricultural Occupancy Restriction. Please ask the Agent for further information.

'VIEWING STRICTLY BY APPOINTMENT'

GUIDE PRICE – Price on Application

DESCRIPTION

The building plot is set in a quarter of an Acre of grounds and is offered with approximately 1 Acre of pasture with foundation and slab already laid for a detached 3 bedroomed bungalow with kitchen/dining room, living room, utility with WC, family bathroom and attached single garage (relating to planning consent No M96239 08.07.1996 and building regulations full plans approval No 335/96 dated 09.09.1996).

LAND

The property is offered with approximately 1 acre (0.4 hectares) of land currently down to permanent pasture. The land adjoins the building plot.

SERVICES

Water	Mains water is approximately 200 metres.
Electricity	Mains electricity pole is approximately 70 metres.
Drainage	Septic tank or bio disc drainage will need to be installed.

TENURE

Freehold with vacant possession will be granted on completion.

ACCESS, BOUNDARIES, ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent will be responsible for defining ownership of the boundary fences or hedges, however, we have indicatively marked the boundaries with inward 'T' showing our understanding of the boundaries ownership.

VIEWING AND PLANS

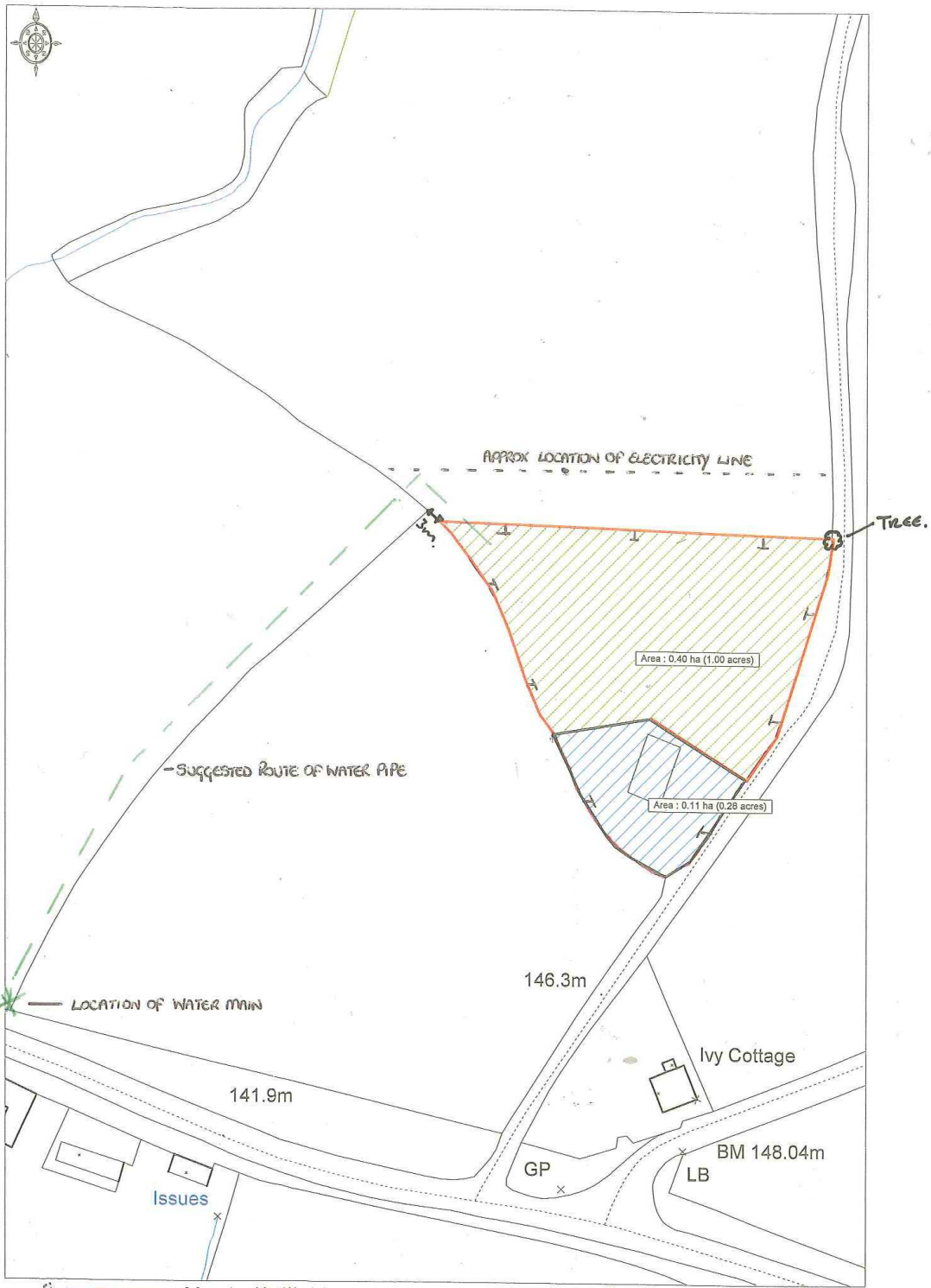
At any reasonable time, with a copy of these Sales Particulars. For further information with regards to the planning permission and associated plans please contact the selling agents.

LOCAL AUTHORITIES

Powys County Council, Neuadd Maldwyn, Severn Road, Welshpool, Powys, SY21 7AS
Tel: 01938 551529
Severn Trent Water Plc, Shelton, Shrewsbury, Shropshire, Tel: 0800 7834000
Scottish Power Systems Limited, P.O Box 290, Lister Drive, Liverpool, L13 7HJ Tel: 0151 2212110

NB: The property is subject to an agricultural occupancy condition which limits the occupation of this dwelling to persons solely or mainly employed or last employed locally in agriculture as defined in Schedule 290 (1) of the Town & Country Planning Act 1971, or forestry, or a dependent of such a person.

DIRECTIONS: From Churchstoke take the A489 towards Craven Arms for approx 2 miles then take the first left down Hurdley Lane (signposted no through road). The building plot is located on the left hand side as marked by our For Sale board.



Ordnance Survey

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Contacts

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