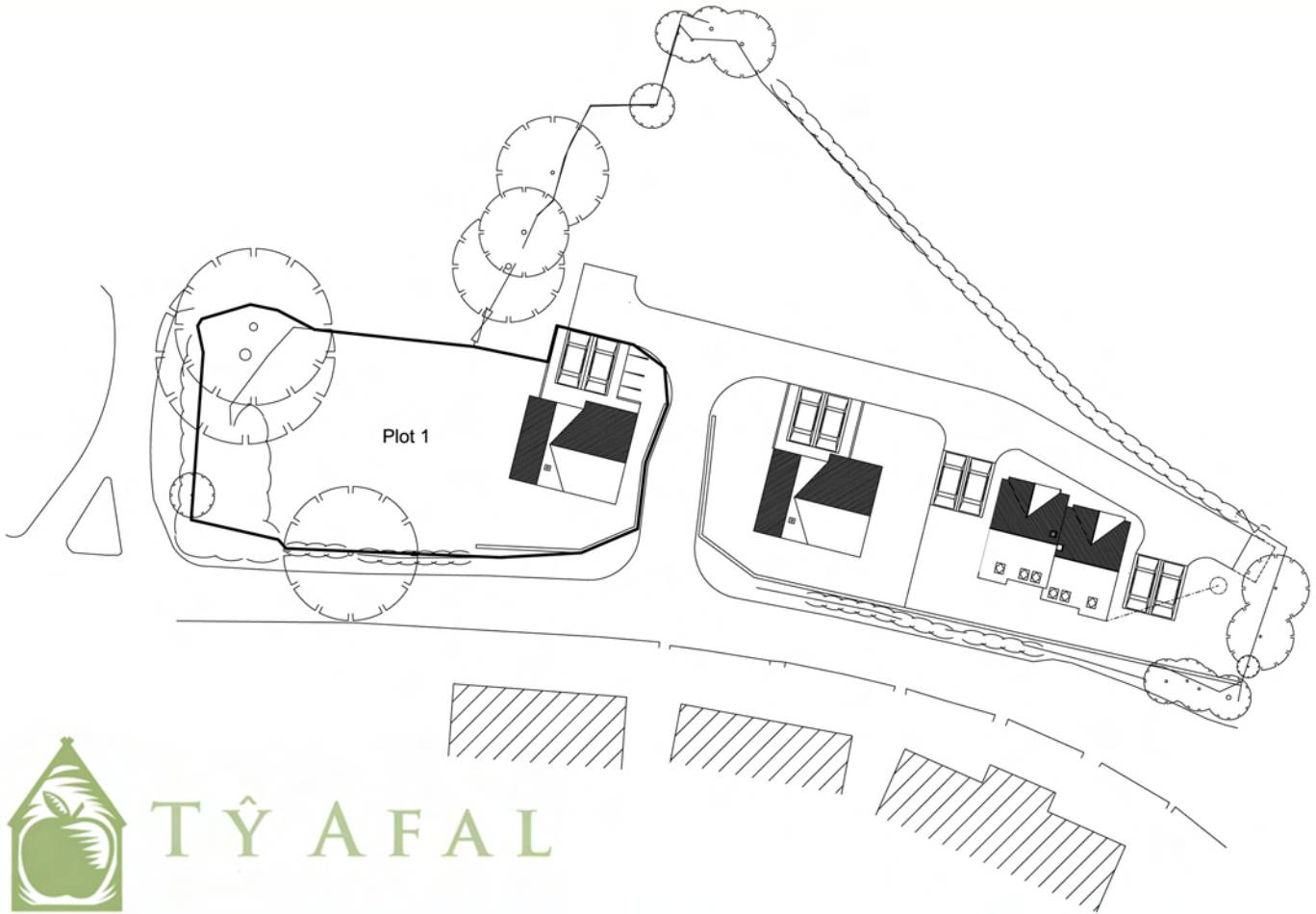


# FOR SALE

Plot 1 - Pentre Farm Development, Leighton, Powys



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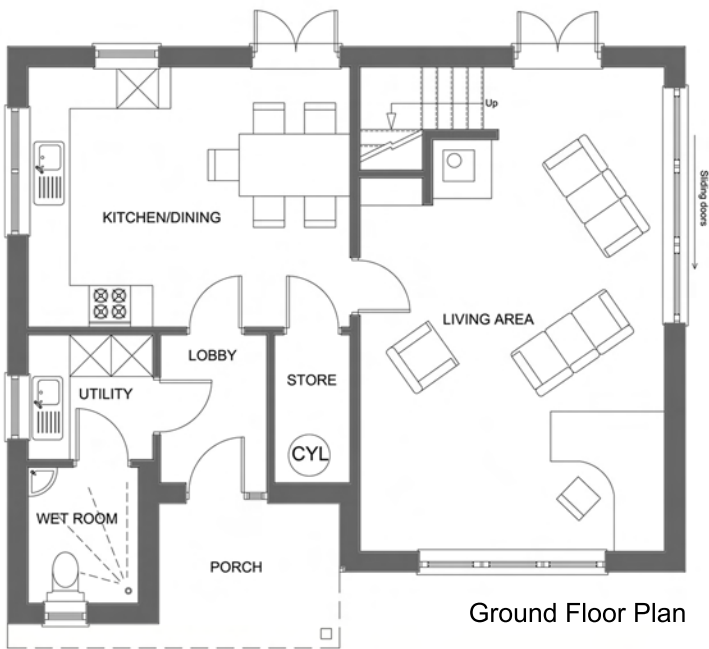
**£110,000**

Pentre Farm Development is surrounded by unspoilt countryside which must be viewed to be fully appreciated. The site is an unique development for a small number of family homes positioned within the beautifully located village of Leighton, just a few minutes' drive from the market town of Welshpool. It is located within easy access of Shrewsbury and Oswestry and is accessible to all local amenities including shops, schools and major road links including the A458 linking directly to the A5 bypass to the West Midlands.

