



Dalestones, Lansdown Road, Bath, BA1 5TB

welcome to

Dalestones, Lansdown Road, Bath

From the existing dwelling of a four-bedroom detached house, this property has already been granted Planning permission to extend the property. The plans have been designed by Hapticity Architects of Bath.



The Site -

The building plot sits in 0.12 acres in this sought after residential area of Lansdown Road, well placed for local schools including Kingswood, The Royal High and St Stephens. Good access to the M4, Bath City Centre, Bath Racecourse, Lansdown Tennis club and the popular Hare & Hounds pub.

Planning

The site has been permitted following the application determination from Bath and North East, Somerset Ref 23/03921/FUL, dated 8th March 2024 - The consent permitted for the erection of two storey front extension, single storey rear extension and external alterations to an existing detached dwelling.

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 23/03921/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 Area Land Manager, on mark.bury@sequencehome.co.uk or 07902113679

Agent Note

The Land Registry title has yet to be updated with the vendor's details. Please ask the branch for more details.



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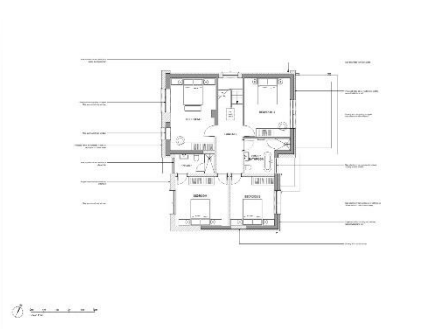
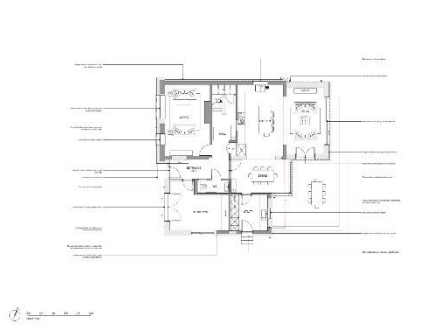
Dalestones Lansdown Road, Bath

- Planning permission has been granted
- An architect designed four bedroom detached home

Tenure: Freehold EPC Rating: D

offers in excess of

£835,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LAR105211 - 0004

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.

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