

DEVELOPMENT OPPORTUNITY

The Former Church of the Good Shepherd, Brow Hill, Batheaston, Bath, BA1 7NA

Connells

Site with detailed planning consent for 4 houses & Listed Building split into two apartments



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Opportunity

Connells are delighted to present an exciting residential development opportunity in the highly sought-after village of Batheaston, Bath. Located on Brow Hill, the site benefits from full planning consent for the erection of four dwellings with associated landscaping and parking, following the demolition of the existing Mass Centre (former church).

In addition to the development site, the property includes an attractive Grade II listed building, currently arranged as two self-contained one-bedroom apartments with the added advantage of communal storage space and a private rear garden.

The site is available under two separate lots:

- Lot 1: Former Church (Development Site)
- Lot 2: Grade II Listed Building (Two Apartments & Garden)

Interested parties may submit offers for either lot individually or both together.

Description

The site is located within the village of Batheaston, approximately 4km north-west of Bath city centre. The site lies to the east of Browhill, which itself links High Street in the south to Northend in the North. There is an existing vehicular access to the rear car parking area via Penthouse Hill, a private road owned by the Diocese and which forms the southern boundary of the site.

The surrounding area is predominantly residential in character with existing dwellings located on all sides of the site. This includes dwellings fronting Browhill to the west, Northend and a small terrace of dwellings known as Browhill Villas to the east. There is green space to the north of the site (to the rear of dwellings on Northend). The site extends in total to approximately 0.12 hectares (0.297 acres) and is currently occupied by a large building, most recent used as place of worship together with a large car parking area to the rear. The site also includes small areas of amenity grassland and planting together with a layby parking area fronting Browhill.

Location

Batheaston, a sought-after village on the northeastern edge of Bath, combines scenic charm with exceptional connectivity. Nestled beside the River Avon and surrounded by rolling countryside, Batheaston enjoys a peaceful, semi-rural character while being just minutes from the historic city of Bath. The village is known for its welcoming community, attractive period homes, and close proximity to beautiful walking routes including the Cotswold Way and the nearby Solsbury Hill.

Batheaston is well-equipped with local amenities, including a primary school, convenience shops, cafes, and a community-run hub, making it ideal for families and professionals alike. Its location just off the A4 and near the A46 provides direct road access to Bath, Bristol, Chippenham, and the M4 corridor, making commuting straightforward. With rising demand for housing in well-connected yet scenic locations, Batheaston represents a compelling opportunity for residential development. The area’s blend of natural beauty, heritage charm, and accessibility makes it an increasingly attractive place to live.

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Planning

Full Planning consent for Erection of four dwellings with associated landscaping and parking following demolition of existing mass centre.

Planning application: 23/03753/FUL (Bath & North Somerset Council)

Viewings

The site can be viewed from Brow Hill, Batheaston, Bath - though please note that all viewings onto the land itself are strictly by appointment with Connells.

Data Pack

A Data Pack is available upon request to include plans, technical information and relevant surveys.

Method Of Sale

To be sold by Informal Tender. Unconditional offers are sought for the freehold with vacant possession. Interested parties may submit offers for either lot individually or both together.

- Lot 1: Former Church (Development Site)
- Lot 2: Grade II Listed Building (Two Apartments & Garden)

Bids are to be received no later than 12pm, Friday 30th January 2026.

