



VIEW SHOWING APPROACH TO THE LAND ENTERING NEWTOWN ALONG KERRY ROAD A489

FOR SALE – LOT 2

POTENTIAL MIXED USE/RESIDENTIAL AND COMMERCIAL SITE OF APPROXIMATELY 8 ACRES, NEWTOWN, POWYS.

- Prominent site fronting Kerry Road (A489) within around 0.25 mile off the Kerry Road junction of the Newtown bypass under construction.
- This is likely to be the fastest route into the town from the bypass.
- Adjoining site, Lot 1, of 16.5 acres also available for purpose of possible residential development.
- Contact Oswestry Office:
01691 659659
oswestry@celtrowlands.com

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

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

Interested parties should obtain more detailed and up to date information on the construction of the Newtown bypass, routeways, timing etc. by contacting the Welsh Government and specifically Gail Jones on 07966 318171.

DESCRIPTION

Lot 2, a site as shown on the attached plan for identification purposes only, hatched in red and amounting to approximately 8 acres, currently given over to pasture.

The southern boundary of the site is skirted by a gas main and it is understood that this has a slight impact upon development in this area, but otherwise the majority of the acres may be considered for development. Interested parties should make their own enquiries to the Health and Safety Executive limitations (PADH+) and seek relevant professional advice.

The adjoining site, **Lot 1**, to the west is also for sale. Totalling 16.5 acres for possible residential development, similarly lodged as a candidate site in the L.D.P.



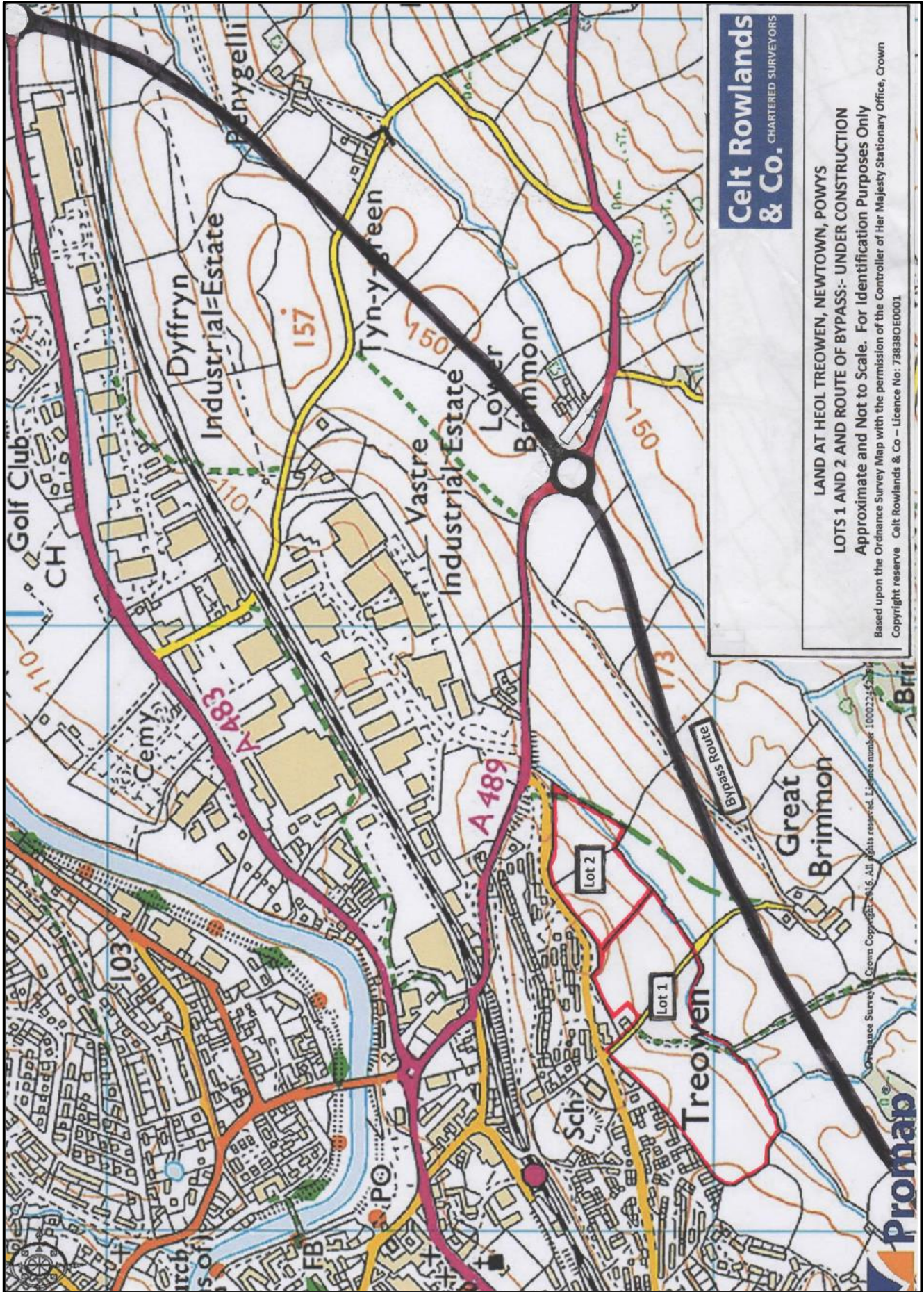
PLANNING

Interested parties must make their own enquiries to the Local Planning Authority, but we confirm that this site has been lodged in the Local Development Plan process as a candidate site and it is likely that a decision upon such sites will be made in late 2017. The owners have promoted this site as a possible mixed use site and it is understood that the Local Planning Authority – (01938 552828) may give it favour subject to details being agreed.

