



📍 Land adj Hampton House Warminster Road, Bath, BA2 6SG

🏠 £75,000

- For Sale by Online Auction
- Thursday 22nd May 2025
- Lot 17
- Guide Price £75,000+

🏡 Freehold

🏠 EPC Rating



LOT 17
FOR SALE BY ONLINE AUCTION
THURSDAY 22nd MAY 2025
GUIDE PRICE £75,000+

Potential development land (subject to consents) with stunning views towards the city centre.

Bathampton village sits just to the east of the city of Bath in an idyllic, peaceful location. The residential 'high street' leads to open fields and arcs over the Kennet and Avon Canal which is lined with canal barges and has a towpath that runs in both directions – west towards Bath city centre and east towards Bradford on Avon – both of which can be accessed by walking or cycling. The road also leads to the historic Bathampton Mill and weir, a local favourite spot for wild swimming and the site of a popular local pub and restaurant. Bathampton also has highly regarded nurseries, pre-schools and a primary school.

The land was formally the kitchen garden to the adjoining Hampton House which is now residential flats. It has a walled road frontage to Warminster Road of about 30.5m (100ft) and a depth of about 36.5m (120ft) which extends to about 0.28 acre. The extent of the land is shown edged red for identification purposes only on the aerial photo.

There is right to create a vehicular access to the land from the rear of Hampton House.

The land can be inspected via the adjoining footpath from Warminster Road.

Situation & Description

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Viewings

At any time by attending site.

If you have any concerns, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



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