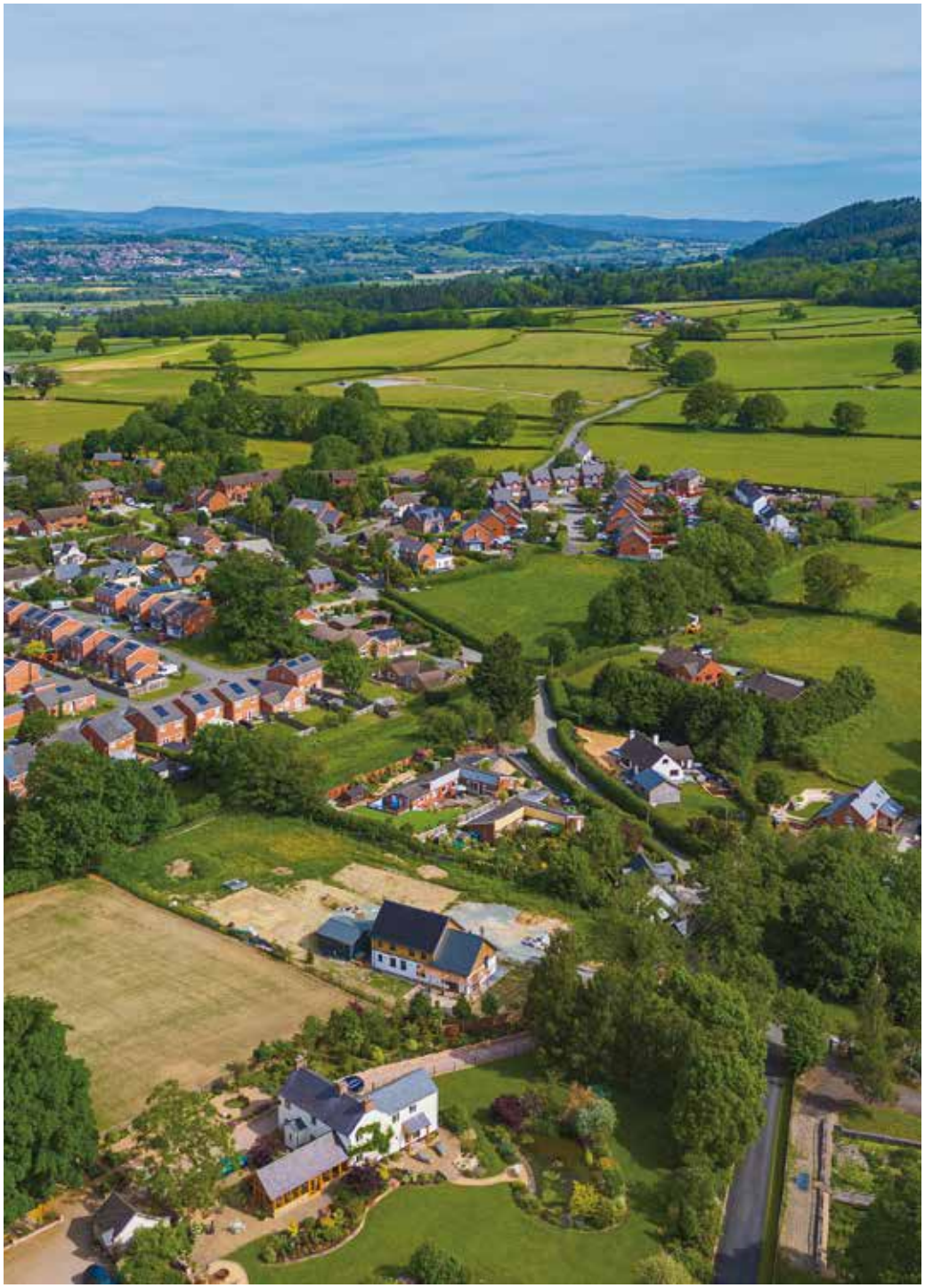


Plot 1 at Tyn Y Maes
Forden | Welshpool | SY21 8TR

FINE & COUNTRY



A UNIQUE OPPORTUNITY FOR A CUSTOM-BUILD PASSIVHAUS HOME”

BUILD YOUR FUTURE

This is an outstanding self-build opportunity to acquire a prime residential plot with full planning permission and primary services already in place for a contemporary Passivhaus-designed home — combining a clean air indoor environment that provides exceptional levels of comfort while ensuring cutting-edge energy efficiency with elegant modern living. With primary infrastructure already in place, including essential utilities and access.

