

FORMER POPLAR NURSERIES

THE BATCH, BATHEASTON, NEAR BATH, BA1 7DR

An exceptional opportunity to secure a future development site (subject to planning) within this sought after village

Carter Jonas

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A FUTURE DEVELOPMENT SITE (SUBJECT TO PLANNING)

EXTENDING TO APPROXIMATELY 1.62 ACRES (0.65 HECTARES)

LOCATION

The property is situated to the north of The Batch which in turn provides access onto the A4 with strong transport links to Bath (2 miles West) and Chippenham (10 miles East). The M4 motorway lies just 10 miles to the north for access to Bristol, Cardiff, Swindon and London. InterCity train services operate from Bath.

Batheaston is an attractive village located mainly on the south facing side of the River Avon valley and old coaching road from London to Bristol (A4).

Believed to date back to Saxon times the village has an attractive mix of period and more modern housing with many listed building of typical Bath Stone construction. The Batch contains one of the last pieces of stone slab that formed the Monks Causeway from the Parish Church to Bath.

Batheaston is a popular village and is located 2 miles west of Bath where a full range of amenities can be found including national retailers, restaurants and leisure facilities. Local amenities can be found in the village and include a general store and post office, garage,

medical centre, several public houses, church, primary school and riverside gardens. As one would expect there are also vibrant social organisations within the community.

THE PROPERTY

The property extends to approximately 1.62 acres (0.65 hectares) and benefits from an attractive central village setting.

The property is a former garden nursery and enjoys a southerly aspect with many parts of the site having far reaching views over the village to the countryside beyond.

Included within the site is the following:

- A detached house built across three floors with GIA of approximately 108 Sq M (1,108 Sq Ft).
- A former single story shop on the road frontage to the south.
- A existing coverage of substantial glasshouses on the western part of the site and once removed will provide level areas for alternative development, subject to planning.

It is extremely rare that a property of this calibre comes to the market and whilst presenting some topographical challenges could produce an imaginative and attractive design solution.

We anticipate interest from specialist developers including those undertaking retirement and sheltered housing schemes.

PLANNING

The property is located within the Bath and Northeast Somerset Council (BANES) administrative area. The council is currently consulting on its local plan 2016-2036 review

in which an updated submission has been made to the council's review of their local plan Housing & Economic Land Availability Assessment (HELLA). The previous submission reference was Best 3. This indicated a potential for circa 15 units.

The property adjoins the village conservation area, and the vendor would expect any proposed development brought forward to be sustainable and of high quality to create a legacy and positive contribution to the built environment of the village.

Evidence of track record with similar initiatives elsewhere will be welcomed.

FURTHER INFORMATION

An information pack has been prepared to accompany these particulars and contains land registry title information, as well as site plans.

Prospective purchasers should note that the vendors will expect them to have obtained and carefully considered this information prior to submitting their offer.

For a copy of the information pack, please contact **Leo Goodman-Jones** on the details provided below.

METHOD OF SALE

The opportunity is offered for sale freehold with vacant possession, by way of informal tender. A date to submit bids will be advised.

Offers are invited on an unconditional or conditional basis (subject only to planning).

Those wishing to make a conditional offer should support the financial sum with additional information.

This should include a description of the proposed development, preferably with sketch layout plan and accompanying planning strategy.

Details of previous examples of developments securing consent in similar sensitive planning locations would be welcomed.

The vendors will not be obliged to accept the highest offer or indeed any offer.

