



KING EDWARD'S SCHOOL PRE-PREP & NURSERY

Weston Lane, Bath, BA1 4AQ



A RARE OPPORTUNITY TO ACQUIRE A LANDMARK PROPERTY, WITH AN OUTSTANDING PLANNING APPLICATION TO CREATE AN EXCEPTIONAL PRIVATE RESIDENCE, IN ONE OF BATH'S MOST SOUGHT-AFTER LOCATIONS.

PROPERTY OVERVIEW

Set within approximately 1.52 acres of private grounds and providing around 14,842 sq ft of accommodation across the main house, lodge and outbuildings, this substantial period building offers outstanding potential for transformation into a magnificent family home.

Built c.1840 in the Neo-Tudor architectural style and constructed in Bath Stone, the property was originally known as 'The Retreat' and served as a family residence for more than a century. It was later used as a nursing home, Park School, and most recently the King Edward's School Pre-Prep & Nursery.

The site now benefits from positive pre-application advice and an outstanding planning application for conversion back to a single residential dwelling. Subject to the necessary consents, it could also lend itself to alternative uses, including a residential development scheme or boutique retirement/care facility.



LOCATION

Situated on Weston Lane, the property occupies a prime residential setting close to Bath city centre. The surrounding area is characterised by substantial period homes, established neighbourhoods, excellent schooling and strong transport connections, making it an ideal location for high-quality residential redevelopment.

M4 (J18) 10 miles | Central Bath 1.5 miles





PLANNING POSITION

Following the receipt of positive pre-application advice, a full planning application and Listed Building Consent have been submitted for the property. The proposals support the high-quality residential reuse of this important heritage asset. Further details are provided overleaf.



FULL PLANNING APPLICATION

Change of use of the existing pre-preparatory school and nursery (Class F1), comprising the principal building and lodge, to a single residential dwelling (Class C3). The application includes:

- Construction of an ancillary garage and pool room, following the demolition of later 20th-century additions
- Closure of the existing west access and reinstatement of the boundary wall
- Reinstatement of the formal drive using the existing east access
- A programme of associated landscaping works

LISTED BUILDING CONSENT

Description:

Internal and external conversion works associated with the proposed change of use to a single dwelling, together with ancillary outbuildings. The consent covers:

- Conversion and enhancement works to the principal building and lodge
- Demolition of 20th-century additions
- Closure of the existing west access and infilling of the curtilage-listed boundary wall

Description:

The planning submission documents, further plans, CGIs and photographs can be found within the data pack, which is available upon request.



- KEY**
- A. Main House
 - B. Lodge House
 - C. Garage
 - D. Pool House
 - E. Store Room
 - F. Gate House