These individual plots are offered by PYC Group and are to be exclusively built by their sister company, PYC Construction. Specialising in delivering high-performance homes to an exceptionally high Passivhaus standard and guaranteed thermal performance, using their experienced in-house craftsmen and dedicated site management team. Subject to approval, buyers have the luxury to custom design their own living space to suit their individual needs.

If you’ve always dreamed of building your own home but have been concerned about the complexity of the process, this presents the perfect opportunity to bring that vision to life with confidence.

WHAT IS PASSIVHAUS?

Passivhaus is an internationally recognised building standard that focuses on superior indoor comfort, outstanding air quality and exceptional energy efficiency. Through careful design, very high levels of insulation, precise airtight construction, with heat-recovery ventilation, Passivhaus homes require dramatically less energy, up to 90% less energy, for heating than a typical UK home, while maintaining consistent, comfortable temperatures throughout the year.











LOCATION

Situated just outside the popular market town of Welshpool, the village of Forden enjoys a peaceful rural setting surrounded by beautiful rolling countryside. Offering an excellent balance of country living and everyday convenience, Forden benefits from a strong local community together with a village hall, primary school, church and public house, while the wider amenities of Welshpool are only a short drive away.

Welshpool provides a comprehensive range of shopping, leisure and educational facilities, together with supermarkets, cafés, restaurants and a railway station with connections to Shrewsbury, Birmingham and beyond. The area is also ideally placed for access to the surrounding Mid Wales countryside and the nearby border towns, making it a desirable location for those seeking a quieter lifestyle without feeling isolated.

The surrounding area is renowned for its scenic beauty, outdoor pursuits and picturesque walks, with the nearby Montgomery Canal, Offa's Dyke Path and the Shropshire Hills all within easy reach.
Information:

INFORMATION

Services: Mains electric, water and drainage

Heating: TBC

Broadband: Fibre Available

Mobile Phone Signal: Please refer to http://checker.ofcom.org.uk

Tenure: Freehold.

Directions: Using the app What Three Words type in: ///dimes.emotional.easygoing



1 First floor.



2 Ground floor.

Timber frame – Manufacturer to ensure that all structural are passed on to building control officer for approval, including roof (Roof Cassettes) trusses, beams, floor joists, external walls etc, as required to gain approval from building control.

COMMISSIONING CERTIFICATES:
Copies of appropriate installation and commissioning certificates from registered approved contractors are to be provided to both the client and building control on completion, for the electrical, heating, and ventilation installation work. Also, includes checklists for hearth types, fireplaces, and flues.

TIMBER FRAME – GENERAL:
1. All dimensions to be checked and confirmed on site.
2. All works to be to satisfaction of building control.
3. All proprietary products to be installed in accordance with manufacturers instructions.
4. Do not scale drawings: confirm any queries with employer. Check structural opening sizes against door and window schedule before fabrication of doors and windows.
5. All drawings and specification notes to read with the drawings, preliminaries, and general conditions.
6. All timber to be FSC or PFFC certified.
7. If contractor perceives any ambiguity between the defined scope of works, the specification, and the drawings, this should be reported prior to submitting price or commencement of construction.
8. Adverse weather: Do not use frozen materials and do not apply materials to frost bound surfaces. Do not apply adhesive, when the air temperature is at or below 5 degrees or falling thermometer or below 3 degrees. Maintain temperature of the work above freezing until adhesive has fully hardened. Protect site surfaces against rain and snow by covering where precipitation occurs. Replace coatings damaged by rain or frost.
9. The approved timber frame fabricator and installer to provide copies of contractor insurance before commencement of works on site. Structural engineers of approved timber frame to provide copies of PI insurance before commencement of works.

The main contractor and other subcontractors to provide copies of insurances to the employer as requested.

