

# Church Farm Barns, Priston, Bath

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A fantastic development opportunity to create two four bedroom houses in Priston, one of the most sought after villages in the Bath area.

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## Distances

Bath City Centre 4 miles, Bristol 12 miles, M4 (J18) 18 miles  
(All distances are approximate)

## Description

Planning permission has been granted for the 'erection of two dwellings and associated works, to follow demolition of existing equestrian related barns' (21/03682/FUL).

Both houses will offer light and spacious accommodation arranged over two floors incorporating open plan living.

Externally both houses will benefit from a garden, double garage and parking for two cars.

## Situation

Church Farm Barns are situated in the quintessential village of Priston, on the southern edge of the city. The village has an excellent pub, The Ring O' Bells and a vibrant village hall with many social activities and groups. The village also has a splendid Church dating back to the 12th Century. Several events are held during the year including May Day celebrations, a Music Festival and Priston has a thriving local cricket team with its own splendid pitch. In nearby Timsbury there is a convenience store for essential items.

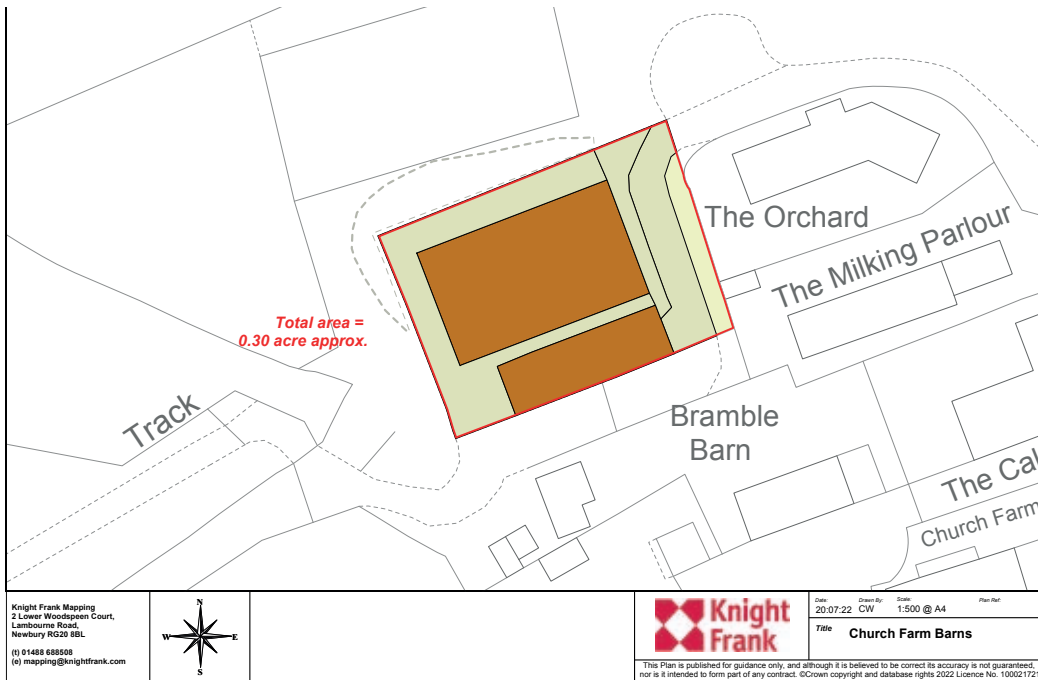
Bath is close by, providing first class shopping, a fantastic selection of superb bars and restaurants and entertainment and attractions including the Theatre Royal, the Roman Baths and many other historic and cultural experiences.

Bath Spa station provides high speed rail links to London Paddington with a journey time of approximately 90 minutes. Junctions 17 and 18 of the M4 are within an easy commute. Bath is renowned for the quality of its private and state schooling for boys and girls of all ages.

## Directions (postcode BA2 9EF)

Leave Bath on the A367 Wells Road. After the roundabout on the edge of Bath, by the Park





and Ride, keep following the A367. About half a mile after this roundabout take the first right signposted Priston. Go immediately right again and continue along this lane, through the hamlet of Nailwell. The road forks soon after Nailwell, take the right hand fork and continue down the hill into the village. Turn left immediately after the Ring O' Bells pub on to Church Farm Lane all the way to the end. You will find the barns in front of you.

