



Potential Development Opportunity

JV/STP/Promotion

0.07 hectares (approx. 0.19 Acres)
Land at St Peters Church
Longfellow Road, Radstock, BA3 3YZ

**COOPER
AND
TANNER**



Plan for identification purposes only.

Approx. 0.19 acres

Land at St Peters Church

Longfellow Road, Radstock, BA3 3YZ

- Inside the Settlement Boundary
- Potential Development opportunity
- Town location with good travel links

Description

We are delighted to be able to offer a parcel of land measuring approx. 0.19 acres located in the town of Radstock.

This parcel of land is owned by St Peters Church and they have permission from the Diocese to obtain bids for the potential development for up to two dwellings. Currently access to the land is via the main church, however a new access point will need to be identified. The topography of the land is level and has not been used for burials.

The boundary is made up of mature shrubs and trees to the main roads, and wood fencing to the next-door property. The developer/purchaser will be responsible for providing privacy for the church from the new properties.

Method of Sale

Our vendor is seeking a Developer to enter into a Joint Venture, Subject to planning or Promotion agreement and offers are invited. The purchase price will be a percentage of the resale Gross Development Value. For further information please contact the agent.

The Church requires some improvements and repairs, and they may be prepared to negotiate some of the payment through works to the church.

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

Westfield is adjacent to the towns of Radstock and Midsomer Norton. The area built up around the coal mining and shoe making industries, but since then printing, packaging and other specialist light industries have featured in the area. Many of these operate from the Westfield Trading Estate.

It has local shops but larger supermarkets, banks and a wide variety of specialist shops can be found in Midsomer Norton and Radstock. These are both a short drive away or an easy downhill walk. There is a good bus service to the towns of Bath, Bristol and Wells and other local areas.

The area offers a fantastic choice of schools for all ages, the nearest being Westfield Primary, Norton Hill Secondary and Fosse Way Special.

Westfield offers access to lots of local footpaths and cycleways and has good sports facilities and children's play areas.

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

- A367
- A39



Train Links

- Oldfield Park 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

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