

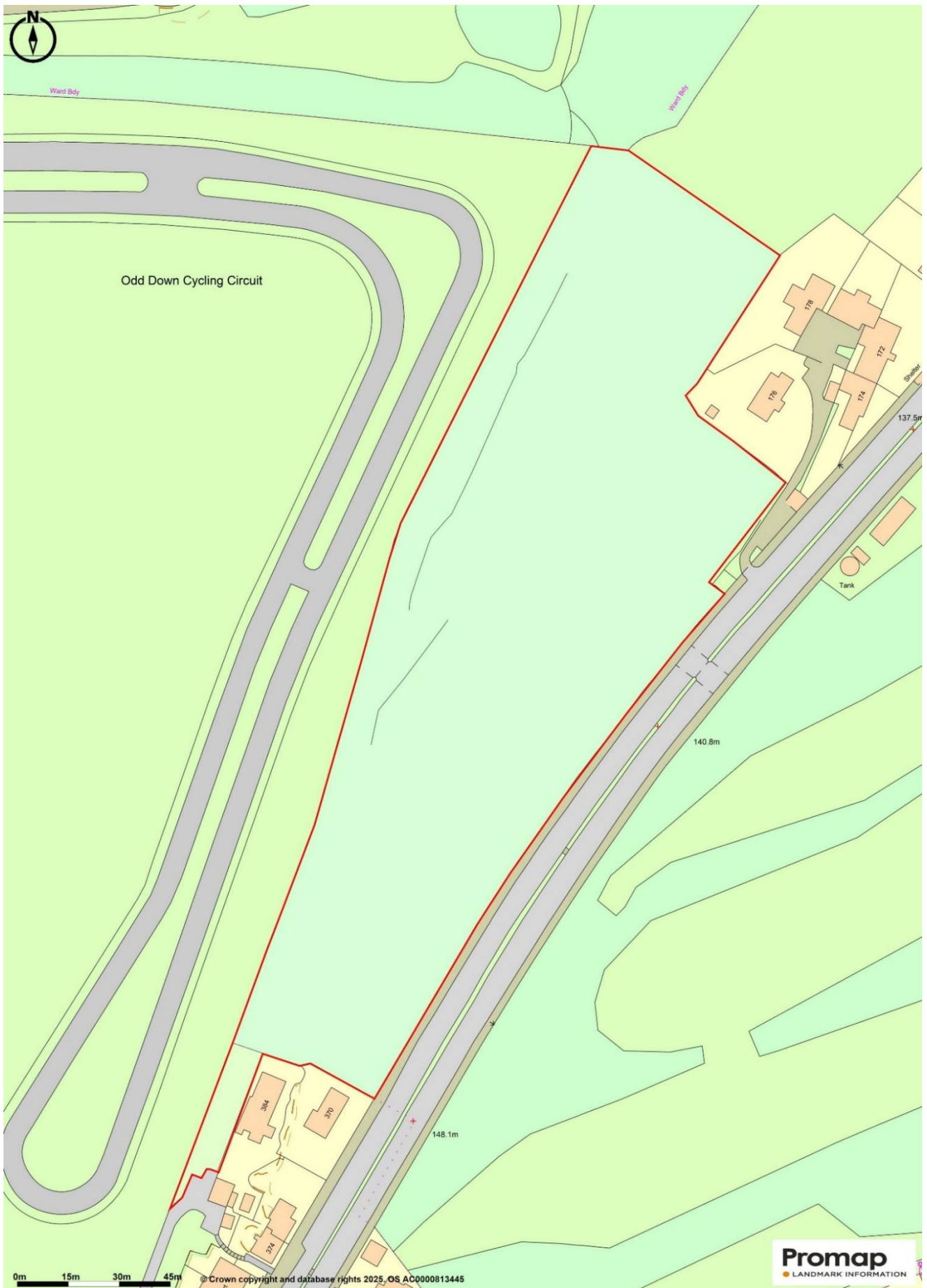


Potential Residential Development
Opportunity
Approx. 2.71 hectares (6.71 acres)

Option/Promotion

Land at Wellsway
Bath
BA2 4SE

COOPER
AND
TANNER



Plan for identification purposes only.

Land at Wellsway

Bath

BA2 4SE

- Potential Residential Development Opportunity
- Within the catchment of the City of Bath
- Good road access
- Adjacent to Barracks Nature Park

Description

We are excited to be able to offer a parcel of land situated on the outskirts of the highly sought-after city of Bath.

Positioned along Wellsway, the site sits adjacent to the popular Odd Down Sports Ground and the Barracks Nature Park, offering a desirable setting with excellent local amenities.

Access to the land is available from Wellsway, via an entrance located to the south of the site behind the neighbouring residential and commercial properties. The plot features a steep natural gradient, rising to a series of upper plateaus that provide elevated vantage points.

An informal footpath previously used from the east to western boundaries has been legally resolved in favour of the current vendor, ensuring full control and clarity of access rights. Along the eastern edge of the site, a substantial retaining wall runs parallel to the roadside and pavement, providing structure and definition to the boundary.

Planning

It will be the responsibility of the developer/promoter to make representations under the option or promotion agreement to Bath and North East Somerset Council.

Method of Sale

Our vendor is seeking a Developer to enter into either a Joint Venture, subject to planning, Option or Promotion Agreement. Offers are invited, and the purchase price will be based on a percentage of the resale Gross Development Value (GDV).

For further information or to discuss this opportunity, please contact the appointed agent.

Location

The land is situated on Wellsway, a prominent and well-connected road in the historic city of Bath, Somerset. Wellsway offers excellent accessibility to Bath city centre, which is approximately 1.5 miles away, providing a range of amenities including shops, restaurants, schools, and healthcare facilities. The area benefits from strong transport links, with easy access to the A367 and A36, connecting to Bristol and the wider South West region. Bath Spa railway station is within a short drive, offering direct services to London and other major cities.

Surrounded by top-rated schools, green spaces, and a thriving community, Wellsway is ideal for residential development or a bespoke investment project. This location combines prestige, practicality, and potential—making it a rare find in today's market.

Viewing

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.

Local Council:

Bath and North East Council

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

Tenure: Freehold



Motorway Links

- A367/A36
- A4
- M4



Train Links

- Bath Spa Railway 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.
- The potential purchaser will be required to fund the agents upfront fee along with an annual monitoring fee. They will also be required to pay all solicitors costs in regards to the drafting of the contract. These will be a deductible amounts if planning is approved.
- 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.

DEVELOPMENT

telephone 01373 455060 - 6 The Bridge, Frome, Somerset BA11 1AR
 telephone 01458 834288 – 41 High Street, Glastonbury, Somerset, BA6 9DS
development@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

