

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.

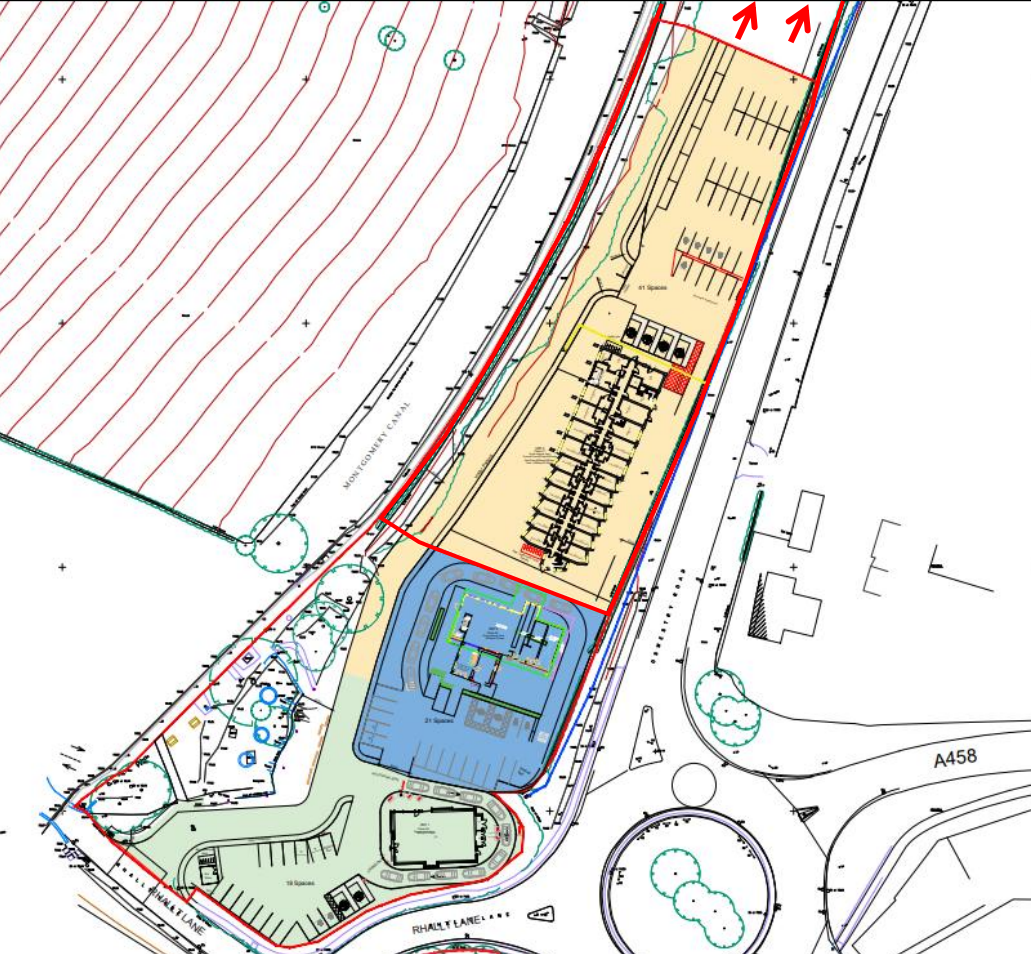
Part of the site (edged blue) currently benefits from planning permission for the erection of a hotel premises under reference: 22/1137/FUL, however the whole development opportunity considered to be suitable for a wide range of potential commercial uses including drive thru, retail, hotel/retirement 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

Starbucks

A458

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 be granted 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 (edged blue), extending to 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 not 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. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. Tel: 01743 243 900.



Josh Hyde

Mobile: 07976 761632

Email:

josh.hyde@tsrsurveyors.co.uk

Toby Shaw

Mobile: 07967 721745

Email:

toby.shaw@tsrsurveyors.co.uk

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