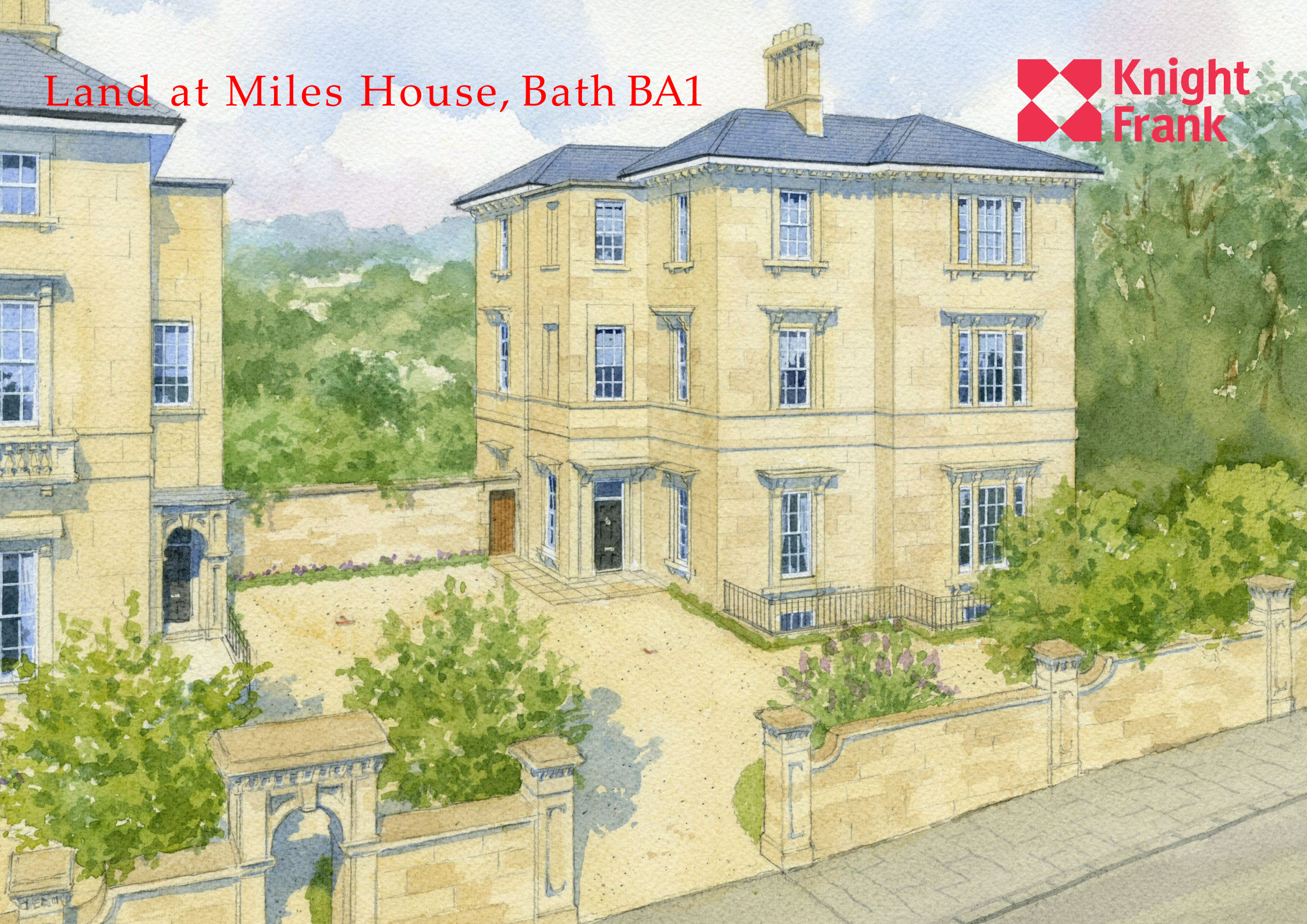


Land at Miles House, Bath BA1



Situation

The original detached Grade II listed Georgian building located on the site has now been converted into four apartments and sold to individual leaseholders who benefit from 999-year leases. The freehold of this building and the surrounding land is owned by the seller. The site consists of substantial private grounds bounded by the canal on its west side, the garden of No. 8 St Mary's Close along the northern boundary; and the garages for Dunsford Place that sit on the retaining wall forming the eastern boundary.

Along either side of Bathwick Hill, housing types vary between terraced Georgian townhouses, closely spaced detached houses in smaller garden plots and larger detached villas in larger grounds.

Miles House was originally a rectory designed in a restrained Italianate style as a villa behind an imposing ashlar stone wall containing an arched pedestrian gateway with a carved stone bracketed cornice pediment and an open, gate-posted carriage entrance. Being on Bathwick Hill, the overall site slopes by just over 3 metres from the eastern boundary down to the western boundary.