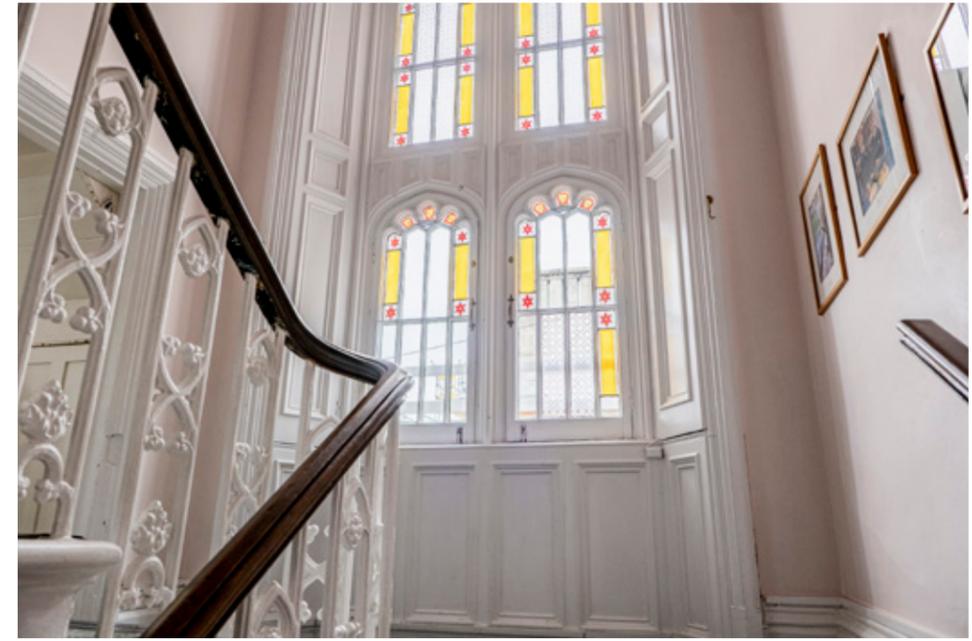
1. Original entrance from Weston Lane retained as the main access. With the second vehicular opening infilled along Weston Lane.
2. Driveway and circulation, with historic oval turning feature reinstated.
3. Proposed tree planting to Weston Lane.
4. Ornamental planting to frame the main facade and entrance.
5. Secondary access to the Main House.
6. Sunken terrace.
7. Family terrace.
8. Pool and terrace.
9. Family lawn
10. Tree and understorey structure planting to the perimeter of the garden.
11. Meadow grass edge.
12. Ornamental hedgerow planting.



Rev	Note	Date
P1	For Planning	09.12.2025
P2	For Planning	20.01.2026

GREENHALGH
 Landscape Architecture
 Project:
 Kes - Weston Lane
 Bath

Drawing name: Illustrative Landscape Masterplan		
Drawn by: RH	Checked by: IG	Scale: 1:200 @A1
Job No.: 355	Issue: 50	
Job No.: 355_GLA_XX_XX_DR_L_1002	Rev: P2	



SITE LAYOUT

The property provides approximately 14,842 sq ft (1,379 sq m) across the main house, lodge and outbuildings, offering a remarkable canvas for bespoke residential design.

The proposed plans illustrate how the building could be reimagined to include:

- Multiple large reception rooms
- Grand family kitchen/living/dining space
- Generous bedrooms with en-suite potential
- Home office and games room options
- Restored orangery for additional living/entertaining
- Ancillary garage and pool room
- Landscaped gardens and reinstated formal drive
- Period detailing sensitively restored throughout

Period features, including the impressive main hallway, stained-glass window, decorative cornices, carved timber detailing and reinstated orangery, provide exceptional architectural character rarely found in homes of this scale.

Gross Internal Area (approx.):
Main House: 11,119 sq ft (1,033 sq m)
The Lodge: 1,646 sq ft (153 sq m)
Outbuildings: 2,077 sq ft (193 sq m)

SITE LOTTING

Site Lotting:
1.52 acres of extensive private grounds including lawns, play areas and sports facilities.

Lot 1 - 1.25 acres
Includes the main house, lodge, principal gardens and access.

Lot 2 - 0.27 acres
Positioned separately, providing additional land suitable for complementary uses (subject to planning).