PRICING

For the freehold, a price on application to the agents.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



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
 Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty Stationary Office, Crown
 Copyright reserved Celt Rowlands & Co - Licence No: 738380E0001

Ordnance Survey Crown Copyright 2016. All rights reserved. Licence number: 100022442

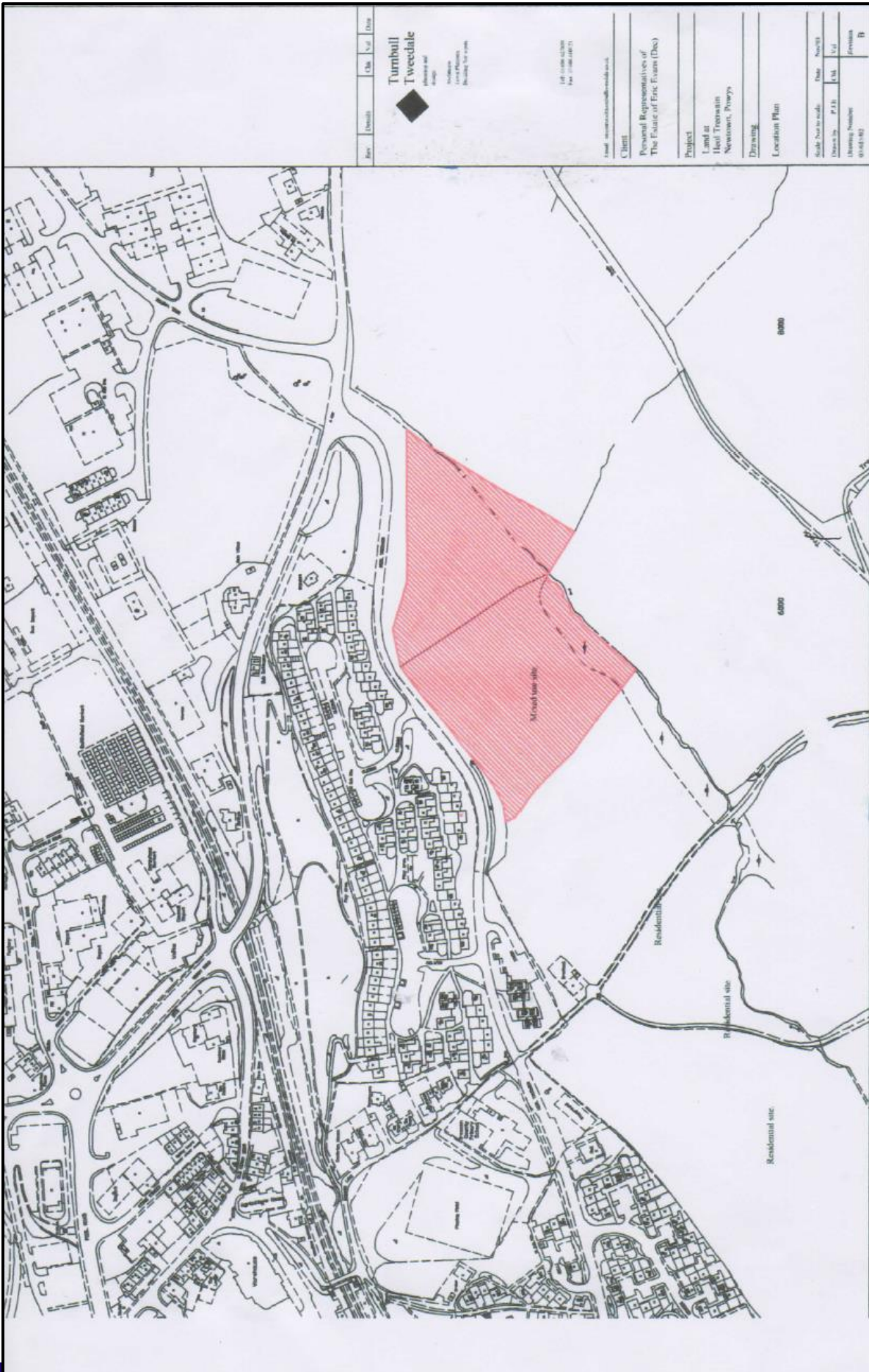


Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

Celt Rowlands & Co. CHARTERED SURVEYORS

COMMERCIAL PROPERTY CONSULTANTS
www.celtrowlands.com





Rev	Details	Chg	Yr	Date

Turnbull Tweeddale
 Chartered Surveyors
 100, The Quadrant, Newcastle, Tyne and Wear, NE1 7EQ
 Tel: 0191 276 6000
 Fax: 0191 276 6001
 Email: info@turnbulltweeddale.co.uk

Client:
 Personal Representatives of
 The Estate of Eric Evans (Dec)

Project:
 Land at
 Heol Treowen
 Newtown, Powys

Drawing:
 Location Plan

Scale: Not to scale	Date: Nov/03
Drawn by: P.J.B.	CHK: J.L.
Drawing Number: 03/01/02	Revision: B

LOT 2, HEOL TROWEN, NEWTOWN, POWYS

Approximate and Not to Scale. For Identification Purposes Only

Based upon the Ordnance Survey Map with the permission of the Controller of Her Majesty Stationary Office, Crown Copyright reserved. Celt Rowlands & Co – Licence No: 738380E0001



Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details