Guide Price: £1,250,000

Tenure: Freehold

Local authority: Bath and North-East Somerset Council

A unique development opportunity to construct a three-storey, modern interpretation of a Georgian villa, consisting of four lateral three-bedroom apartments, on the highly desirable Bathwick Hill.



Proposed Accommodation

Planning

The planning consent permits (subject to conditions) the construction of a modern interpretation of a Georgian villa consisting of four apartments with the benefit of strong energy efficiency credentials due to the requirement for solar panels and air source heat pumps. The original detached Georgian villa which occupies part of the site was converted into four apartments and sold to individual leaseholders in 2021/22. The new building is three storeys tall with a lower ground floor that gains natural light and ventilation from lightwells and the use of a private rear courtyard. The new development also benefits from lift access to all floors and parking at the front of the development.

Planning Application:

<https://www.bathnes.gov.uk/webforms/planning/details.html?refval=24%2F00616%2FFUL>



Schedule of Accommodation (Approx. GIA)

Unit	Floor	Beds	Approx GIA (sq ft)	Recommended Asking Price
1	Lower Ground Floor	3	1442	£995,000
2	Ground Floor	3	1334	£975,000
3	First Floor	3	1184	£900,000
4	Second Floor	3	1184	£850,000
			5144	£3,720,000

* Please note, this is a Pricing Exercise. It has been produced as an informal document for illustration and discussion purposes only.

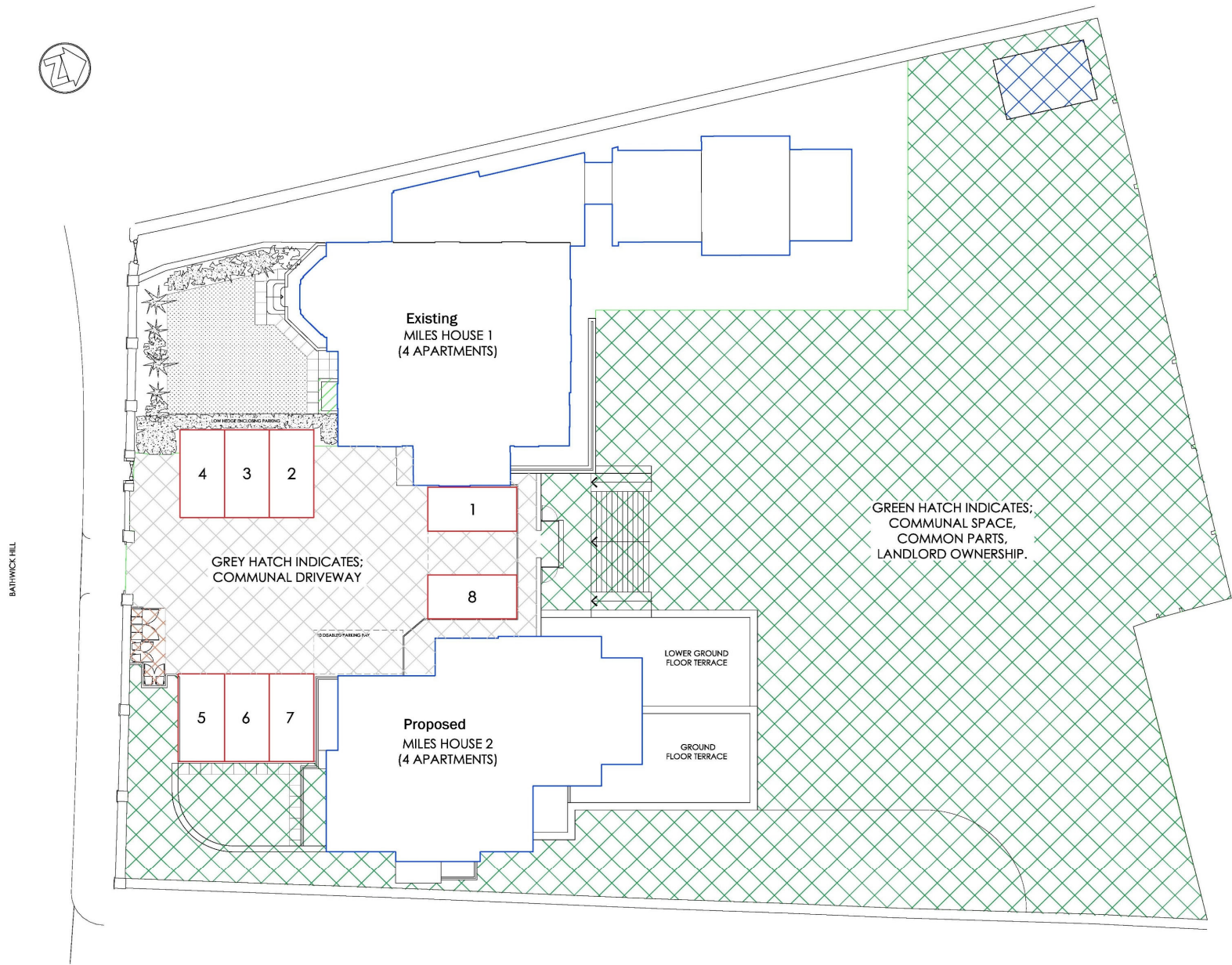
* It does not constitute a valuation or appraisal and must not be construed or relied upon as such.

