

Former Mount
Pleasant Quarry
Monkton Combe, Bath
BA2 7HN

Exclusive development opportunity



Scheme entrance

Southerly aspect with development



The Opportunity

- Exclusive development opportunity within the village of Monkton Combe, just 2.5 miles from Bath
- Idyllic, quiet site extending to 1.2 acres, surrounded by mature trees and a protected former quarry to the north
- Planning consent for four detached dwellings comprising 3x four bedroom houses and 1x two bedroom house
- Offers are invited on an unconditional basis



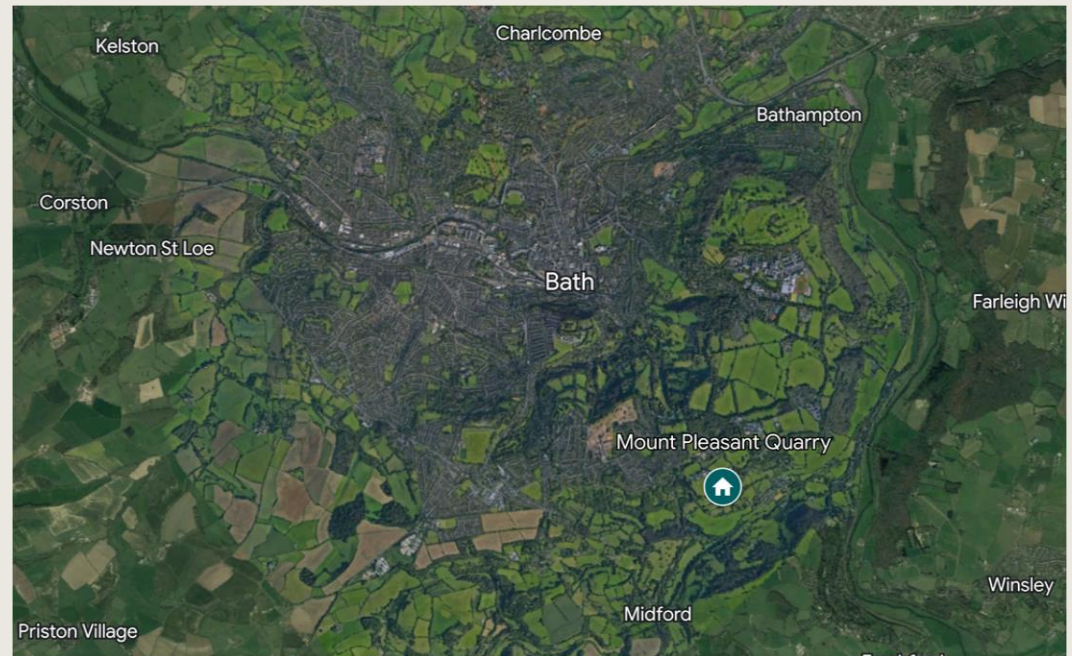
Location

Monkton Combe is a small village located just to the south of Bath in the Limpley Stoke Valley. The village is known for its charming countryside setting and proximity to Bath.

Village amenities can be found within the immediate vicinity of Monkton Combe and Combe Down, with Bath (2.5 miles) providing all major amenities.

Monkton Combe is also known for its leading independent school, Monkton Combe School, which provides education for boys and girls aged 2-18.

The area is well served by both road and rail with Bath Spa Station providing regular services to London Paddington (1hr 20mins) and Bristol (12mins). Junction 18 of the M4 is approximately 12 miles to the north with the A46 and A4 linking the area to other nearby major centres.



Existing Site

The site comprises a collection of buildings previously used for the manufacturing of Bath stone faced blocks and pre-cast masonry. These buildings have been vacant for over 20 years and have fallen into a state of dilapidation. They are generally constructed from concrete masonry with steel frames and asbestos cement sheet roofs.

The approximate total footprint to be demolished is 17,810 sq. ft. - demolition plan has been prepared with further details and can be found within the information pack.

The information pack also contains a ground condition report along with various other surveys.



Proposed Accommodation

Planning

The site benefits from full planning permission (22/04505/FUL) granted by Bath and North East Somerset Council on 30/06/2023 for the erection of four detached dwellings. The application details can be found at:

<https://www.bathnes.gov.uk/webforms/planning/details.html?refval=22%2F04505%2FFUL>

Accommodation

The proposed accommodation comprises four detached dwellings totalling approximately 6,190 sq. ft. The mix includes 3x four bedroom dwellings and 1 x two bedroom dwelling.

The houses are to be clad in a mixture of bath stone and timber with a full proposed material list within the planning documents.

Schedule of Accommodation (Approx. GIA)

Unit	Storeys	Beds	Parking	Approx Area (sq ft)
Plot 1	2	4	3 Spaces	1,620
Plot 2	2	4	3 Spaces	1,620
Plot 3	2	4	3 Spaces	1,620
Plot 4	2	2	2 Spaces	1,330
				6,190



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Further Information

Information Pack

Further information including a ground condition, topographical and ecology surveys along with plans can be made available upon request.

Viewings

Viewings are strictly by appointment only with the sole agent Knight Frank. Please contact us for set viewing slots offered to interested parties. Prospective bidders should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

VAT

The property is not elected for VAT.

Legal Fees

Each party to be responsible for their own legal costs.

Tenure

The property is being sold Freehold with vacant possession.

Services

We understand that all mains services are available in close proximity to the site. We recommend that prospective purchasers satisfy themselves in respect of the location and capacity of services for their individual scheme proposals.

Method of Sale

The freehold interest of the property is offered for sale by informal tender with offers sought on an unconditional basis.

A bidding proforma for completion and submission with all offers is provided in the information pack. The deadline for offers is midday 07/09/2023 by email to Ed Bird or Nick More, Knight Frank, details below.

Contacts

Ed Bird

07890 989788

edward.bird@knightfrank.com

Nick More

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