



## Highfields, Llanidloes Road, Newtown, Powys, SY16 1EU

Exciting DEVELOPMENT OPPORTUNITY occupying a substantial prominent location in the popular market town of Newtown. The site has two separate vehicular access points from the main road passing through the town. The site currently comprises:

- \* a large detached property with character features and enclosed rear garden (recently used as office accommodation);
- \* a large single storey brick-built building to the rear with versatile space suitable for a variety of uses (formerly used as a Chapel of Rest/Store/Workshop.
- \* ancillary buildings offering storage/workspace opportunities
- \* ample parking and turning space
- \* access at the rear behind adjoining sites on Llanidloes Road which also links to the Lidl Superstore

Viewing is highly recommended to appreciate all that this parcel of land has to offer!

## £1 For sale by informal tender Freehold

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## Situation

This large and versatile site comprises a substantial DETACHED HOUSE with enclosed garden and ADDITIONAL BUILDINGS/UNITS at the rear.

It is located on the southern approach to Newtown and is accessed by two separate entrances the A4811 (Llanidloes Road) running north to south through the town..

The site offers excellent road links to the A483 bypass and the A470 with easy access to Shrewsbury, Welshpool, Aberystwyth and beyond. There is excellent parking on site and easy loading/unloading space.

Newtown is an established commercial centre serving the Mid Wales/Border Counties area set in attractive countryside.

Newtown lies approximately 30 miles from Shrewsbury, and is just under 100 miles from both Birmingham and Cardiff.

Newtown benefits from all transport amenities including bus and rail links to the Midlands and the Welsh coast.

## The Site

The substantial site had a number of recent uses. Part of the premises was formerly used by a family run funeral director's business. This part of the property comprised a large 4/5 bedroomed house, with three ground floor rooms used as office accommodation. At the rear of the house is the former Chapel of Rest, a large garage and a spacious workshop area. The tenancy for this business has terminated and the premises it occupied is now available with vacant possession.

The former double track railway siding runs parallel to the existing railway and extends along the rear boundary of the site providing a very useful area for storage and parking. The eastern end of this siding links to the boundary of the Lidl superstore.

A small separate part of the property has been used by a national firm of food suppliers as a cold store, with associated office accommodation in the adjacent portocabin, together with the section of the former railway siding at the rear of Bradley's Garage for parking. There may be an option for these buildings to remain on site, if they are useful for a prospective purchaser,, or they

can be removed so as to leave an empty yard space (please contact the Agents for further information).

There is ample parking and turning space in the yard area, to the South of the house and garden.

## Most recent use of site

In summary, the site has most recently been used as:

- 1) Detached property being used as a successful funeral directors' premises with meeting rooms, offices, welfare space and the opportunity for residential accommodation as well;
- 2) Chapel of Rest and associated space
- 3) Storage of goods/Garaging
- 4) Workshop/light industrial space
- 5) Parking for all of the above.

## Development Potential

The property has frontage to Llanidloes Road, which is the main thoroughfare running through the town. Since the opening of





Newtown bypass, Llanidloes Road is used primarily by private motor cars and light commercial traffic and as such the road is a more pleasant area in which to live and work. Very usefully, the property has two separate entrances onto Llanidloes Road,

Llanidloes Road on the south side of the town, where Highfields is located, has a mix of residential, retail, and commercial land use. The site is within easy walking distance of the town centre the railway station, bus station and residential estates.

The properties on either side of Highfields are occupied by two established businesses;  
 \* On the eastern side is Bradleys Garage and petrol filling station which incorporates a Costcutter convenience store.  
 \* On the western side is Wynnstay Farmers agricultural store and depot.

After the bypass opened, Llanidloes Road was reclassified as a County Coad, the A4811. There is the facility for prominent signage which takes advantage of this fantastic location.

There are few commercial sites on this important thoroughfare available for development.

Viewing is highly recommended to appreciate all that this property has to offer.

### TENURE

The tenure is freehold with full vacant possession on completion.

### METHOD OF SALE - INFORMAL TENDER

The site will be offered for sale by Informal Tender with offers being submitted in writing to our Rhayader Office, no later than 12.00 noon Friday (DATE TO BE CONFIRMED), in a sealed envelope marked "Highfields Site - Newtown".

For any queries relating to this method of sale please contact Clare Evans, MProf, BAHons, MNAEA on 01597 810457.

### Anti Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Anti Money Laundering Regulations (MLR 2017 that came into force 26.06.2017).

This may include sight of your passport or photographic driving licence and a recent utility bill.

### Services

Mains electricity, gas, water and drainage.

### Local Authority

Powys County Council. Tel No: 01597 826000  
[www.powys.gov.uk](http://www.powys.gov.uk).

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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### The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Practice.

PMA Reference

1816925024

A copy of the Code of Practice is available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk



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