

Plot with full planning permission  
for 2 x 4 bedroom detached dwellings  
Approx. 0.31 hectares (0.78 acres)

£850,000 freehold

Land at Church Farm  
Priston, Bath,  
BA2 9EF





Plan for identification purposes only.

# Plot with full planning at Church Farm Priston, Bath BA2 9EF

- Development opportunity
- Full planning consent for 2 x 4 bed dwellings
- Highly desirable location
- Close to the City of Bath

## Description

We are delighted to offer this development opportunity with full planning consent at Church Farm in Priston which is situated on the west side of the village. The plot benefits from excellent views across fields including St Luke Church & St Andrews Church.

Access to the land is shared with other housing leading up to the plots. The topography of the site is level and has been used to house a large barn which has since been demolished, but the hardstand area remains in situ.

## Planning

Full planning was granted in April 2022 for two four bed dwellings. Further details regarding the full planning consent can be found via the Bath and North East Somerset Council online Planning Portal using reference 21/03682/FUL. Interested parties must satisfy their own planning investigations.

All planning information can be found online.

**Agents Note: \*The vendors own additional land adjoining the plots and would be prepared to consider selling the land under separate negotiation but only with the purchase of the main plots.**

**Vendors would consider a subject to planning proposal which could increase the GDV's. Situated on the right is an indicative proposed drawing for an alternative plot scheme:**

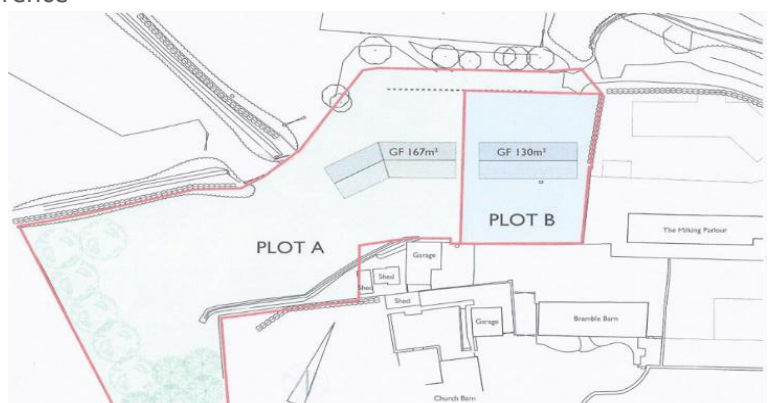
## Plot Description

Plot sizes – plot one is 211m<sup>2</sup> and plot 2 is 198m<sup>2</sup> along with parking for 2 vehicles.

When built, under current market conditions the overall GDV of this plot will be between 2 – 2.2 million.

## Location

The village of Priston is located on the south west side of Bath just a short drive from the vibrant cities of Bath and Bristol. The village itself is in the catchment of a Greenbelt Area and doesn't get much development opportunity. Priston is a village with a great sense of community. Although a peaceful and private place to live, there is always lots going on. The village hall is well-used, from clubs to a Saturday café run by a group of volunteers, and the Ring O'Bells pub serves excellent food and is a very social place. Priston is also extremely fortunate to be home to a beautiful and historic 12th-century church, the doors of which are open every day. Also, there is a popular village cricket club which attracts all ages of both supporters and players.'