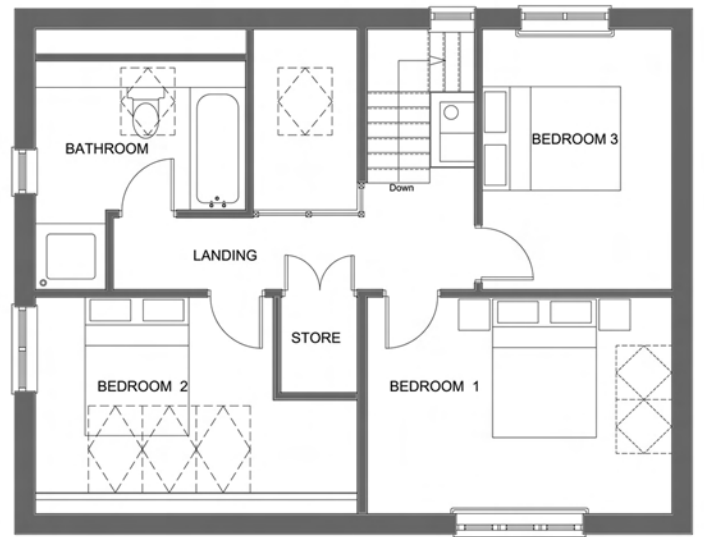
Plot 1 has full Planning Permission for a three bedroom house, offering very comfortable living and reception areas. It also benefits from a sizeable garden as shown on the site plan above.

In addition to leveling the site ready to start excavating for foundations on all plots, the landowner has created the site access road, and has laid all of the ducts for services. Consequently, there will be a charge of £20,000 as a contribution towards these costs.





Ground Floor Plan



First Floor Plan

Ground Floor Area = 62.4 m/sq

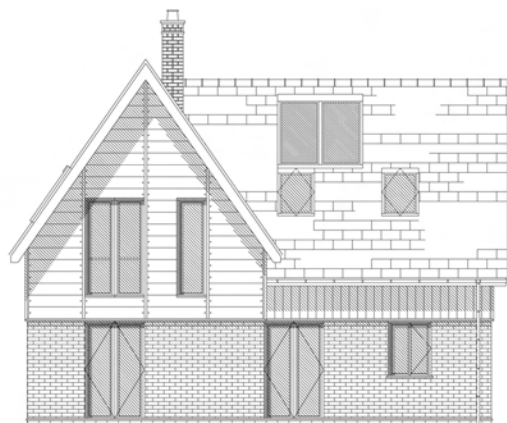
Living	4.4m x 7m
Kitchen/dining	4.65m x 3.75m
Lobby	1.5m x 2.1m
Store	1.8m x 1.8m
Wetroom	1.95m x 1.6m

First Floor Area = 56 m/sq

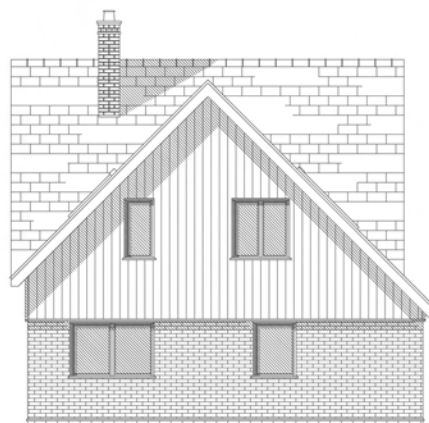
Bedroom 1	4.4m x 3.1m
Bedroom 2	4.65m x 2m (3.4m x 1.3m)
Bedroom 3	2.75m x 3.75m
Bathroom	3m x 2.2m (3.3m)
Store	1m x 1.4m



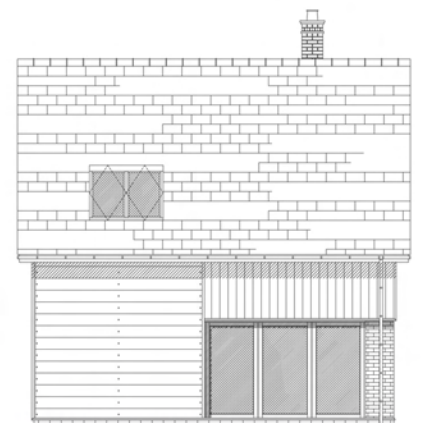
North Elevation



South Elevation



East Elevation



West Elevation

## Directions

Entering the village from the north or south on the B4388, take the minor road alongside Leighton CP School signposted to Trelystan and Marton. After 300m, bear sharply left and continue uphill. After a further 450m, the site will be on your left, and can easily be recognized by the new site entrance and the 'Plots For Sale' boards at the roadside.

For more information, please contact Ty Afal  
[info@tyafal.co.uk](mailto:info@tyafal.co.uk) / [www.tyafal.co.uk](http://www.tyafal.co.uk)  
 T. 01938 500899