



Connells

Land- Auction Lower Chatley Lakes
Lower Chatley Farm Bath

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for sale guide price
£1,000,000



Property Description

An exceptional opportunity to purchase this Freehold Development Land within 20 minutes of Bath.

Lakes & Lodge Park

- Approx. 5 acres with two landscaped lakes, including islands and a weir.
- Planning permission in place for a luxury lodge park.
- Landscaped areas surrounding the lakes, providing scope for leisure or tourism use.

Located near the Somerset/Wiltshire border, Lower Chatley Lakes benefits from being located near many places of interest including Bath, Longleat, Stonehenge, Frome, Glastonbury (home of the renowned Glastonbury Festival) and Cheddar Gorge to name but a few. There are 4 golf courses within 20 minutes' drive and access to the business hub of London via main line from Westbury, Bath or Frome only 20 minutes away.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Features

- 5 acres of prime development land close to Bath
- 2 lakes with islands already excavated with trees
- Landscaped areas around the lakes
- 40% discount for x15 OMAR lodges in place
- 1 two-bedroom show home from OMAR with decking
- 1 show home plot finished with lawn, hedging etc
- Show home parking for 2 vehicles
- Show home FloGas underground tank and connection
- 2 bases for OMAR lodges in place
- Manmade rock weir with pump between the lakes
- Temporary perimeter track
- All plans for site available
- All associations with utilities in place
- Figures in place to complete the infrastructure
- Figures for potential rental income available
- Potential use of adjacent carp fishing lake
- Access to complete the development
- Database of all images from the site, start to present
- Lower Chatley Lakes website and URL available

Planning

Full planning permission for 15 high end lodges.

Full planning permission for a dedicated new entrance.

Brochure

Please see attached brochure for more details....

Viewings

All viewings onto the site itself are strictly by appointment with Connells.

Sale

Offers are invited subject to planning or contract. Full details of funding source, and company details, will be required together with any supporting details of similar projects completed and company history. The vendor reserves the right not to accept the highest, or any offer, on the site. An agreed sale will be expected to proceed to exchange and completion without undue delay.



To view this property please contact Connells on

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11 Fore Street
TROWBRIDGE BA14 8HA

EPC Rating:
Exempt

view this property online connells.co.uk/Property/TWB307663

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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