**ALTERNATIVE PLOT PROPOSAL  
BARN AT CHURCH FARM, PRISTON, BA2 9EF**

### Local Council:

Bath and North East Somerset Council

**Services:** Prospective purchasers must satisfy themselves as to the location and capacity of any services.

**Method of sale:** Private Treaty

**Tenure:** Freehold



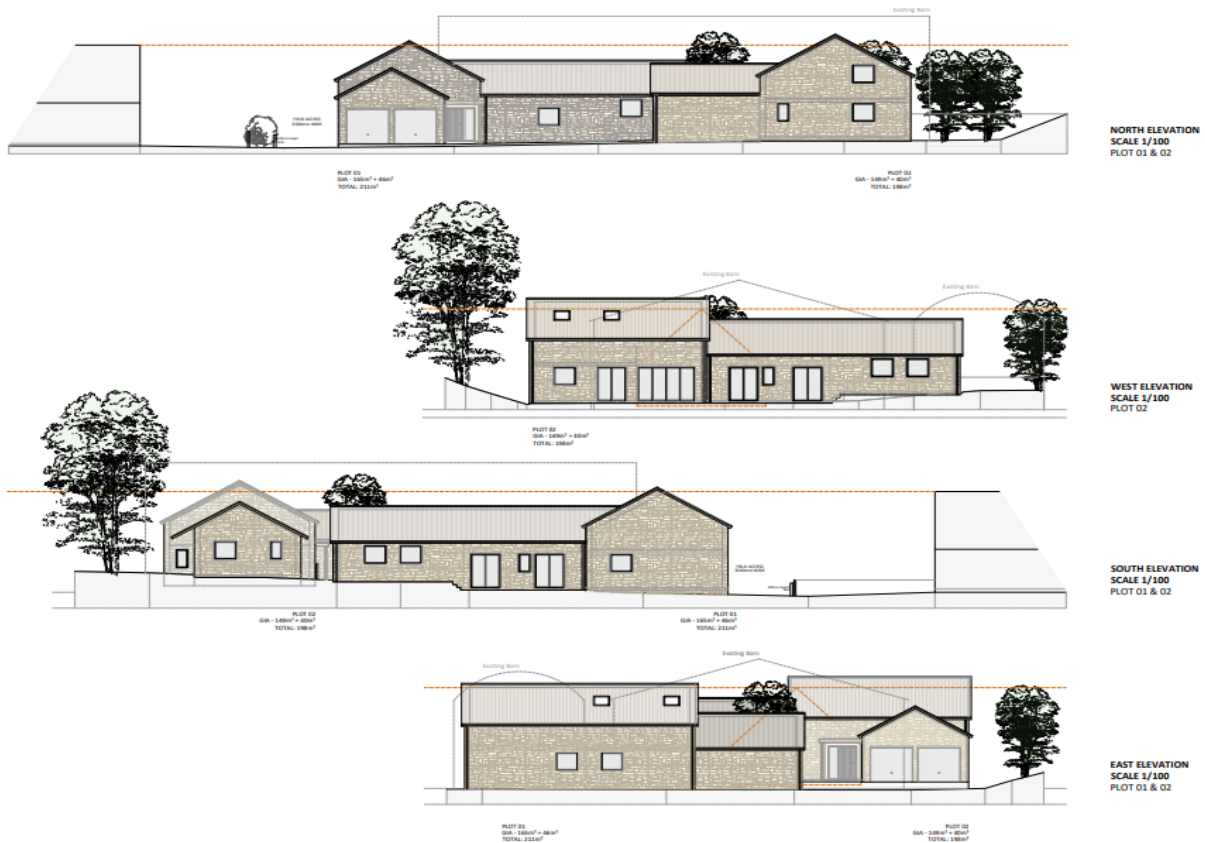
### Motorway Links

- A39/A37
- M4



### Train Links

- Oldfield Park Station
- Bath Spa Station



### Wayleaves, easements, and rights of way

The land will be subject to and with the benefit of all rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cable, drains, water and gas and other pipes whether referred to in these particulars or not.

### Important Notice –

Cooper and Tanner for themselves and for the Vendors of this land, whose agents they are, give notice that:

- The particulars are prepared in good faith to give a fair, and substantially correct, overall description for the guidance of intending purchasers. They do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- No person in the employment of Cooper and Tanner has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Cooper and Tanner nor enter into any contract on behalf of the Vendor.
- Viewing is strictly by appointment only, please contact Darren Woodyer on 01373 455060 option 5. Please note this is a parcel of bare land open to the elements and suitable precautions and care should be taken during viewings.

#### DEVELOPMENT

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 telephone 01458 834288 – 41 High Street, Glastonbury, Somerset, BA6 9DS  
[development@cooperandtanner.co.uk](mailto:development@cooperandtanner.co.uk)

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TANNER**

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