



**Land Lying To The North West Side Of Valley View Close, Bath, BA1 6TP**



*welcome to*

## **Land Lying To The North West Side Of Valley View Close, Bath**

Development opportunity for a unique single residential dwelling (with planning) in Larkhall, Bath.



## The Site -

The building plot sits in 0.08 acres and planning consent has been obtained for a detached dwelling occupying the corner plot at the Land lying to the North West side of Valley View Close, Larkhall. The site is located within a predominantly residential area.

## Planning

The site has an granted on appeal dated 7th February 2023. The application determination from Bath and North East, Somerset Ref 22/01538/FUL, dated 19 April 2022 - The development is an erection of one single storey stepped bungalow partially buried into side of hill.

## Viewings

Viewings are strictly by appointment however the site can also be viewed from the roadside.

## Town & Country Planning

Bath and North East Somerset City Council reference 22/01538/FUL

## Services & Tenure

We have not undertaken any specific enquiries of the relevant service companies.

It is understood that all mains services are within the vicinity. We are not aware of any diversion works required for any mains utilities.

## Method of Sales

The land is offered for sale by private treaty, offers should be submitted covering any conditions that the offer is subject to, so as to ensure that all information required is received.

## Important Notes

Any CIL liability or S106 to be paid by the purchaser

## Local Authority

Bath and North East Somerset

**For Further Information Contact:** Mark Bury Our Area Land Manager, on 07902113679 or email [mark.bury@sequencehomes.co.uk](mailto:mark.bury@sequencehomes.co.uk)



**view this property online** [allenandharris.co.uk/Property/LAR105196](https://www.allenandharris.co.uk/Property/LAR105196)



welcome to

## Land Lying To The North West Side Of Valley View Close, Bath

- The building plot sits in 0.08 acres
- Planning consent has been obtained for a detached dwelling

Tenure: Freehold EPC Rating: Exempt

guide price

**£150,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105196](https://allenandharris.co.uk/Property/LAR105196)



Property Ref:  
LAR105196 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



**01225 482244**



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



**allenandharris.co.uk**