



**FOR SALE – LOT 1
PROPOSED RESIDENTIAL BUILDING LAND
AVAILABLE IN PHASES
HEOL TROWEN, NEWTOWN, POWYS.**

- Site of approximately 16.5 acres adjoining existing housing between Heol Treowen and the new bypass, now under construction.
- Adjoining mixed use/residential and commercial site, Lot 2 of 8 acres is also available.
- Contact Oswestry Office: 01691 659659. oswestry@celtrowlands.com

LOCATION

Newtown, Powys is the principal growth centre of Mid Wales, both in terms of business and employment, there being four major industrial estates and a number of substantial regional office headquarter buildings, and in terms of domestic population fuelling demand for housing. The town population stood at the 2011 census at 11,357, whereas the mid 2014 Powys County Council estimate for the Newtown locality is 17,040.

Heol Treowen in an existing 1980's developed residential suburb situated just to the south and in relatively close normal walking distance to the main town centre and railway station.

Heol Treowen will benefit from having a fast connection to the **Newtown bypass**, currently under construction (due for completion 2019) and the junction on the Kerry Road (A489) will be close by.

DESCRIPTION Lot 1

This site, situated to the south of the main estate road, amounts to approximately 16.5 acres of greenfield land. Planning consent existed in outline for this site and it is considered that it remains a candidate for residential development (see below). There is a gas main which skirts the southern boundary of the site and density is limited in this sector, with development to be in accordance with the current Health and Safety Executive Limitations (PADH+). The initial development concept plan originally submitted to the Authority takes accounts of this gas area zoning. It is now open to developers of the site to maximise the density and development potential as they so wish.

Note that there is an easement running over this land marked green within the attached plan, in favour of the Welsh Government – Highways Authority for access for the purposes of construction/maintenance of a drainage outfall pipe and an underpass to the bypass. Further details upon application.

Lot 2

An adjoining area of land, approximately 8 acres immediately to the east. North east and bordering with the subject site is also for sale by the vendors, suitable for a mixed use residential and commercial development it is felt. This site is close to the junction

with the Kerry Road and Heol Treowen and has a prominence to this main road leading to the Kerry road junction of the bypass within approximately 0.25 miles, bypass is currently under construction and has an estimated completion date of March 2019. Separate particulars are available.



INFORMATION PACK AND PLANNING

Positively interested parties can be provided a more comprehensive information pack (charge of £25 applies), including former planning consents, related plans, original Section 106 Agreement documentation, documentation relating to the gas main and other matters and the information on the formula for calculating the public open space and play area within the original planning consent granted in May 2011 (Application No. P/2009/0942).

The current planning situation is however different in that the site has been lodged as a candidate site within the emerging Local Development Plan process. Consultation closed for this in March 2016 and the LDP has been submitted

