

CONSENTED DEVELOPMENT OPPORTUNITY subject to contract



A rare development opportunity in Bath with the benefit of detailed consent. Comprising circa 0.74 acres (0.3 HA) and situated approximately 1.5 miles from central Bath and all of its facilities.

BACKGROUND

Our clients own land edged red on the above plan and are seeking an unconditional purchaser, having received planning at Appeal for up to 7 no. 3 storey dwellings.

PROPERTY DESCRIPTION

Held under Title number ST194167, the land comprises a parcel of former allotment which was acquired having been declassified as Allotment and designated surplus to requirement.

The boundaries comprise of residential dwellings to the west and south, allotments to the east and railway line to the north.

Access is gained via an existing trackway within ownership of the land and situated between 10 Lansdown View and properties on King George's Road.

An option agreement is in place with the owner of 10 Lansdown View to acquire additional land required for the access and a copy of this is within the dataroom.

LOCATION

Situated in the popular Bath suburb of Twerton and south of the A36 and railway line, the land is close to many facilities to include education, shops, pubs & restaurants and transport links to include bus routes and Oldfield Road railway station. Bath city centre is approximately 1.5 miles distant with its wider range of shopping and facilities.

PLANNING POSITION

Having been initially rejected by Bath & North East Somerset Council, planning application reference 21/00677/FUL was granted at Appeal on 12th April 2023. The original application was for 9 dwellings, but this was negotiated to 7 dwellings prior to refusal and subsequently granted by the Planning Inspectorate

A Deed of Unilateral Undertaking was signed on 11th December 2022. This confirms there is no Affordable Housing provision on the site, as well as no Community Infrastructure Levy due, or Section 106 payments. It does commit the purchaser to making a payment of a sum to be determined with Bath and North East Somerset Council for off-site Tree replacement.

DISPOSAL

The landowners are seeking to dispose of the land via Informal Tender.

Bids are due at Midday on Wednesday 7th December and a bid proforma is within the dataroom. Each proposal will be considered on merit and our client's strong preference is for an unconditional disposal. VAT will not be charged on the sale.

DATAROOM WEBSITE

A dataroom has been set up and is available by clicking this [link](#). You will need to complete the Request Account information in order to gain access.

Within the dataroom you will find all you need to make an unconditional bid, to include indicative unit pricing. We have also included a Bid Proforma to be submitted when making your proposal.

VIEWING

The land is open for viewing and readily accessible. Please be discrete when visiting.

MORE INFORMATION

For more information please contact:

Steve Morris

Partner, Carter Jonas LLP

steve.morris@carterjonas.co.uk

07554 459556

Philip Marshall

Partner, Carter Jonas LLP

philip.marshall@carterjonas.co.uk

07767 747261