



Development Opportunity. Forge, Paint Store & Garage.



The Forge Kelston Bath BA1 9AH

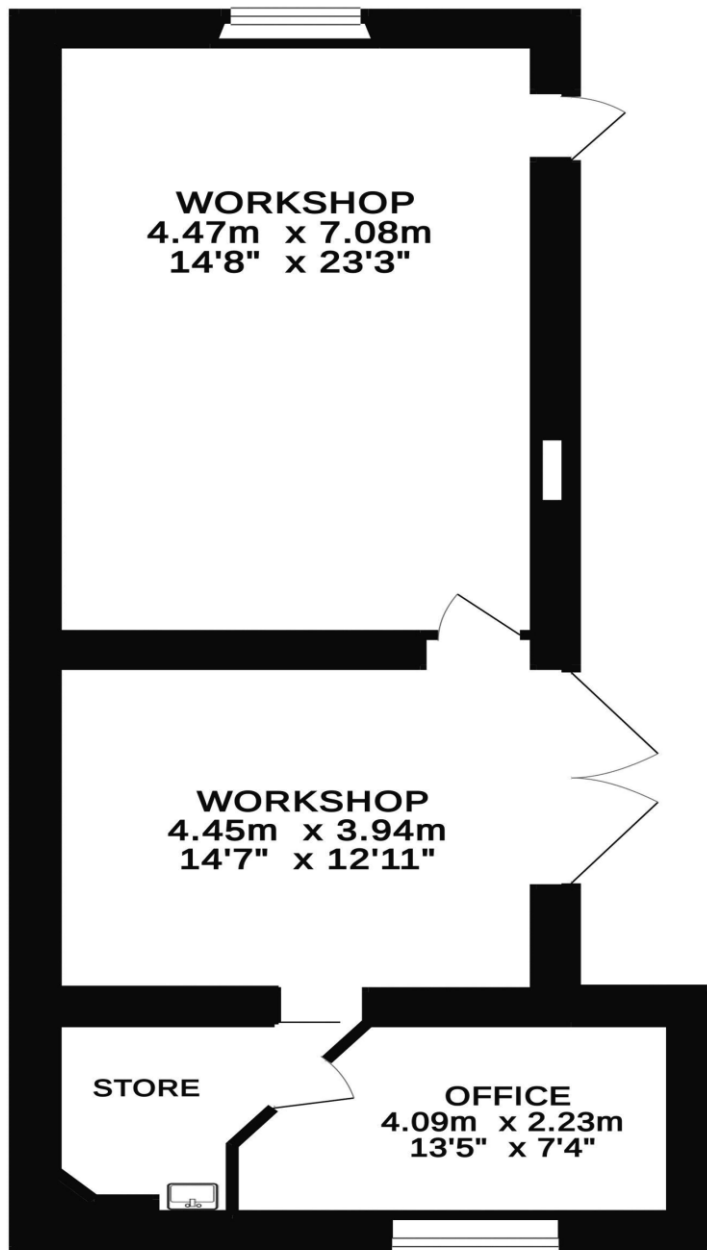
PRICE: £225,000

set a guide price of £225,000 for all three units (none are for sale separately). The Forge has historical roots within the village dating back to the 1870's, Inigo Jones era. Of interest to developers or those seeking a personal project. The Forge itself is Grade II Listed. We understand that The Paint Store and garage are not listed.

A unique and exciting opportunity offered with vacant possession and Freehold. A detached former Forge, a paint store and separate detached garage. Situated in the heart of the popular village of Kelston, 3 miles West of the City of Bath. Ideal for conversion (subject to consents) for residential or commercial use. The Forge (plan attached) includes two large rooms, WC and office with a South West facing rear garden, approximately 60 ft x 18 ft (18.3m x 5.5m) with parking at the bottom. The Paint Store is a large open plan unit approximately 25 ft x 14ft 10" (7.6m x 4.5m). The garage (in need of rebuilding) is approximately 17ft 2" x 10ft 3" (5.2m x 3.1m). We have



GROUND FLOOR 79.6 sq. m.
(857 sq. ft.)



TOTAL FLOOR AREA : 79.6 sq. m. (857 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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