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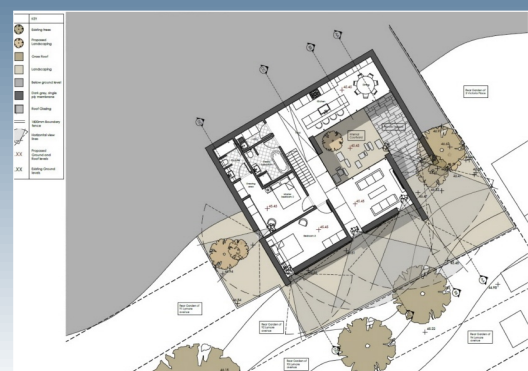
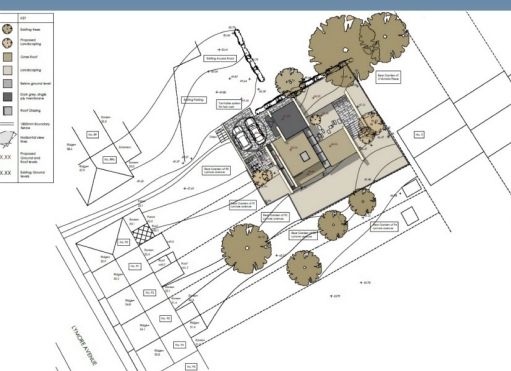
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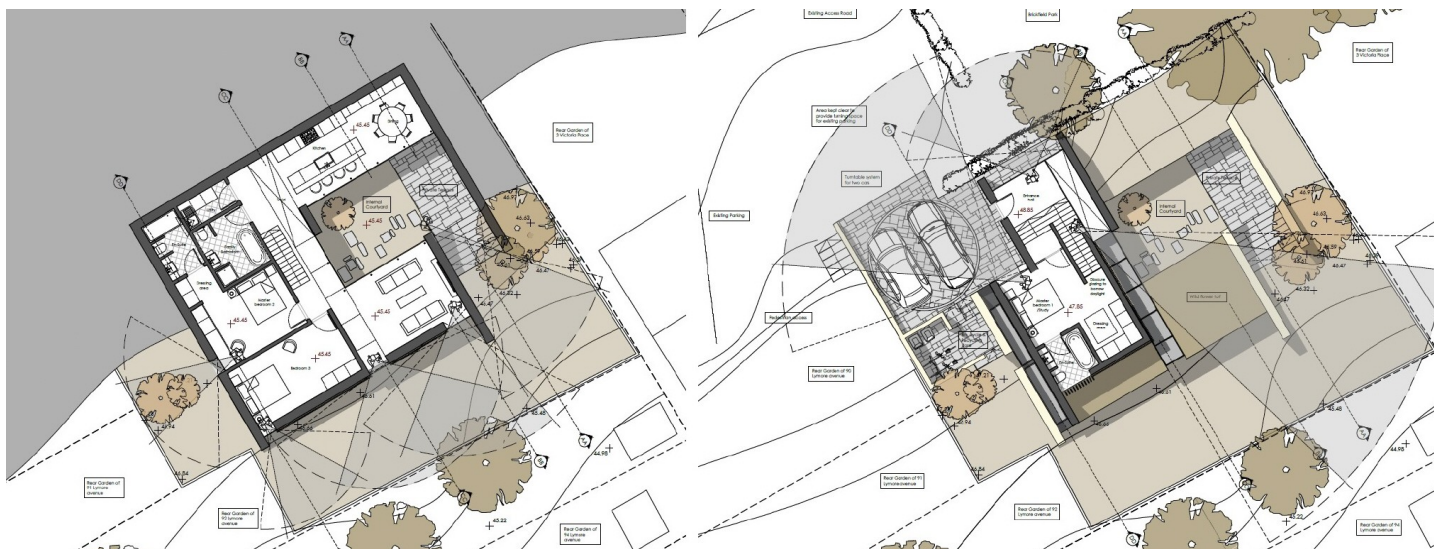
LOT 21 - Land Rear Of, 89A-92 Lymore Avenue, Bath, BA2 1AY

For auction Guide Price £160,000 +

A rare opportunity to purchase a building plot in Bath with full planning consent granted for the erection of a unique and contemporary 3-bedroom detached house with parking and gardens. The site backs onto Brickfields Park in Twerton and the proposed house has been thoughtfully designed to nestle into its surroundings. A fantastic opportunity for builders, developers and self-builders to create a one-off home in this location.



LOT 21 - Land Rear Of, 89A-92 Lymore Avenue, Bath, BA2 1AY



FOR SALE BY ONLINE AUCTION

This property is due to feature in our online auction on 23rd April 2020 at 7.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

BUILDING PLOT WITH PLANNING GRANTED FOR A MODERN 3-BED DETACHED HOUSE

DESCRIPTION

A building plot with full planning consent granted for a contemporary 3-bedroom detached house with gardens and parking. The proposed house has been carefully designed to sit at a slightly sunken level with an inward-looking courtyard in order to nestle within its surroundings. A fantastic opportunity for those looking to create a truly unique home.

LOCATION

The site is situated to the rear of 89A-92 Lymore Avenue with access provided off a lane from Lymore Avenue. Bordered on northern side by Brickfields Park, easy access is provided to the centre of Bath and also Bristol via the A4 Bath Road.

PROPOSED DWELLING - 145 sq m (1,560 sq ft)

This unique property will be slightly sunken to create a lower ground floor level which will make up the majority of the floorspace comprising of a large kitchen/dining area and living room separate by a central courtyard. There will be two large double bedrooms on this level (one with en suite and dressing room), a utility room and family bathroom. Stairs will lead to the upper ground floor level comprising the main entrance hall and master bedroom with dressing area and

en suite bathroom. Externally, the property will benefit from two parking spaces, a central courtyard surrounded by the living space and surrounding landscaped gardens.

PLANNING

Application No

17/03053/FUL

Description of Development

Erection of a new two-story residential dwelling.

Date of Decision

22/08/2017.

LOCAL AUTHORITY

Bath & North East Somerset

SERVICES

We understand from the vendor that gas, electricity and water are already to connected to the site.

SOLICITOR

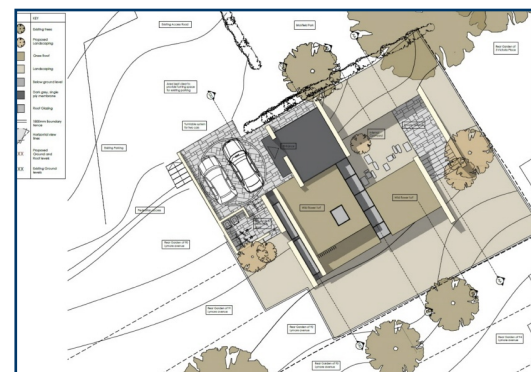
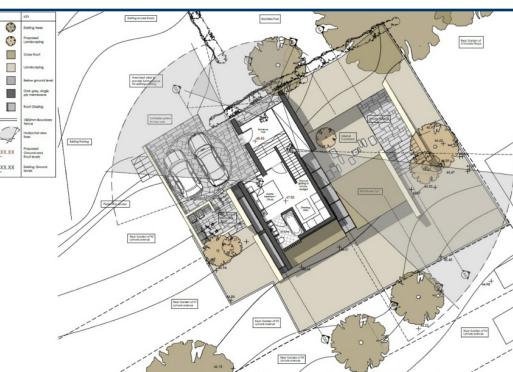
Mr S East, Meade King

Tel: 0117 923 4013

Email: sre@meadeking.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

