



Land Adjacent, White Hill Cottages, White Hill Shoscombe, Bath, BA2 8LX

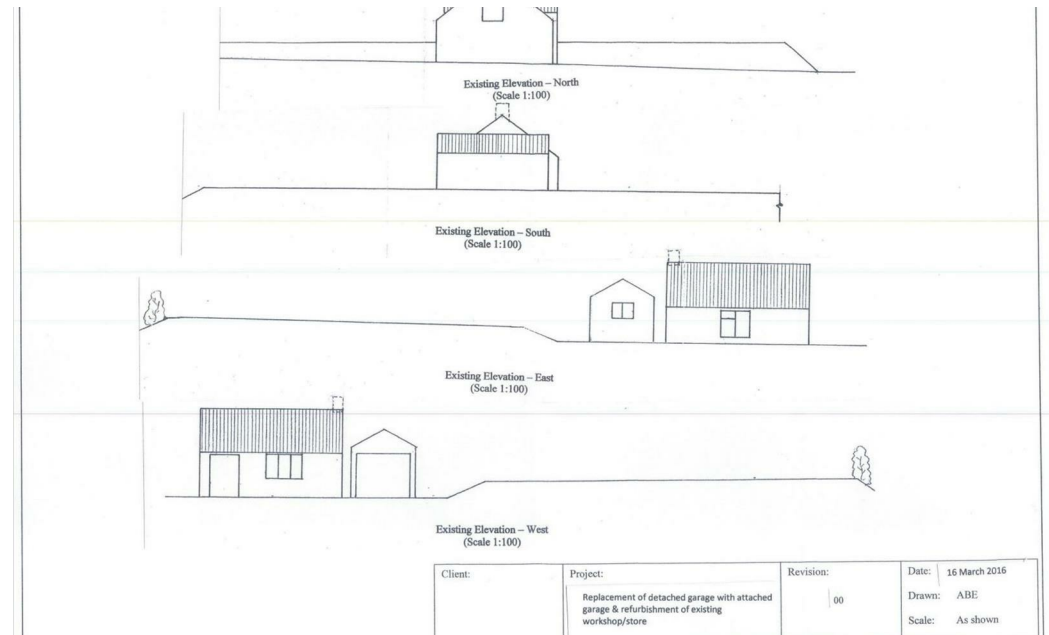
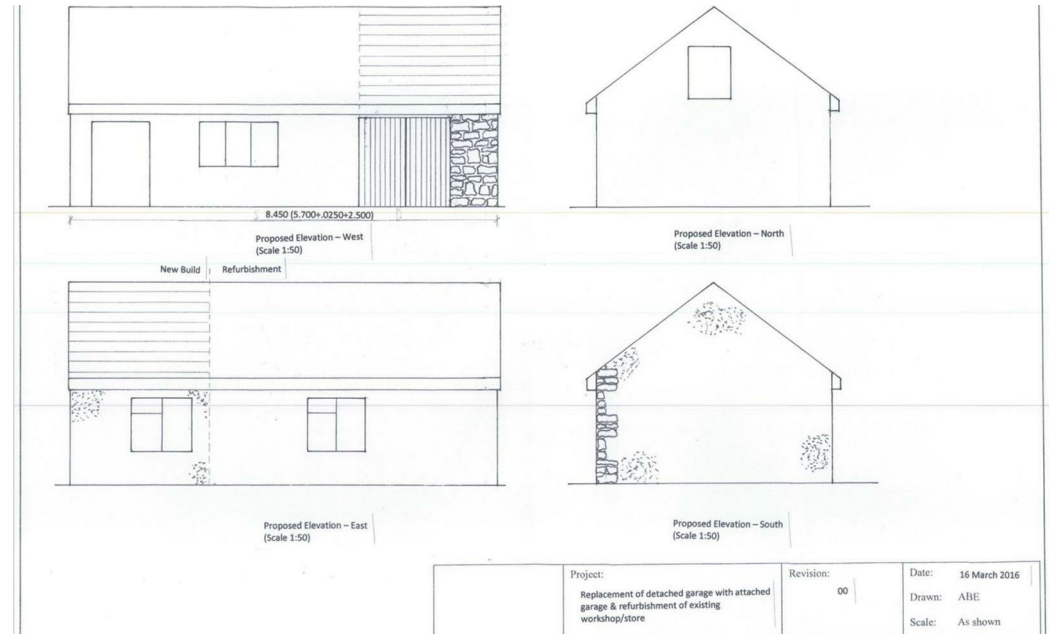
Guide Price
£70,000

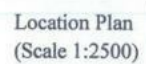
- Garage/Workshop Refurbishment
- Village Location
- BANES Council
- Countryside Location
- Planning To Extend
- Near Bath
- Access for vehicles from Road
- Stunning Views

Located in the Village of Shoscombe, Bath, Garage/Workshop for renovation with planning permission to extend. The land is adjacent to White Hill Cottages and has vehicle access for several cars from the road.

Description of Proposal: Erection of attached garage and refurbishment of domestic store/workshop following demolition of existing garage. Plans can be viewed on the BANES Planning portal (16/01465/FUL). NB. Works has commenced & the old garage is removed and the new footings are in place.

Please note there is a potential uplift clause that may be applied by the current vendor, applicable to the land covering any future residential dwelling built on the land. Terms and conditions to be negotiated at point of sale.





Client:	Project:	Revision:	Date:
	Replacement of detached garage with attached garage & refurbishment of existing workshop/store	00	16 March 2016
			Drawn: ABE
			Scale: As shown



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.