EXTERNAL WALLS - U value = 0.11 W/m²K

EWS - Cement board render cladding
EWF - Horizontal timber cladding

ALL EXTERNAL WALLS
Substrates to house fronts – min. 40 x 200mm treated glulam sole plate, to reinforced concrete slab. All substrates to be treated to BS 8417, fixed over 150mm Radon DPC with 7.5 x 100 frame anchors.
Frame - 50 x 250 (Beam (Masonite HM350 (Beam) studs @600 c/c, nailed and screwed to head and base plates. Cripple studs (engineer specified) to be provided around openings. Generally, 220 x 45 C24 Lintels above all openings to retain and outer half of wall panels. Noggins to be provided at horizontal board joins to both internal and external sheathing to ensure continuous nailing at perimeters for racking resistance.
Insulation - Fully fill void with Warmcel cellulose insulation to a minimum of 450kg/m3 (0.039W/mK).
Sheathing – Studs sheathed internally with 12.5mm Marlite Smartply Propassiv. Proposes to be taped with Proclima Tescon Invis externally to create Vapour Control Layer (VCL). Externally to be sheathed with 12mm Monitor Vent board, fixed to manufacturers specification and receive Proclima Protec WA breather membrane, lapped, and taped at all joints. Fixings to engineer/specifications.
Airtight layer and VCL – Internal 12.5mm sheathing to be taped at all joints with Proclima Tescon Invis.
Internal Battening (Service Void) – 47 x 45mm untreated battens to be fixed vertically in line with studs and around openings. A batten ladder will be provided in areas where an internal wall meets and external wall.
Internal lining – 12.5mm Supply Wallboard board with plaster skim to be fitted to battens. All joints to be treated to manufacturers specifications. Board to provide minimum of 30 mins fire resistance and Class 1 surface spread of flame.

ONLY EWS – Cement board render cladding.
Vertical battening – 50 x 25mm treated batten fixed vertically in line with TF studs @ 600mm c/c to create a 25mm ventilated cavity. Insect mesh to ventilation openings.
Horizontal counter battening – 50 x 25mm treated batten fixed horizontally to vertical battens to create a 25mm cavity.
Cladding - Cement board cladding with render finish in vertical boards

ONLY EWF – Horizontal timber cladding
Vertical counter battening – 50 x 50mm treated batten fixed vertically to horizontal battens @ 600mm c/c to create a 50mm ventilated cavity. Insect mesh to ventilation openings.
Cladding - 20mm timber cladding shiplap

ROOF

100mm blown and tala steel roof

NOTES:

1. PYC Construction Ltd own the right to this drawing. This drawing must not be copied or given to a third party without prior permission of PYC Construction Ltd
2. Do not scale off this drawing - it is the contractors responsibility to undertake site measurements prior to construction. Please notify PYC Construction Ltd if there are any discrepancies on this drawing.
3. This drawing to be read in conjunction with other consultants and specialist design information, including Structural Engineers, M&E Engineers etc.
4. This drawing is only to be used for the work stages as denoted

KEY:

Structural Engineer details

Rev	Description	Date
A	Main drainage from 600 to 300mm	20250528
B	Foundations added, ridge joist, purlins and structural elements listed	20250728
C	Structural steel beams added, kitchen window reduced, living room wall reduced, four-seater sofa added, office bathroom wall increased to 140 to allow for flue.	20250903
D	Window sizes changed, foundations increased, front door correct	20250912
E	steel beams removed and Velux in kitchen and study wall moved	20250913
N	Changes to fenestration. FF number width increased to 1200mm	20250807

PYC Construction

THE HOUSE BUILDING FACTORY, BUTTINGTON CROSS INDUST. ESTATE, WELSHPOOL, POWYS, SY21 8SL
T: 01938 555 752 E: info@pycconstruction.co.uk
www.pycconstruction.co.uk

PROJECT NAME	Forden
CLIENT	PYC
SHEET	Floor Plans
SCALE @ A1: 1:50	STATUS: Concept design

Ref	Originator	Stage	Type	Org no	Date	Rev
7350	GPC			03	31/08/2023 12:09:10	G

Asking price £180,000

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. MCCARTNEYS LLP McCartneys Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. 01584 872251. Registered No: OC310186 Printed

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