

CjH·LAND

LIMITED

Development & Land Agency

**PAULTON BUILDERS MERCHANTS, CHURCH STREET,
PAULTON, BS39 7LG**

**FOR
SALE**



**BY WAY
OF
PRIVATE
TREATY**

**An opportunity to purchase a stand alone
development site with Full Planning Permission for
the conversion of the existing buildings into 4 houses
and the construction of 8 new build houses within
Paulton . The site is centrally located within the town
and enjoys the stunning backdrop of the Holy Trinity
Church.**

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The Site

The site is centrally located within Paulton and is accessed via Church Street which runs along the northern boundary. To the west is the wall of the Holy Trinity Church and the vicarage. Residential properties and their gardens lie along the eastern and southern edge of the property.

The site extends to approximately 0.3 hectares (0.75 acres) and currently houses the old school buildings which are located towards the north eastern part of the site. A single storey store occupies the centre of the property and a series of lean too sheds sit along part of the eastern boundary.

Paulton is ideally located for commuting to both Bristol and Bath whilst enjoying the surrounding rural countryside. This site provides the opportunity to create a development of real character against the stunning back drop of the adjoining Holy Trinity Church.

Planning

The property benefits from a full planning permission granted by Bath and North East Somerset District Council for the conversion of the existing buildings into 2 dwellings and the construction of 8 new dwellings, access, parking and landscaping (07/03012/FUL) plans. There is a section 106 contribution of £33,745 to be paid to the Council towards public open space and highways prior to the commencement of the development which will be the purchasers responsibility. A copy of the Section 106 agreement is available upon request. A separate planning permission has subsequently been granted (10/03861/FUL) on the adjoining property for the conversion in 2 x 2bed cottages. This property is included within the sale, plans of which are available on request.

Services

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

Method of Sale

The freehold of this property is offered for sale by way of Private Treaty. Written offers should be submitted to the offices of CJH Land Ltd. Vacant possession will be provided upon completion.

Further Information

Further information is available upon request or alternatively by clicking on the links below to the Bath & North East Somerset Council website:

<http://idox.bathnes.gov.uk/WAM/showCaseFile.do?appNumber=07/03012/FUL>

<http://idox.bathnes.gov.uk/WAM/showCaseFile.do?appNumber=10/03861/FUL>

Viewing Arrangements

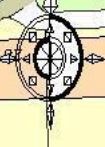
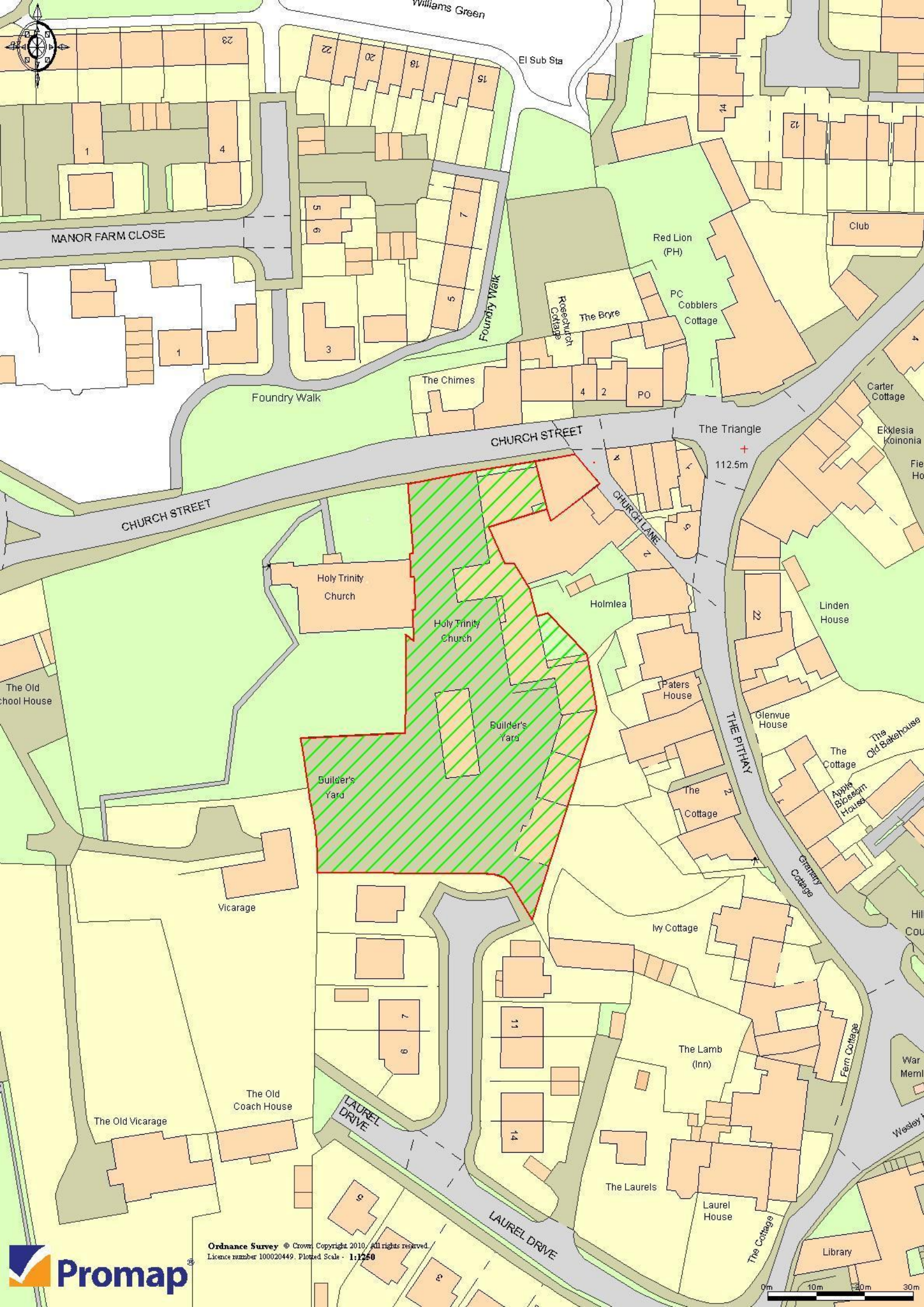
Viewing is strictly by appointment only . Please contact Matthew Hiles at CJH Land on 01275 463588 or alternatively matthew@cjh-land.co.uk

DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that :-

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.





MANOR FARM CLOSE

El Sub Sta

Foundry Walk

Foundry Walk

CHURCH STREET

CHURCH STREET

CHURCH LANE

The Triangle

112.5m

Holy Trinity Church

Holy Trinity Church

Holmlea

Paters House

Builder's Yard

Builder's Yard

Glenvue House

Linden House

The Cottage

The Old Bakehouse

Apple Blossom House

Vicarage

Granny Cottage

Ivy Cottage

Fern Cottage

The Old Vicarage

The Old Coach House

LAUREL DRIVE

LAUREL DRIVE

The Lamb (Inn)

The Laurels

Laurel House

The Cottage

Library

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