



HILLHAVEN

29 Oldfield Road, Bath, BA2 3NF

Grade II Listed 19th Century Villa with Redevelopment Potential

savills

PROPERTY HIGHLIGHTS

- Situated 1 mile south west of Bath city centre, between the popular neighbourhoods of Oldfield Park and Bear Flat.
- Comprising a substantial Grade II Listed 19th century villa, which is currently subdivided into six apartments.
- Generous front driveway and rear garden area with total plot extending to 0.44 acres.
- The gross internal area of the building extends to around 5,175 sq ft.
- Hillhaven has potential for redevelopment into an alternative residential scheme or single dwelling as well as for a wide range of alternative uses, subject to the necessary planning approvals.
- The Freehold interest in the property is offered for sale by Informal Tender, with vacant possession.



LOCATION

Bath is located in the south west of England, approximately 185 km (115 miles) west of London and 21 km (13 miles) south east of Bristol.

Bath is a thriving, world famous City which originated and developed around its hot spring waters which were discovered by the Romans over 2,000 years ago. The City boasts some of the finest Georgian architecture in Britain and was inscribed as a UNESCO World Heritage Site in 1987, recognising its international cultural significance.

The City provides an extensive range of amenities, including shopping, museums, theatres and art galleries as well as various sporting venues including The Recreation Ground being the home of Bath Rugby. Bath is a popular tourist destination, with an estimated 1 million visitors staying overnight and over 4.5 million visitors to the City per annum.

Bath is the administrative centre of the district of Bath & North East Somerset (B&NES). The City has an estimated population of 84,250 (ONS 2011) and a primary catchment of 447,000. Bath's population is affluent, with a significantly above average proportion of adults of working age categorised within the most affluent AB social group; the least affluent D and E social groups are also particularly under represented (Promis).

Bath is a leading business destination with strengths in creativity, professional and financial services. The City also boasts one of the highest qualified resident workforces in the UK. Bath has two Universities; University of Bath, located to the east of the City and Bath Spa University, located to the west. In addition there is a selection of highly regarded independent and state schools within and around the City.

SITUATION

The property is situated approximately 1.6 km (1 mile) south west of Bath city centre, between the popular neighbourhoods of Bear Flat and Oldfield Park. Both neighbourhoods benefit from a range of local amenities, with the high streets of Wellsway and Moorland Road situated approximately 0.4 km (0.3 miles) east and west of the property respectively.

The immediate vicinity of the property is characterised by detached and semi-detached Victorian villas, and the neighbouring property to the west is a care home.

A bus route into the city centre is situated along Oldfield Road, whilst Oldfield Park railway station is situated approximately 0.8 km (0.5 miles) north west and Bath Spa railway station approximately 1.6 km (1 mile) north east.



DESCRIPTION

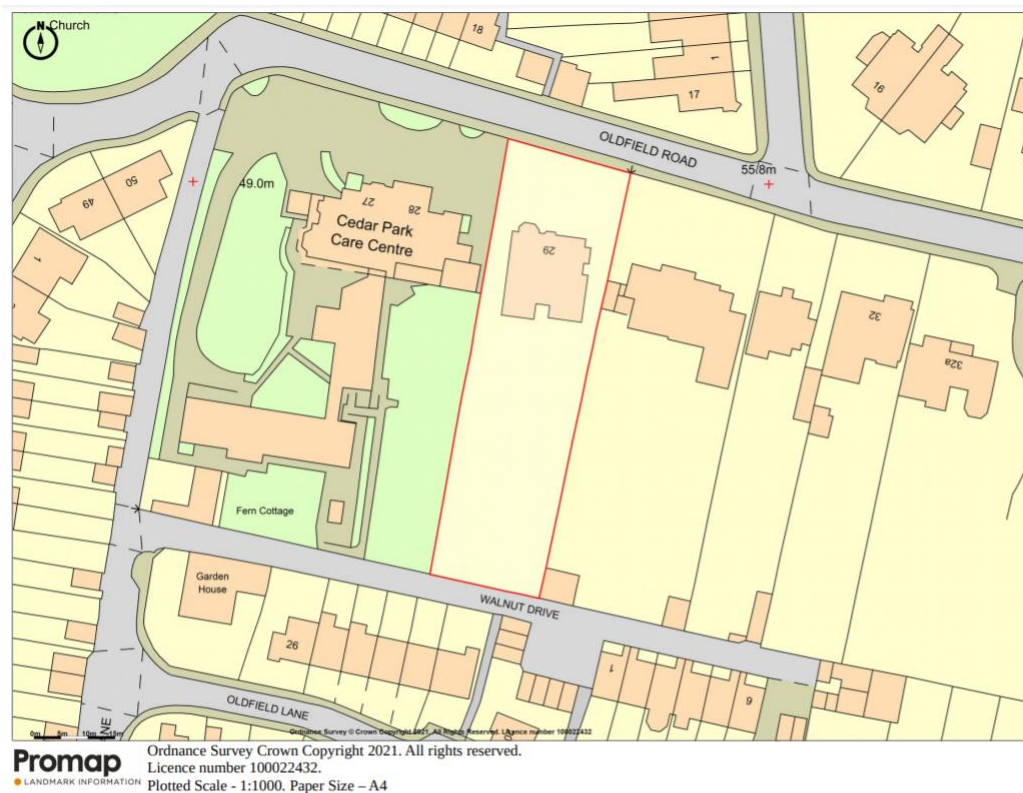
The property comprises a Grade II Listed detached villa, dating from c. 1840, set within a 0.44 acre (0.18 ha) plot. The property has been subdivided to form six self-contained flats over a lower ground, upper ground, and first floor.

