

Land Off Hospital Road, Builth Wells, Powys, LD2 3HE Price on Application

A prime residential development opportunity on the outskirts of a vibrant market town extending to approximately 3.9 hectares (9.6 acres) with Outline Planning for 81 residential units. Good access and all services available nearby.



INTRODUCTION - McCartneys are delighted to have been instructed to offer for sale a site Off Hospital Road in Builth Wells with Outline Planning Permission for 81 residential units with an affordable housing element of 30%.

SITUATION - The site is situated on the edge of the vibrant market town of Builth Wells, which lies in the heart of the Wye valley and in an area of high scenic value.

Builth Wells offers all facilities expected from a market town including a good range of shops and businesses, primary and secondary schools, sports centre, golf club, arts centre, doctors' surgery, cinema and is also home of the Royal Welsh Showground which has major events throughout the year. Further amenities are available at Llandrindod Wells and Brecon, 7 and 17 miles respectively with the cities of Hereford and Cardiff within reasonable driving distance.

DESCRIPTION - The site is located on the southern settlement boundary of Builth Wells alongside the desirable Hospital Road area which is adjoined by high quality residential development. The site is broadly rectangular in shape and is currently being used for agricultural purposes. The site extends to approximately 3.9 hectares (9.6 acres).

PLANNING - The site benefits from Outline Planning Permission granted under Planning Application P/2016/0309 for the Erection of a residential development with some matters reserved at Development off Hospital Road, Builth Wells. The Outline Planning is for 81 residential units with an affordable housing element of 30% and a contribution to localised play area. (£6000)

PHASING - The site is available as a whole or in two parts by separate negotiation.

TENURE - We are informed the site is freehold with vacant possession.

ACCESS AND SERVICES - The site is situated adjacent to all necessary mains services including mains gas, electricity, water and sewerage. Investigation and designs have been undertaken for providing access to the site.

AGENT COMMENT - The site presents a rare opportunity to provide a high quality development in an attractive and desirable Mid Wales market town. The site is located within an area where there is evidenced demand for housing as demonstrated by the Housing Market Assessment and the housing demand projections of the Local Authority and Agents.

It is considered that this site will provide one of the main sources for new housing provision within the Builth Wells area during the Local Development plan period. The site is situated in a desirable area and is adjacent to a previously developed and high quality site that has proven deliverability and profitability in Builth Wells.

VIEWINGS - Please contact the selling agent prior to undertaking any viewings. Contact Jeff Williams on 01982 552259.

INFORMATION PACK - Upon request the Agent will supply a Technical Information pack containing information on services, planning information, site background and other relevant information to interested parties.

DIRECTIONS - From McCartneys office continue up the High Street, into West Street keeping left where the road splits, turning left into Hospital Road. The site can be found at the end of Hospital Road on the left hand side as leaving town. (Just after the right turn of Irfon Bridge Road)

FURTHER INFORMATION - For further details, please contact the agent Jeff Williams at Builth Wells on 01982 552259.

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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