

Residential Development site with full planning for six detached dwellings
 Rocklands, Farrington Road, Paulton BS39 7LP For sale by Informal Tender

COOPER
AND
TANNER

Site at Rocklands Farrington Road Paulton Bristol BS39 7LP

For Sale by Informal Tender
Bids to be submitted by 11 April 2025

Key Features

- Residential development site with full planning
- Consent for six quality new build homes
- Detached dwellings
- Planning application ref: 23/01721/RES
- Convenient location close by to the local amenities

Description

We are delighted to be able to offer this exciting development opportunity for a parcel of land situated to the rear of Rocklands on Farrington Road in Paulton, which benefits from full planning consent for six 3 storey, 3/4 bed dwellings.

When this development is complete it will provide a selection of quality homes with gardens and parking close to local amenities and within easy travel distance of the Cities of Bath and Bristol.

The site currently comprises of the remnants of a building to the rear and a garage to the front. There is a large mound of stone which may be able to be utilised. It will be the responsibility of the purchaser to clear any remaining structures and groundworks to make the site level. The topography has a slight gradient, and access is via a shared driveway.

Cooper and Tanner Midsomer Norton residential office will be well placed to comment upon the local market and provide guidance on potential completed development sales prices. But parties must undertake their own investigations and satisfy themselves in respect of potential scheme end values.

Planning

Planning was approved on 4/11/2024, further details regarding the planning consent are available from the selling agent or can be found via the Somerset (BANES) Council online Planning Portal using reference 23/01721/RES. Interested parties must satisfy their own planning investigations.

Location

Paulton is a large village located to the north of the Mendip Hills and is one of the largest in Bath & North East Somerset. Paulton is a former coal-mining village and the name Paulton is thought to have derived from the word 'peall' meaning village on the hillside. The village has some fantastic amenities, including a small Hospital and Minor Accident department, a Doctor's surgery, various Nurseries, Paulton Infant and Junior Schools, a Swimming Pool, Library, Café, Shops, Supermarket, Vet, Dentists, Restaurant, Takeaways, Pubs, Fire and Ambulance stations. There are many groups and clubs active in the village, including sport, socialising, educational subjects and spiritual needs, providing many opportunities to get involved with the community.



View from rear of land



Building to be removed



Front access

Plot Details

All 6 dwellings will be 3 storeys

Unit	Type
Plot 1	4 Bedrooms, plus parking for 2 cars
Plot 2	4 Bedrooms, plus parking for 2 cars
Plot 3	4 Bedrooms, plus parking for 2 cars
Plot 4	4 Bedrooms, plus parking for 2 cars
Plot 5	4 Bedrooms, plus parking for 2 cars
Plot 6	4 Bedrooms, plus parking for 2 cars

Agents Note - bedroom 4 in each plot is described as bedroom 4/study.

CIL (Community Infrastructure Levy)

There will be a CIL payment due of £118,000. This will be the responsibility of the purchaser.

Method of Sale

For Sale by **Informal Tender** “Best Bid” offers are invited by midday (12:00) on 11 April 2025 and sent by email, as an attachment, to Darren.Woodyer@cooperandtanner.co.uk with the subject line clearly marked as Confidential Tender – Plot with Full Planning, Rocklands, Paulton. Additional information and tender forms are available from the selling agent.

Local Council

Bath and North East Somerset Council

Services

New mains water and electric supply required and private drainage system. Prospective purchasers must satisfy themselves as to the location and capacity of any services.

Tenure

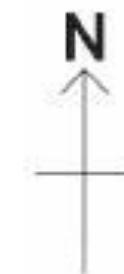
Freehold. Vacant possession upon completion.





Site Location Plan

Please note that the area highlighted in yellow is parking land for the main house known as 'Rocklands' and will not be included in this sale, however access rights will be required at all times.