* The prices/rents indicated, have been based upon certain General Assumptions (as listed), together with information provided at the time by third parties, e.g. architects plans/drawings, accommodation schedules, specification details etc.

General Assumptions

1. A freehold or long leasehold interest of not less than 125 years unexpired.
2. Reasonable Ground Rents and Service Charges, commensurate with the development and its location.
3. Internal specification and quality of finish in accordance with market expectations.
4. Continuation of current market conditions.
5. An appropriate marketing programme in accordance with current practice, relative to the development.

Site Plan

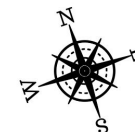
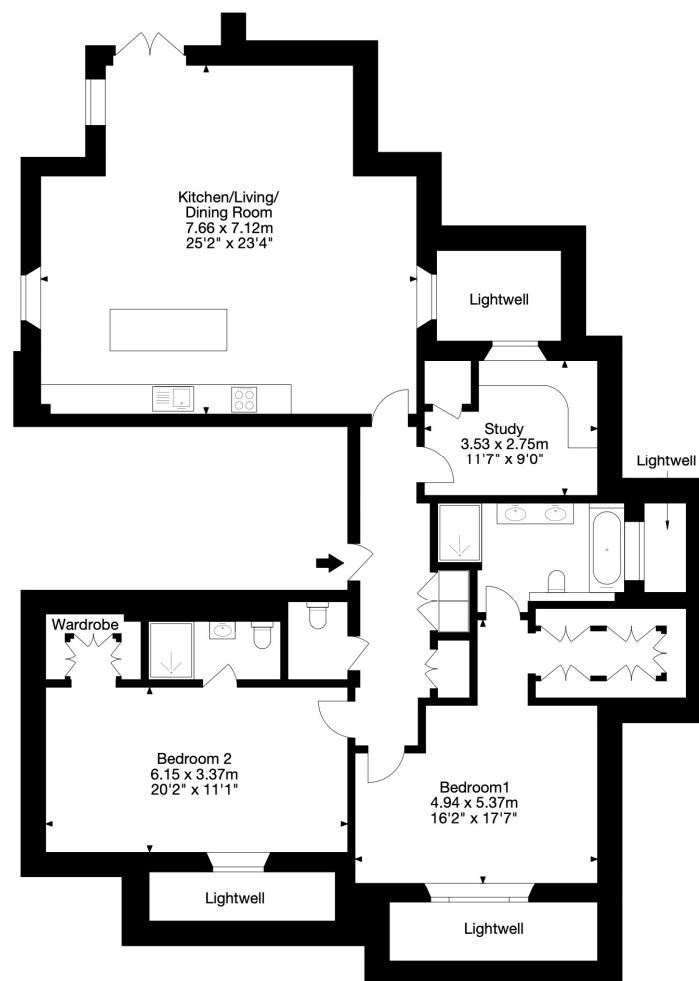


Proposed Accommodation – Lower Ground Floor

Miles House

Bath

Gross Internal Area (Approx.)
134 sq m / 1,442 sq ft



Lower Ground Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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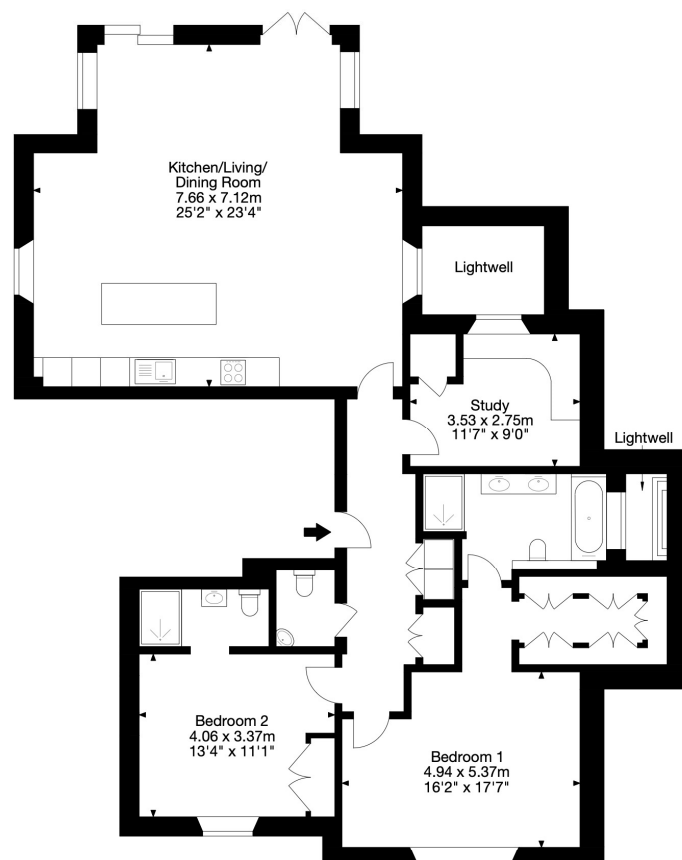
Proposed Accommodation – Ground Floor