PROPERTY INFORMATION

EPC: Main House & The Lodge: **D**
Pre-Prep Library & The Nursery: **C**

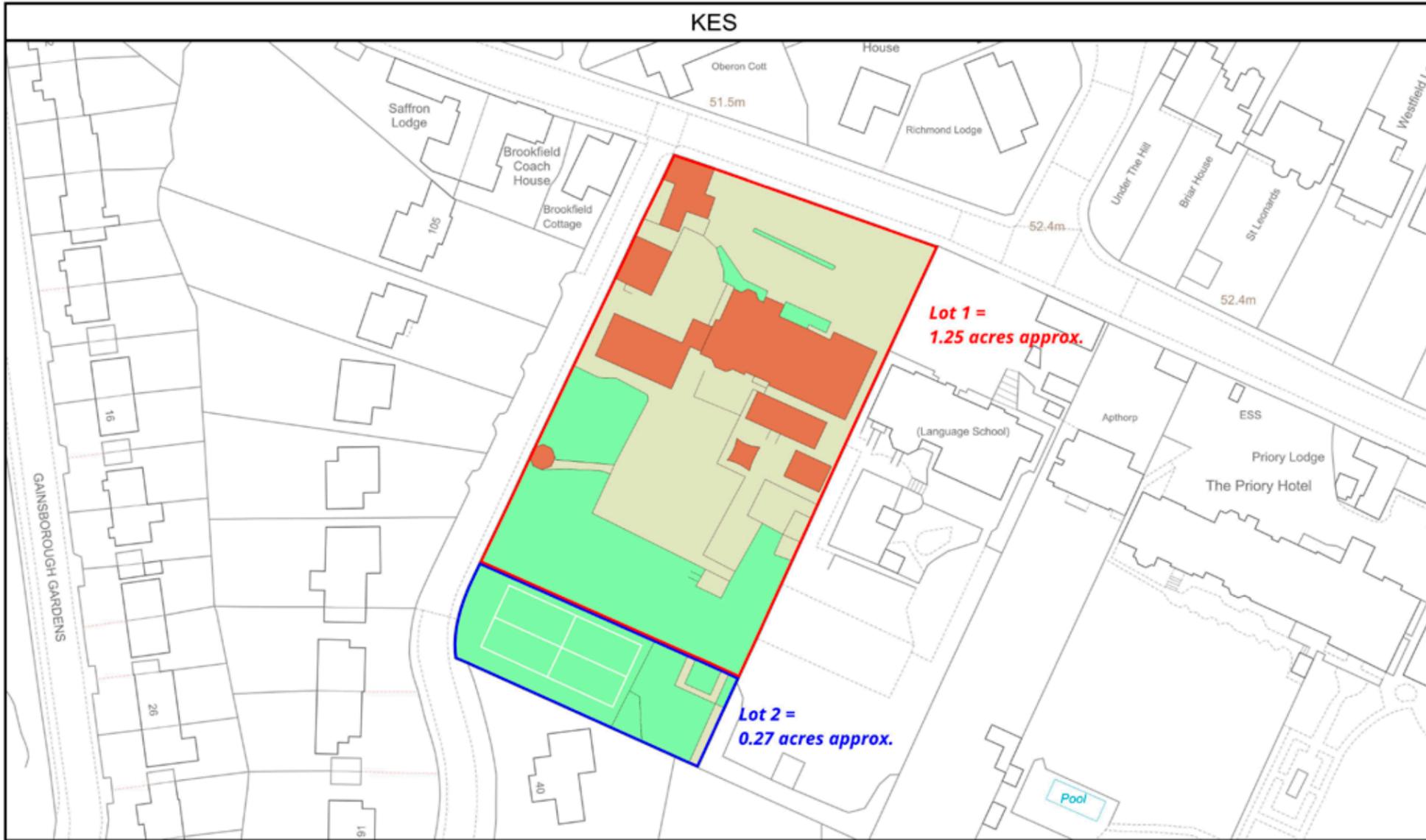
Tenure: Lot 1 - Freehold & Lot 2 - Upper part Freehold & lower part Leasehold

Services: We are advised that the property is connected to mains gas, electricity, water and drainage.

Local Authority: Bath and North East Somerset Council

Method of Sale: The property is for sale by way of private treaty.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



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 Plan Preparation
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Date: 03-09-25
 Drawn By: CW
 Scale: 1:1000 @ A4
 Plan Ref: 20547

Title
KES

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- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Approximate Gross Internal Area
 Main House = 1,033 sq m / 11,119 sq ft
 The Lodge = 153 sq m / 1,646 sq ft
 Outbuildings = 193 sq m / 2,077 sq ft
 Total Area = 1,379 sq m / 14,842 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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