## Property Information

**Services TBC.**

**EPC TBC.**

**Local Authority Bath and North East Somerset Council - bathnes.gov.uk.**

**Council Tax Band TBC.**

**Tenure Freehold.**

**Guide Price: £1,000,000.**

**Acreage In all approximately 0.30 of an acre.**

## Viewings

**Strictly by prior appointment with the agent.**



**Approximate Gross Internal Floor Area**

**Barn = 450 sqm / 4,843 sqft**

**Dutch Barn = 161 sqm / 1,732 sqft**

**Total Existing Area = 611 sqm / 6,576 sqft**



**This plan is for guidance only and must not be relied upon as a statement of fact.**

**Attention is drawn to the important notice on the last page of the text of the Particulars.**

**Barns Existing**

#### Approximate Gross Internal Floor Area

House One = 194 sqm / 2,090 sqft

House One Garage = 33 sqm / 364 sqft

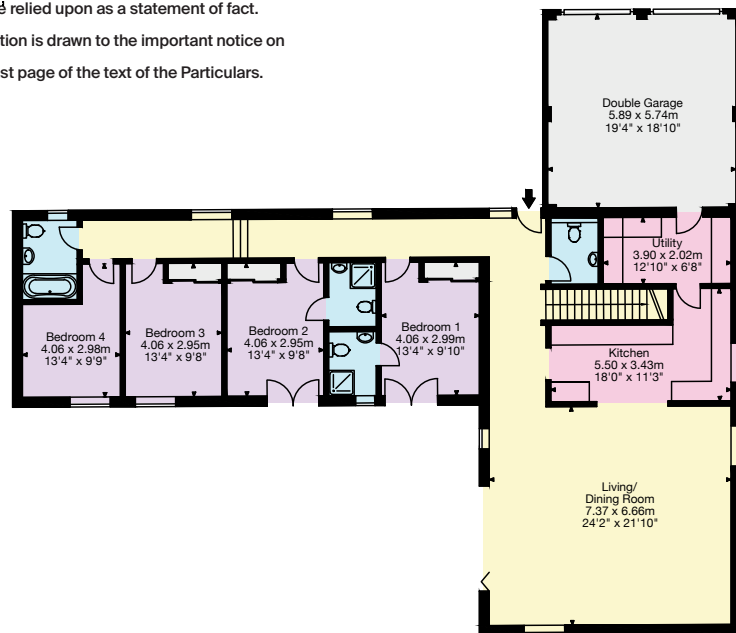
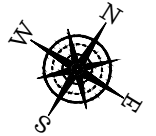
House Two = 213 sqm / 2,297 sqft

House Two Garage = 33 sqm / 364 sqft

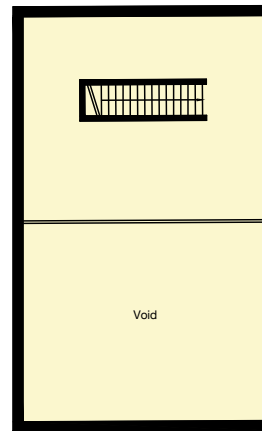
Total Proposed Area = 473 sqm / 5,155 sqft

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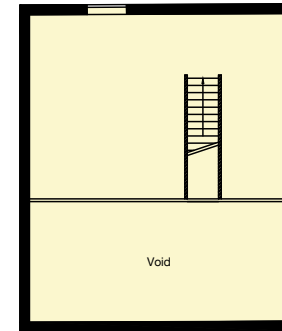
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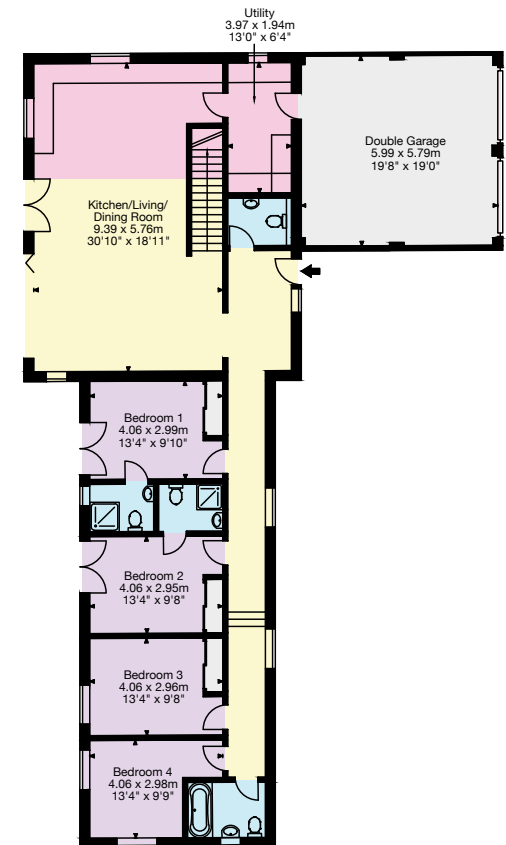
House Two Ground Floor  
Proposed



House Two First Floor  
Proposed



House One First Floor  
Proposed



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I would be delighted to tell you more

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Particulars dated July 2022. Photographs and videos dated July 2022.

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