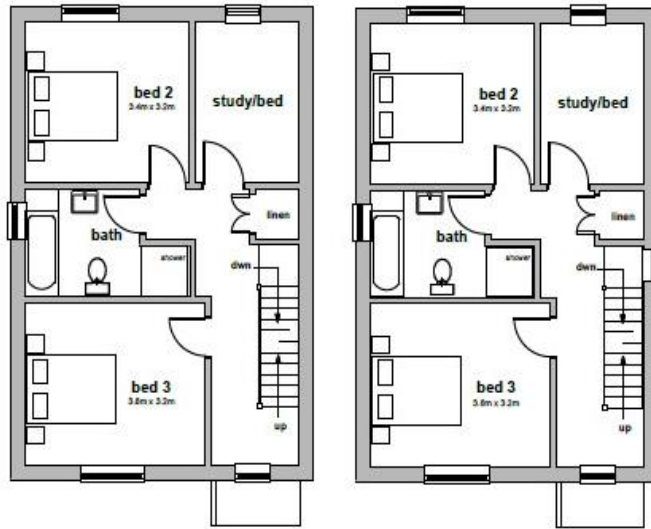


Viewings

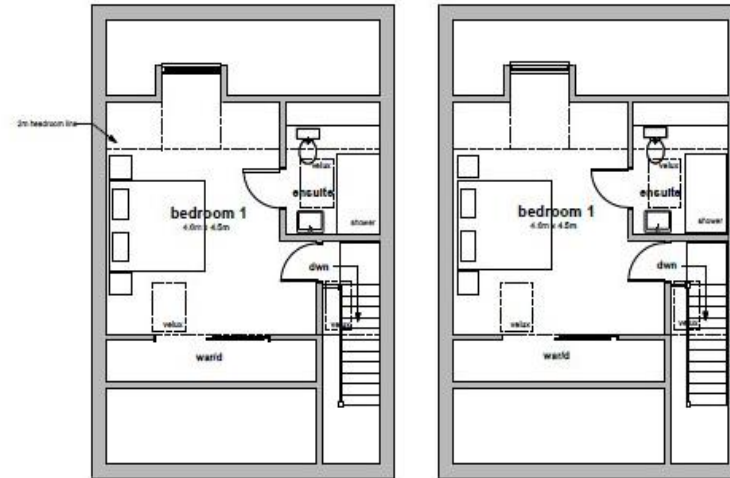
Strictly by prior appointment with Cooper and Tanner.

Tel. 01373 455060. Please note this is a former working yard and suitable precautions and care should be taken during viewings.

