FOR SALE

COMMERCIAL DEVELOPMENT SITE WITH PLANNING CONSENT IN PROMINENT ROADSIDE LOCATION



Commercial Development Site | A483 Oswestry Road | Welshpool | Powys | SY21 9JR

TSR
TOWLER SHAW ROBERTS

Location

The property occupies a highly prominent location fronting the main A483 adjacent to the recently completed Starbucks and KFC drive thru development. The site is located on the Buttington Cross roundabout at the intersection of the A483 and A458 trunk roads which has seen major developments in recent years and now boasts a range of national occupiers including: Mcdonalds, Starbucks, KFC, Costa, Shell Petrol Station and Welshpool Livestock Market.

The A483 is the main arterial route through central Wales, which connects Chester in the north to the M4 close to Swansea in the south, passing through the major towns of Wrexham, Newtown and Welshpool. South of Buttington Cross roundabout, the A483 benefits from approx. 20,500 daily vehicle movements according to the Annual Average Daily Traffic (AADT – location number 99895) report taken in 2025.

Welshpool is an important Market Town and commercial centre within the Mid Wales Economy and has a current population of circa 6,000. The Town is situated approx. 20 miles to the West of Shrewsbury and 14 miles to the North East of Newtown. Oswestry and Wrexham are approx. 16 and 30 miles respectively via the A458 and A5 trunk roads.

Description

The site comprises a level, regular shaped commercial development opportunity extending to approximately 3 acres (1.21 hectares) or thereabouts, benefitting from a long frontage to the A483.

Part of the site currently benefits from planning permission for the erection of a hotel premises under reference: 22/1137/FUL, however the whole development opportunity considered to be suitable for a wide range of potential commercial uses including drive thru, retail, hotel/retirement living accommodation, trade counters etc, subject to planning.

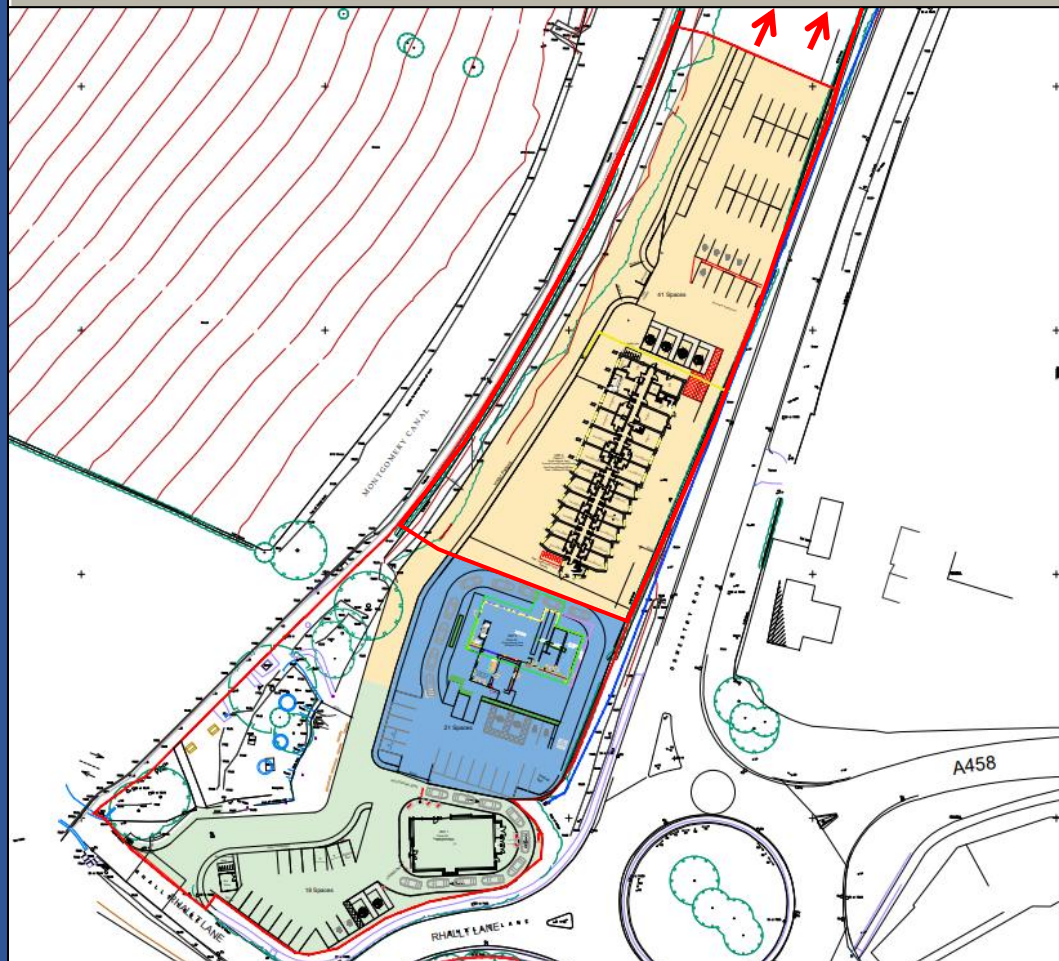
The property adjoins the Montgomery Canal, a historic waterway currently benefiting from a major restoration programme designed to improve accessibility, leisure use and biodiversity whilst supporting the eventual return of navigation. The canal corridor is expected to become an increasingly attractive destination for walkers, cyclists and visitors, providing a long-term amenity benefit to the site.

Proposed Hotel Elevations from Powys Planning Portal



Proposed Hotel Elevations from Powys Planning Portal






Shell Fuel Station
A483
McDonalds
KFC
A458
Starbucks
Costa
A483

Accommodation

Site Area 3.00 acres 1.22 hectares

Services (Not Checked or Tested)

All mains services are understood to be available in the immediate vicinity of the site. Interested parties are advised to make their own enquiries with the relevant utility companies.

Guide Price

Price on Application.

Tenure

The property is offered for sale for the freehold interest with the benefit of vacant possession upon completion.

The Vendor is to retain a right of way over a section of the site to retained land. Further details available from the selling agent upon request.

Business Rates

To be assessed

Planning

Planning Permission has been approved by Powys County Council for the development of a hotel premises on part of the site (approx. 1.2 acres) under the reference number 22/1137/FUL. Further details are available from the Selling Agents upon request.

Ground Conditions

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

Rights of Way, Wayleaves etc.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

The Vendors wish to retain a right of way through the site for access to their retained land. Further details are available from the Selling Agents upon request.

Legal Costs

Each side is to bear their own costs in connection with the transaction.

Local Authority

Powys County Council, Severn Road, Welshpool, Powys, SY21 7AS.
TEL: 01938 552 828

VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

Viewing

Strictly by prior appointment with the sole Selling Agents Towler Shaw Roberts. Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL . Tel: 01743 243 900.

TSR
TOWLER SHAW ROBERTS

Josh Hyde

Mobile: 07976 761632

Email:
josh.hyde@tsrsurveyors.co.uk

Toby Shaw

Mobile: 07967 721745

Email:
toby.shaw@tsrsurveyors.co.uk

October 2026 / Amended November 2026

Important Notice **Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS.** "These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."