VAT

The sale is not subject to VAT

VIEWING

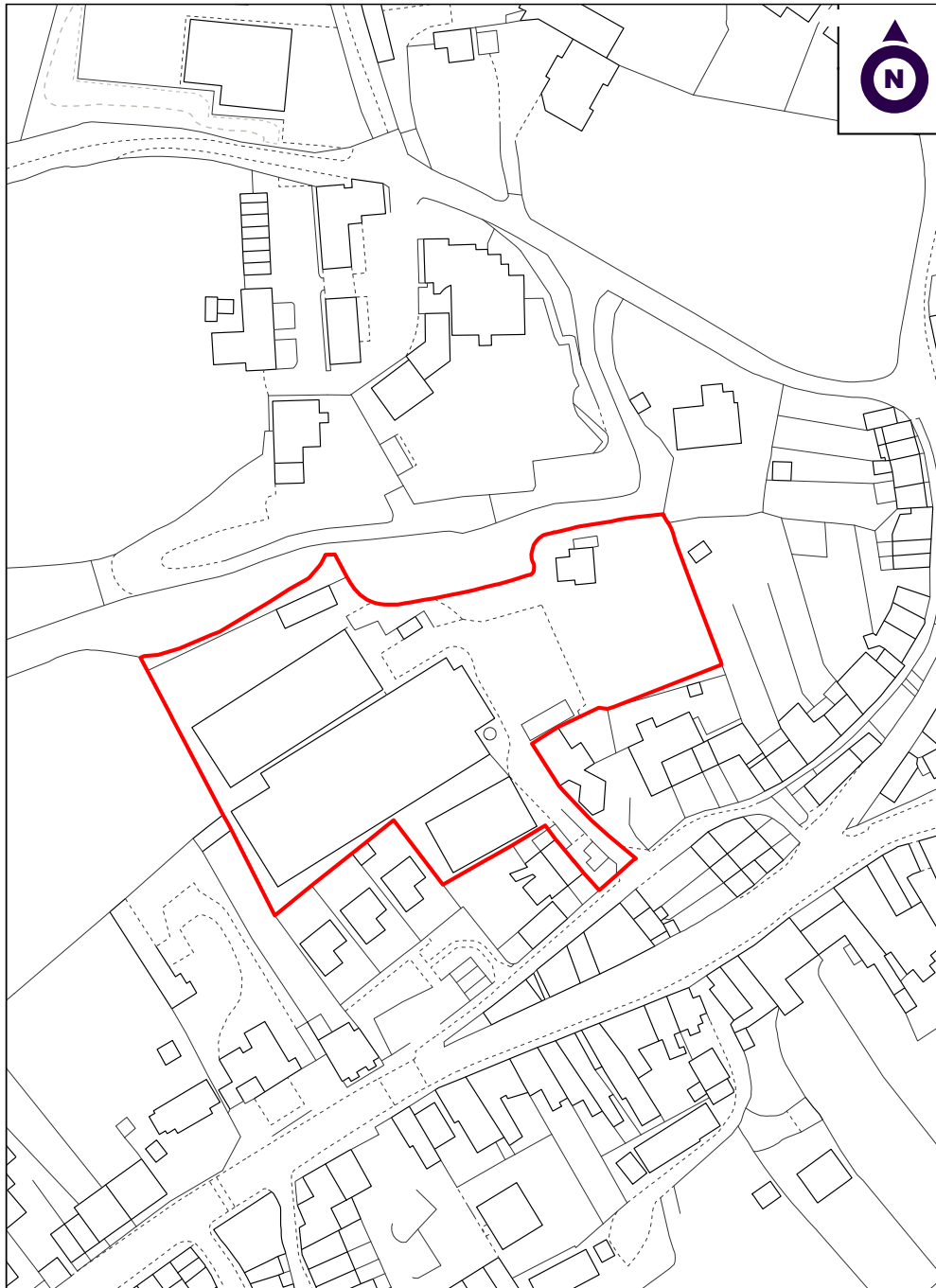
Parties wishing to walk the site should arrange an appointment with Carter Jonas who will meet you.

Particulars prepared July 2021.

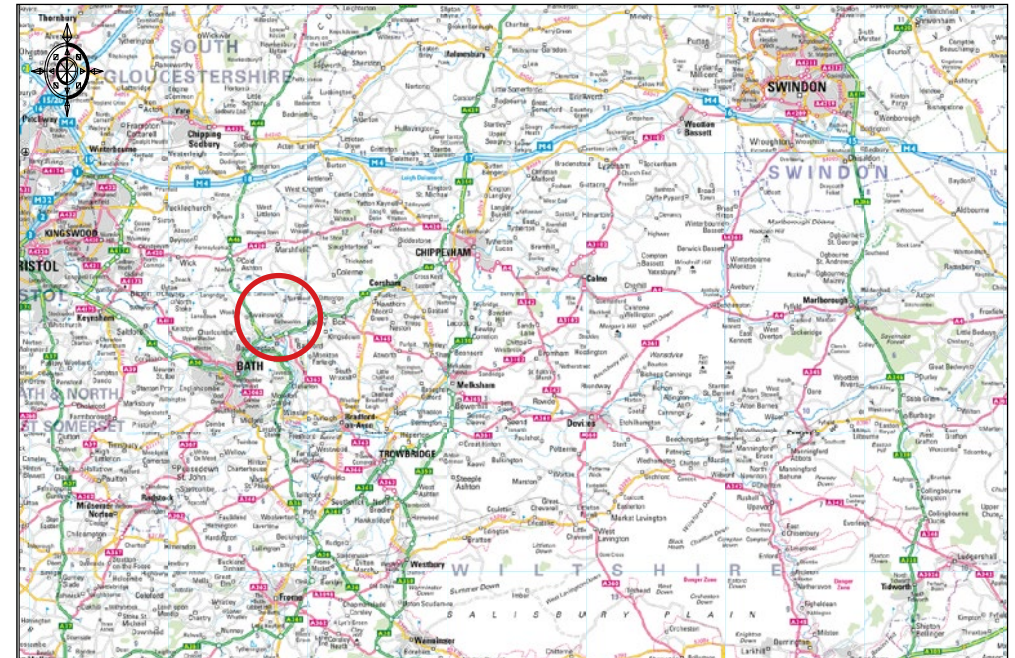
PHOTOGRAPHS OF THE SITE (INCLUDING ACCESS ROAD)



SALE PLAN



LOCATION PLAN



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IMPORTANT INFORMATION

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