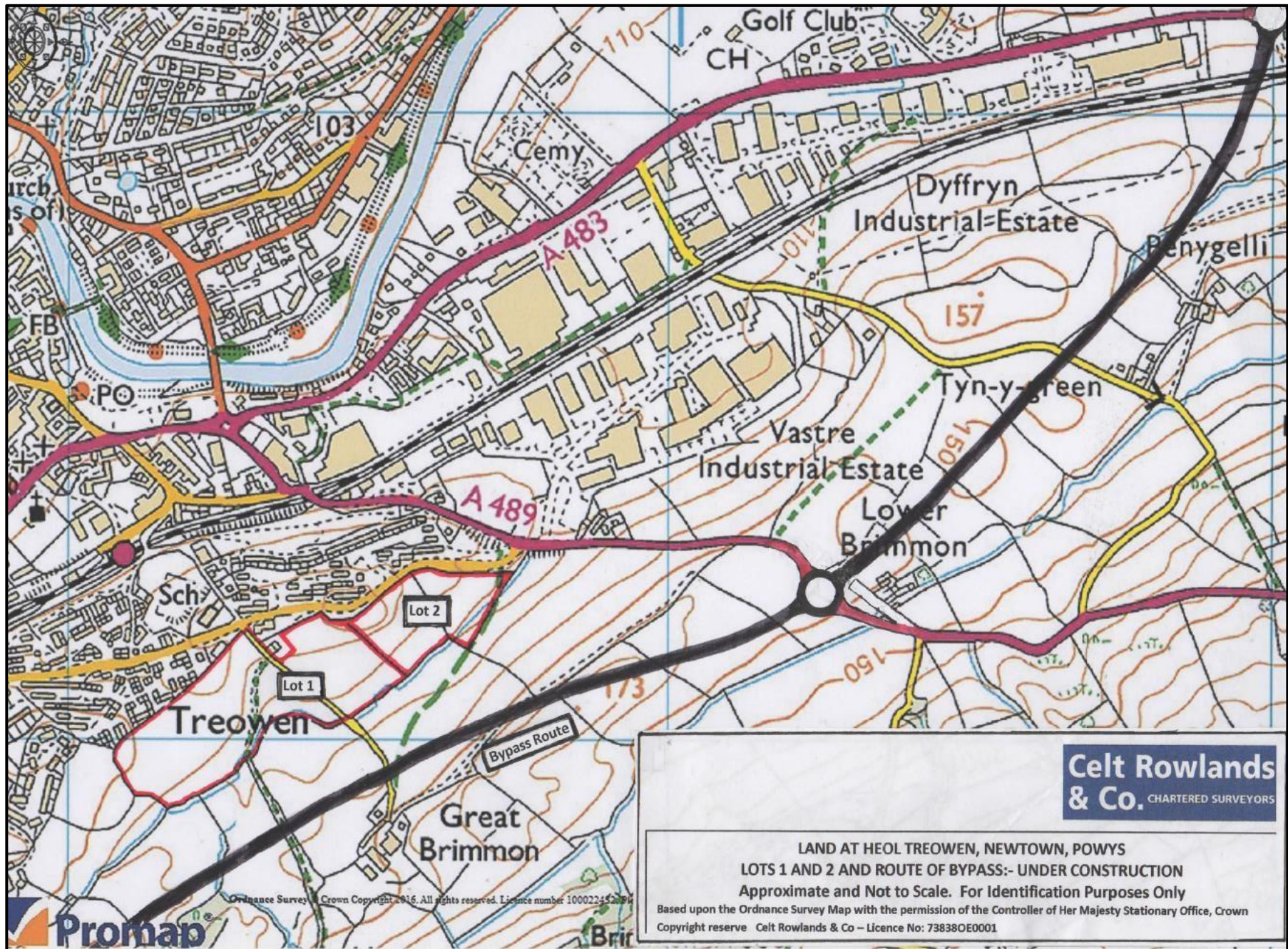
to the Welsh Government to begin the Examination process with a Planning Inspector appointed. There has been a temporary suspension of the general process and interested parties should check the Powys County Council web site within the section for the LDP, current progress and latest news, although the examination is expected currently to resume in November 2016 and with hearing meetings and sessions in January and March 2017. The final Inspector's report might be published middle to late 2017.

The strong planning history for this site however should give sound support to any developer wishing to develop it at an earlier stage and the vendors have completed a wildlife survey recently which will be valid for three years.

Interested parties also need to be aware of the current thinking in likely reductions for affordable housing requirements from 30-35% (albeit the subject site had within its consent a requirement for 25%) down to 20%, although they should make their own enquiries to Powys County Council – 01938 552828.

PRICING

For the freehold pricing, on the basis of a phased development, price on application



Celt Rowlands & Co. CHARTERED SURVEYORS

LAND AT HEOL TROWEN, NEWTOWN, POWYS
 LOTS 1 AND 2 AND ROUTE OF BYPASS:- UNDER CONSTRUCTION
 Approximate and Not to Scale. For Identification Purposes Only
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