Miles House

Bath

Gross Internal Area (Approx.)

124 sq m / 1,334 sq ft



Ground Floor

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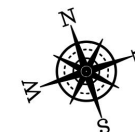
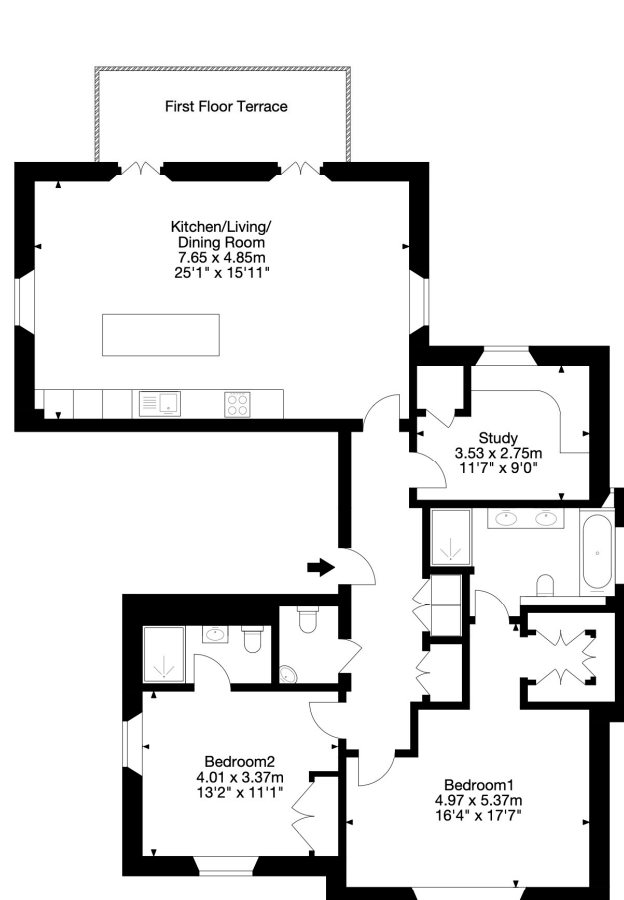
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Proposed Accommodation – First Floor

Miles House

Bath

Gross Internal Area (Approx.)
110 sq m / 1,184 sq ft



First Floor

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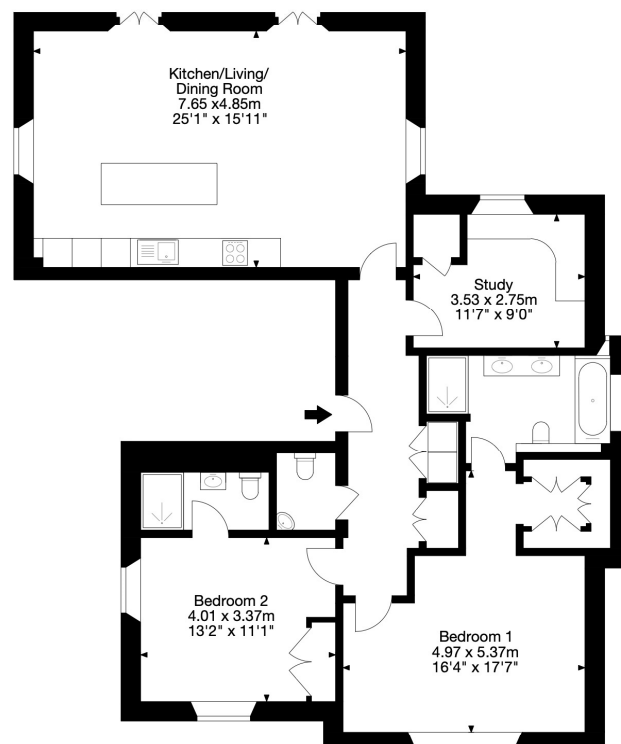
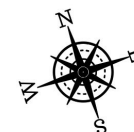
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Proposed Accommodation – Second Floor

Miles House Bath

Gross Internal Area (Approx.)
110 sq m / 1,184 sq ft



Second Floor

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