Important Notice: Connells is not authorised to make or give any representations or warranties in relation to the property. Connells assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans for guidance only. Connells has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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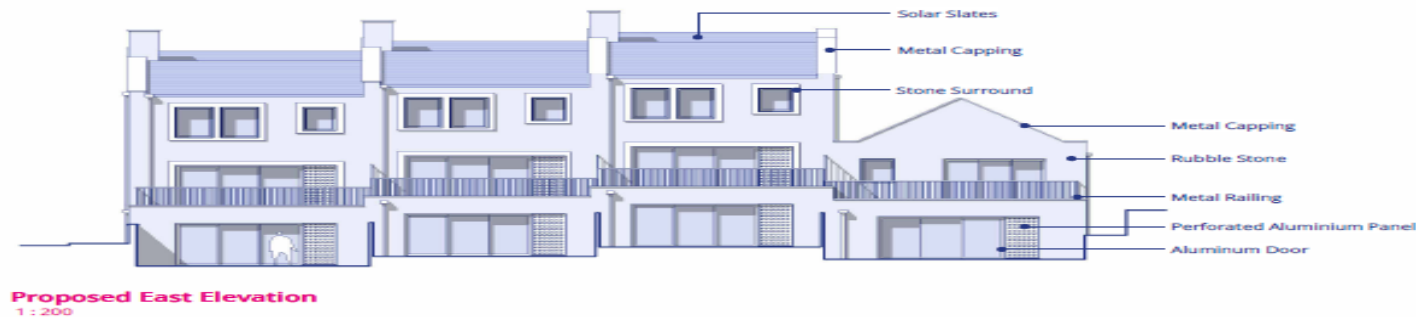
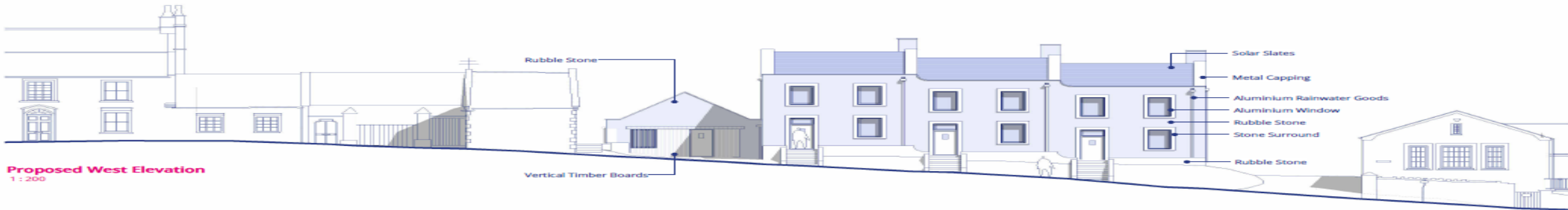
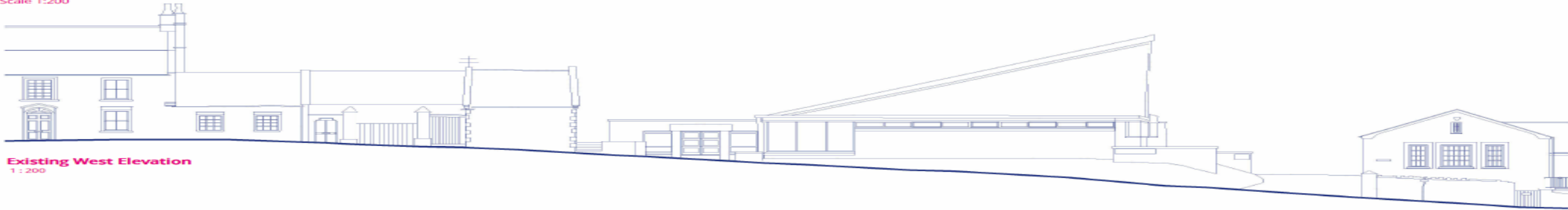
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Scale 1:200



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New Homes & Values

Hamptons New Homes Team (part of the Connells Group) will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed scheme and advice on marketing the new homes.

Please contact Martyn Swinson Dip SP - Head of Residential Development (Western Region)

Telephone: 07734 743376

Email: SwinsonM@Hamptons.co.uk

Address: 8 The Mall, Clifton, Bristol, BS8 4DR

Contact details

For more information, or to make an offer for the subject land, please contact:

Jack Underwood –Land Associate

E: Jack.underwood@connells.co.uk

T: 07858302197

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.