To the front of the property is a large gravel driveway, with two pairs of Grade II listed gatepiers and an ashlar wall along the front boundary. Vehicular and pedestrian access is via Oldfield Road.

To the rear of the property is a large communal garden, the majority of which is laid to lawn. The garden has pedestrian access to the rear via Walnut Drive.

Internally, the property retains many period features, including decorative plaster mouldings, stained glass windows and doors, and wooden shutters.

The property is to be sold with vacant possession.





EXISTING FLOORPLANS

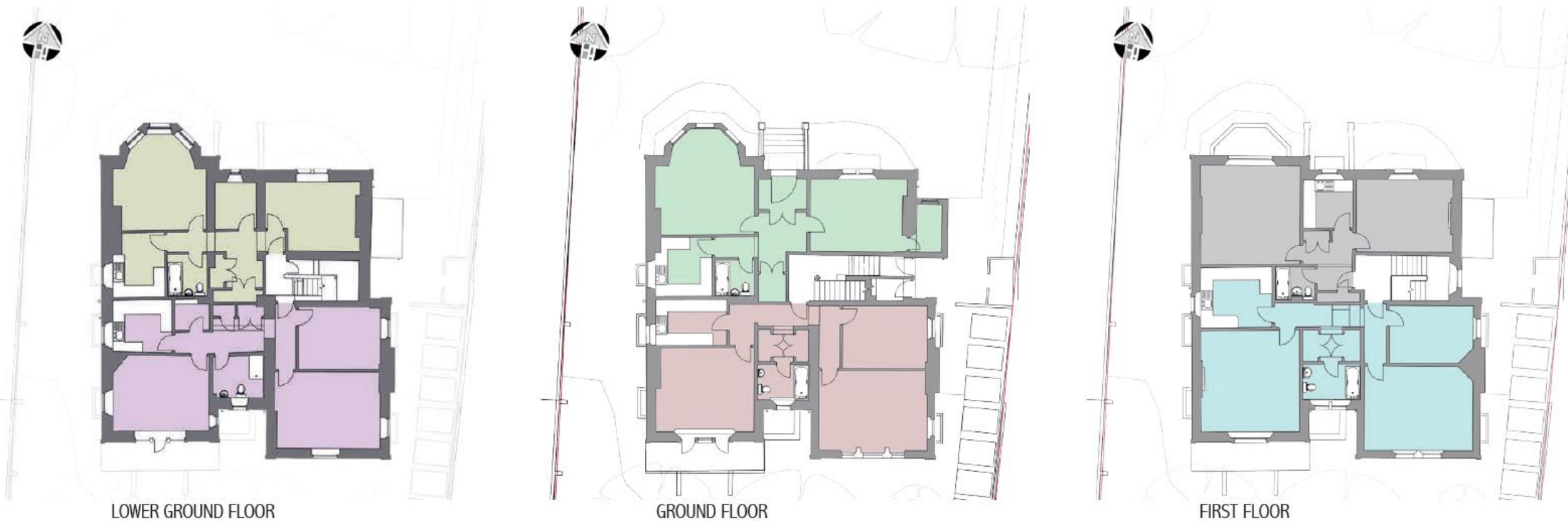
Flat	Floor	Beds	Area (sq ft)	Area (sq m)
1	Lower Ground	1	689	64
2	Lower Ground	2	861	80
3	Upper Ground	1	764	71
4	Upper Ground	2	893	83
5	First	1	635	59
6	First	2	979	91
Total NIA			4,821	448
Total GIA			5,175	481

REDEVELOPMENT OPTIONS

The property is Grade II Listed, including the two pairs of gate piers set within the ashlar wall at the northern boundary. The property falls within the Bath World Heritage Site, and the 'Bear Flat and Oldfield Park' Conservation Area.

Hillhaven has potential for redevelopment into an alternative residential scheme or single dwelling as well as for a wide range of alternative uses, subject to the necessary planning approvals.

Whilst the surrounding area is predominantly residential, alternative uses in the vicinity include a care home, an office, a children's nursery, and a guest house.



GENERAL INFORMATION

TENURE

The freehold of the property is offered for sale with vacant possession and is currently registered at the Land Registry under Title No. ST248968.

SERVICES

Prospective purchasers are advised to make their own enquiries regarding the suitability and capacity of services with the relevant Authorities.

VAT

We are informed that VAT is not applicable on the sale.

EPC

The Property is Grade II Listed and as such, an EPC is not required.

VIEWINGS

It is possible to view the property from Oldfield Road, however all site access and internal viewings are strictly by appointment only.

Allocated viewing days will be set aside and interested parties must pre-book viewings through Savills.

METHOD OF SALE

The freehold interest of the property is offered for sale via informal Tender. Whilst the vendor's preference is for an unconditional sale, conditional subject to planning offers will be considered.

The Vendor is not obliged to accept the highest or any offer.



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