

Town & Country

Estate & Letting Agents



Plot 2 The Street, Four Crosses, SY22 6QF

Asking Price £145,000

A FULLY SERVICED PLOT WITH FULL PLANNING PERMISSION FOR A FOUR BEDROOM DETACHED HOME in the village of Four Crosses. An exciting opportunity to purchase a building plot and build a well appointed four bedroom home. The plots are offered on a freehold basis and homes can be constructed under contract if desired. A site visit can be arranged to discuss further with the developer.

Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Take the first left at the roundabout and then left again. Proceed past the petrol station and then at the mini roundabout take the first exit. Proceed straight ahead where the site will be found on the left hand side.

Accommodation Comprises:

About the Plot

Fully Serviced Building Plot with Full Planning Permission. Connections to Mains Services and finished access road & footpath. • Each Plot has FULL Planning Permission and all Pre-Commencement Conditions have been agreed and complied with

- The buildings have consent for PV Panels to roof (lay-in) type
- Material types have been approved
- Storm Drainage has been agreed and goes to soakaways Foul Drainage installed goes to public main
- Water Service has been installed with stand pipe for building water through meter
- Water services to be split off below floor into separate supplies for Fire Sprinkler system
- Boundary fences will be erected with Sound Barrier Fence to rear boundary against by-pass
- The Access roadway will be constructed to a porous surface finish with footpath to one side of road

The plots are offered singly on a freehold basis and can be constructed under contract if desired and will carry full 10 year structural warranty and fitted out as desired.

Artists Impression of The Site



Drone Photograph of the Site



Artists impression of No2



Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

To Book a Site Visit

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the

biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Town and Country Services

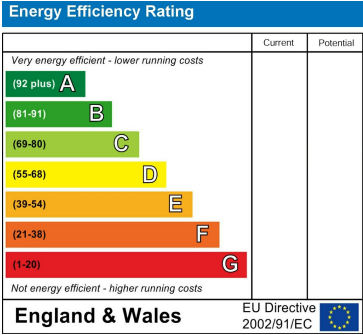
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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