



106 Entry Hill, Combe Down, Bath, BA2 5LS

Guide Price £150,000

Hollis Morgan – A Freehold DERELICT 3 / 4 BED DETACHED HOUSE with GARDEN and PARKING.

106 Entry Hill, Combe Down, Bath, BA2 5LS

THE PROPERTY

ADDRESS | 106, Entry Hill Combe Down, Bath, BA2 5LS

A Freehold detached stone property with large garden to rear and parking to side.

We understand works begun in 2011 to develop the property including removal of the roof which was started but not completed and no further works have taken place since 2013.

The property is accessed via a shared driveway through an archway from Entry Hill.

Sold with vacant possession.

Tenure - Freehold

Council Tax - n/a

EPC - n/a

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

DETACHED HOUSE | MODERNISATION

The existing dwelling now requires complete modernisation but has scope for reinstatement to a detached 3 / 3 bedroom home with garden and parking.

BUILDING PLOT | LAPSED PLANNING

The property has lapsed planning to demolish and erect a detached four bedroom home with accommodation arranged over two floors, large rear garden and parking to the side.

ALTERNATIVE SCHEME | FLATS

Interested parties may also consider a new build development of 4 + flats

All subject to gaining the necessary consents.

LOCATION

Entry Hill enjoys a convenient position on the popular southern fringes of Bath, just a little over two miles from the centre of the city. The property is situated within the village of Combe Down which offers a wide range of local shops and amenities. It is close to the Glasshouse and Entry Hill playing fields, a range of excellent schools (including Combe Down Primary, Ralph Allen, Prior Park and Monkton Combe), whilst Bath University, Bath Golf Club, Combe Grove, Bath Spa railway station and the huge number of shops and facilities in the city centre are also just a short bus journey away. Wonderful walks through open countryside are also nearby.

LAPSED PLANNING

Town and Country Planning Act 1990

NOTIFICATION OF DECISION

Application Type: Full Application Application No: 13/03649/FUL

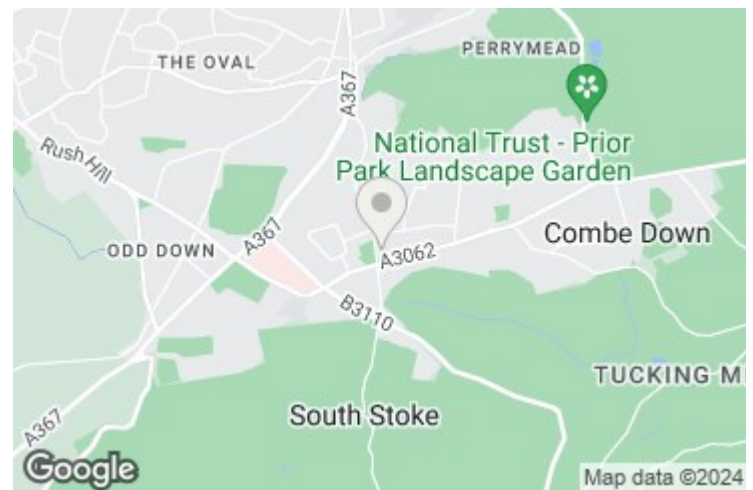
Address to which the proposal relates: 106 Entry Hill Combe Down Bath Bath And North East Somerset

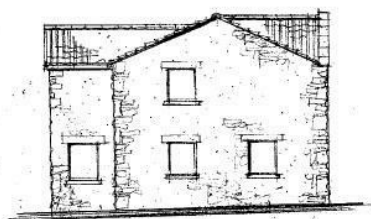
Description of Proposal: Erection of 1no. dwelling with associated works

PROPERTY DETAILS DISCLAIMER

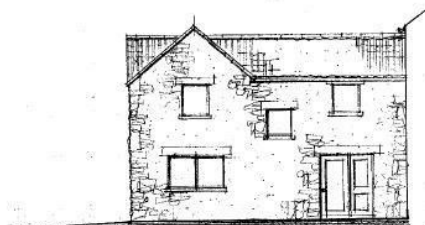
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from

Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





NORTH ELEVATION



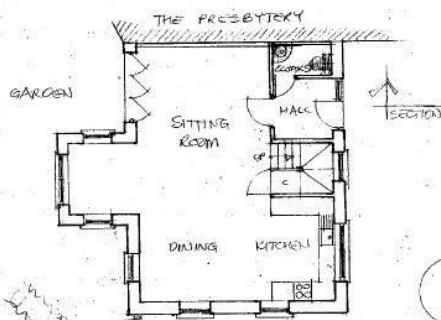
WEST ELEVATION



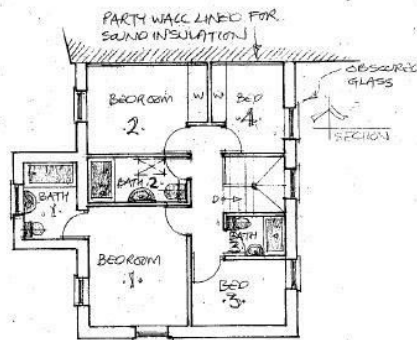
EAST ELEVATION

SOUTH ELEVATION

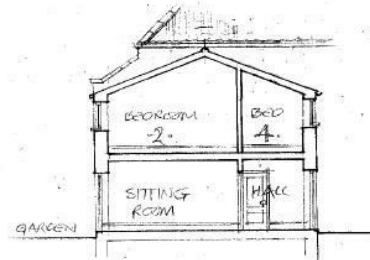
WALLS TO BE LOCAL RUBBLE STONE WITH LINERICH MORTAR
 ROOF TO BE REVERSED PURGE ROMAN TILES, CLAY COLUR.
 WINDOWS & DOORS TO BE DOUBLE GLAZED WHITE P.V.C.
 OUTLETS & DOWN PIPES TO BE BLACK P.V.C.



GROUND FLOOR PLAN



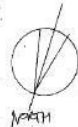
FIRST FLOOR PLAN



SECTION

0 1 2 3 4 5 METRES

LOG • ENTRY HILL • BATH EH • 13 • A •
 REVISED PROPOSAL • 1:100 • A2 • MAY 2014 • E7B •



NORTH



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
No energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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