Proposed Floor Plans for plots 1,2,3 and 4



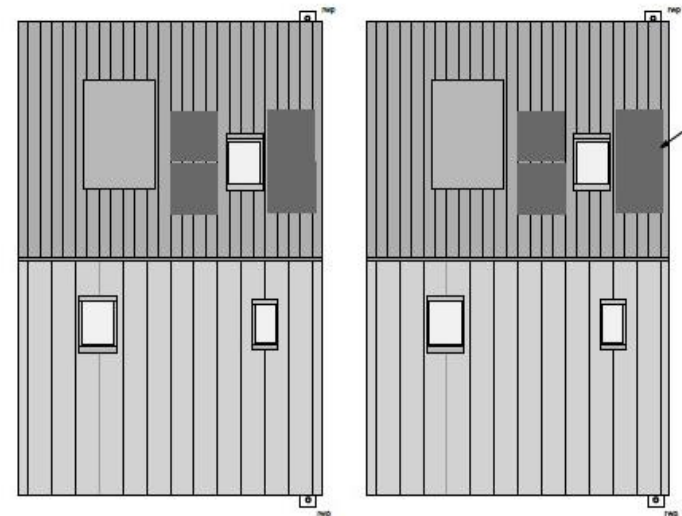
First Floor Plan



Second Floor Plan



Ground Floor Plan 1:50

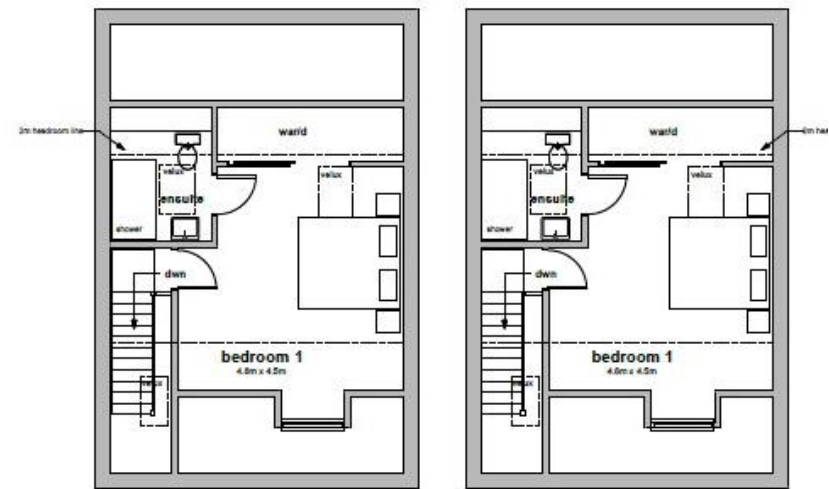


Roof Plan 1:50

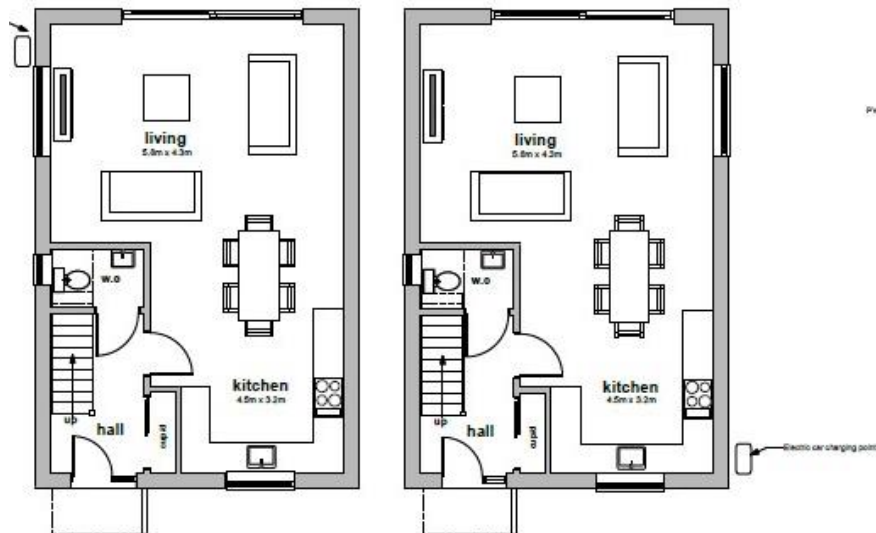
Proposed Floor Plans for plots 5 and 6



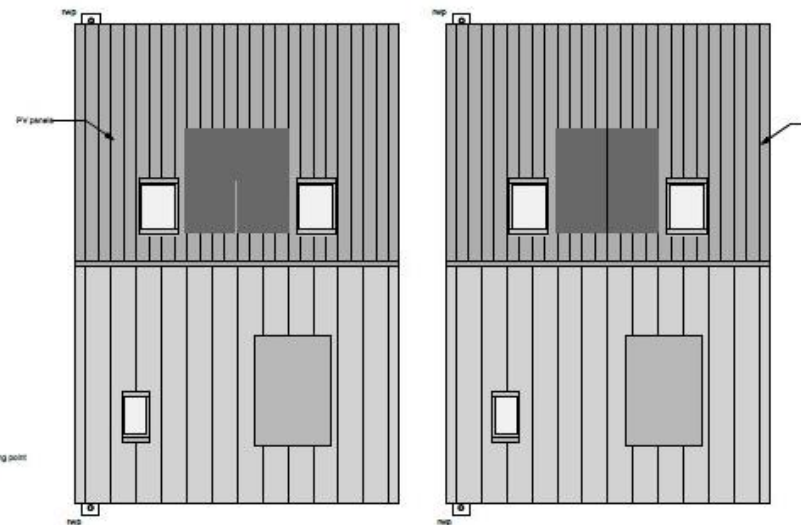
First Floor Plan



Second Floor Plan



Ground Floor Plan 1:50



Roof Plan 1:50

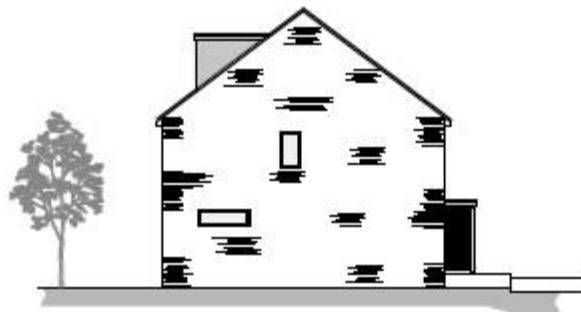


West Elevation 1:100

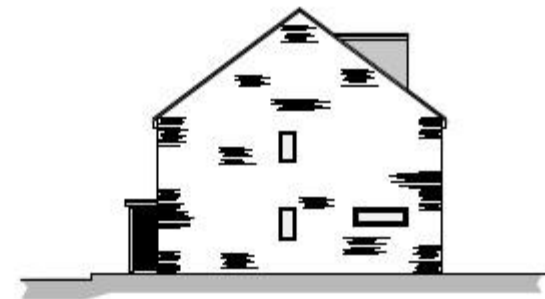
Materials:
Walls - Facing brick buff
Roof - Redland Stonevale Tiles slate grey



East Elevation 1:100



North Elevation 1:100



South Elevation 1:100

0 5.0 2.0 3.0 4.0 5.0
1:100



Section

Proposed Elevation Drawings (plots 1, 2, 3 and 4)

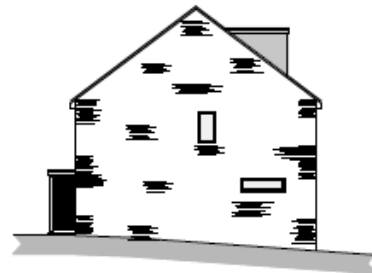


South Elevation 1:100

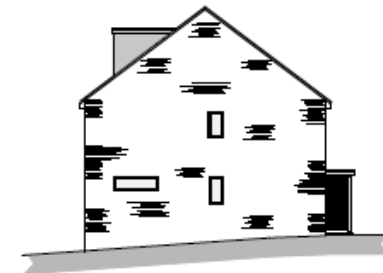
Materials:
Walls - Facing brick buff
Roof - Redland Stonefield Tiles slate grey



North Elevation 1:100



East Elevation 1:100



West Elevation 1:100

0 0.5 1.0 2.0 3.0 4.0 5.0
1:100



Section

Proposed Elevation Drawings (plots 5 and 6)

**COOPER
AND
TANNER**

DEVELOPMENT DEPARTMENT
Telephone: 01373 455060
Mobile: 07718 059071 (Darren Woodyer)
development@cooperandtanner.co.uk
www.cooperandtanner.co.uk



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.