



Potential Development Opportunity

JV/STP/Promotion

0.45 hectares (approx. 1.13 Acres)  
Land, Building and Play Area at St Nicholas Church  
Church Street, Radstock BA3 3QQ

**COOPER  
AND  
TANNER**





# Approx. 1.13 acres

## Land, Building and Play Area at St Nicholas Church Church Road, Radstock, BA3 3QQ

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- Former Community Building and Play Area
- Potential Development opportunity
- Town location with good travel links

### Description

We are delighted to be able to offer a parcel of land measuring approx. 1.13 acres located in the town of Radstock.

This parcel of land, building and play area are owned by St Nicholas Church and they have permission from the Diocese to obtain bids for the potential development. Access to the land is via its own driveway, however the church would like to discuss with any developer building a small carpark area to the north of the site for parishioners and people visiting. The topography of the land is level and has not been used for burials. There is an old miners dunking pool to the west of the site which is fed by the stream. Most of the site is outside of the Floodzone. The church is Grade 2 listed.

### Method of Sale

Our vendor is seeking a Developer to enter into either a Joint Venture, subject to planning, or a 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.

### 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.



### Location

Radstock is a town in Somerset, situated approximately 8 miles southwest of Bath, and is one of the best-preserved former coal-mining towns in England having its very own Museum where you can view a range of exhibits. The town is home to Writhlington School, famous for its orchid collection, and a range of educational, religious and cultural buildings and sporting clubs. Running into the town are two routes for cyclists, the local Greenway and a section of the National Cycle Network which runs from Bath through Radstock and onto Frome and the South Coast. Nearest train stations are Bath Spa and Frome.

### Viewings

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 Somerset Council

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

**Tenure:** Freehold



#### Motorway Links

- A362/A367
- A37/A39



#### Train Links

- Oldfield Park Station
- Bath Spa
- Frome





### 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

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