



Calton Road, Bath
Bath, BA2 4PP

STRAKERS

Development Site at 143 Calton Road, Bath, Somerset, BA2 4PP

Development site with consent for 2 x 3/4 bedroom, 4 storey townhouses with superb views to the rear. Excellent location within walking distance of local amenities.

- For Sale By Online Auction
- Thursday 8th December 2022
- Lot 12
- Guide Price £575,000+
- Development Site
- Amazing views

Auction Guide £575,000



LOT 12
FOR SALE BY ONLINE AUCTION
THURSDAY 8TH DECEMBER
GUIDE PRICE £575,000+

Development site with consent for 2 x 3/4 bedroom, 4 storey townhouses with superb views to the rear. Excellent location within walking distance of local amenities.

Situation & Description

Development site with consent for 2 x 3/4 bedroom, 4 storey townhouses with superb views to the rear. Excellent location within walking distance of local amenities.

Bath City centre is easily accessible as is the mainline railway station, providing excellent access to Bristol Temple Meads and London Paddington. Bath offers a wide variety of employment opportunities as well as a large selection of leisure, shopping and entertainment facilities.

Planning consent for the demolition of the existing building and replacement with 2 townhouses was granted by BANES on 10th December 2020 under App No 20/04720/FUL.

Proposed accommodation; basement, kitchen/dining room, utility and store. Ground floor; living room, study and cloakroom. First Floor; master bedroom with en-suite, bedroom and bathroom. Second floor; bedroom and bathroom.

What3Words ///trace.gloves.trim

As you proceed up Calton Street the property is on the right.

Legal Pack

You can download the legal packs via our website www.strakers.co.uk and going to the auction home page by using the services heading at the top of the page. Click on the light blue tab under the next auction date displayed on the calendar. This will produce a lot list, select a lot of interest, this pulls up further details on the property - on the right under the photos click View Legal Documents - You will need to sign-up by entering your email address and creating a password the first time but this will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.

Reserve & Guide Price

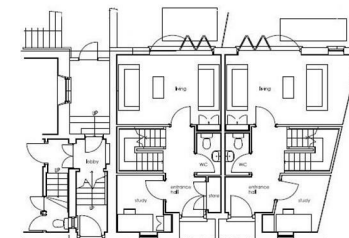
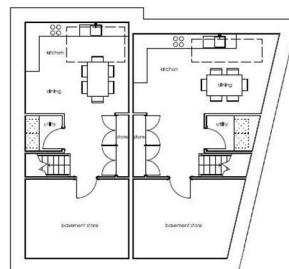
Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

+ Fees

If you are the successful bidder, you will then be asked to sign the auction contract and pay a 10% deposit and a buyers fee of £600 including VAT on any Lots purchased at or below £99,999 or £1,200 including VAT on any lots purchased at £100,000 or above.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



■ Chippenham

■ Corsham

■ Devizes

■ Malmesbury

■ Auctions

■ Lettings

■ New Homes

■ Professional Dept

<https://www.strakers.co.uk>

Email: auctions@strakers.co.uk

Tel: 01249 765200

Development Site at 143 Calton Road, Bath, Somerset, BA2 4PP