

**DEVELOPMENT SITE AT LITTLE HORSE CROFT FARM**  
Wellow

**Carter Jonas**

## DEVELOPMENT SITE AT LITTLE HORSE CROFT FARM, FORD ROAD, WELLOW, BATH BA2 8QF

The present owner is retaining one of the plots, leaving us to sell the two remaining sites, either together or individually.

The plots sit on the eastern edge of the village in an elevated position with south facing commanding views across the valley, whilst being in walking distance of all the village amenities.

The permissions allow for large and spacious accommodation set across two floors with integral double garages, open plan living spaces and superb en suite bedrooms with dressing rooms. They are set in large plots, plot 1 being the largest, with ample driveways and generous gardens.

The site occupies an enviable position on the edge of the much sought-after conservation village of Wellow, with wonderful southerly views over open rolling countryside beyond.

Wellow itself is a thriving village with a general store, excellent pub, tennis club, Bath to Bristol cycle network and a village school.

The historic city of Bath is approx. 6 miles to the north and has excellent facilities which provide for all of the day-to-day domestic, social and leisure needs.

The towns and countryside around Wellow provide an excellent variety of recreational activities and facilities. Bath has numerous sporting clubs and premier division rugby. There are many good golf courses in the area and racing at Bath and Wincanton. There is excellent walking and riding countryside all around, with the Wellow Trekking centre worthy of particular mention neighbouring the site.

**PLANNING PERMISSION HAS BEEN APPROVED TO BUILD THREE CONTEMPORARY AND SUBSTANTIAL DETACHED DWELLINGS ON THE EDGE OF THIS HIGHLY SOUGHT AFTER VILLAGE ON THE SOUTHERN EDGE OF THE CITY OF BATH. APPROXIMATELY 2,500 SQ FT EACH.**



## ADDITIONAL INFORMATION

**Tenure:** Freehold

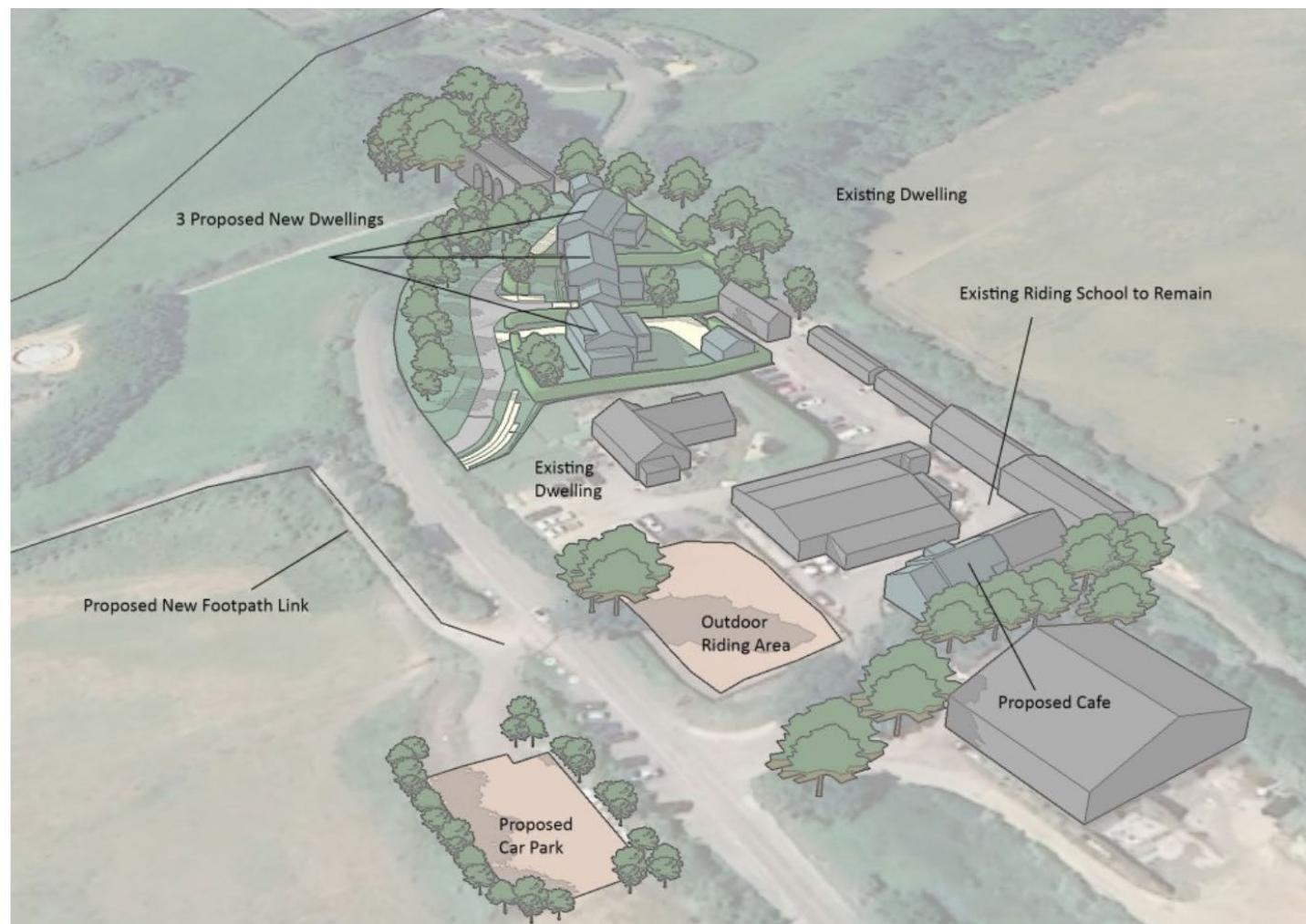
**Planning Reference:** 25/00727/FUL

**Services:** Mains electricity, water and drainage are onsite.

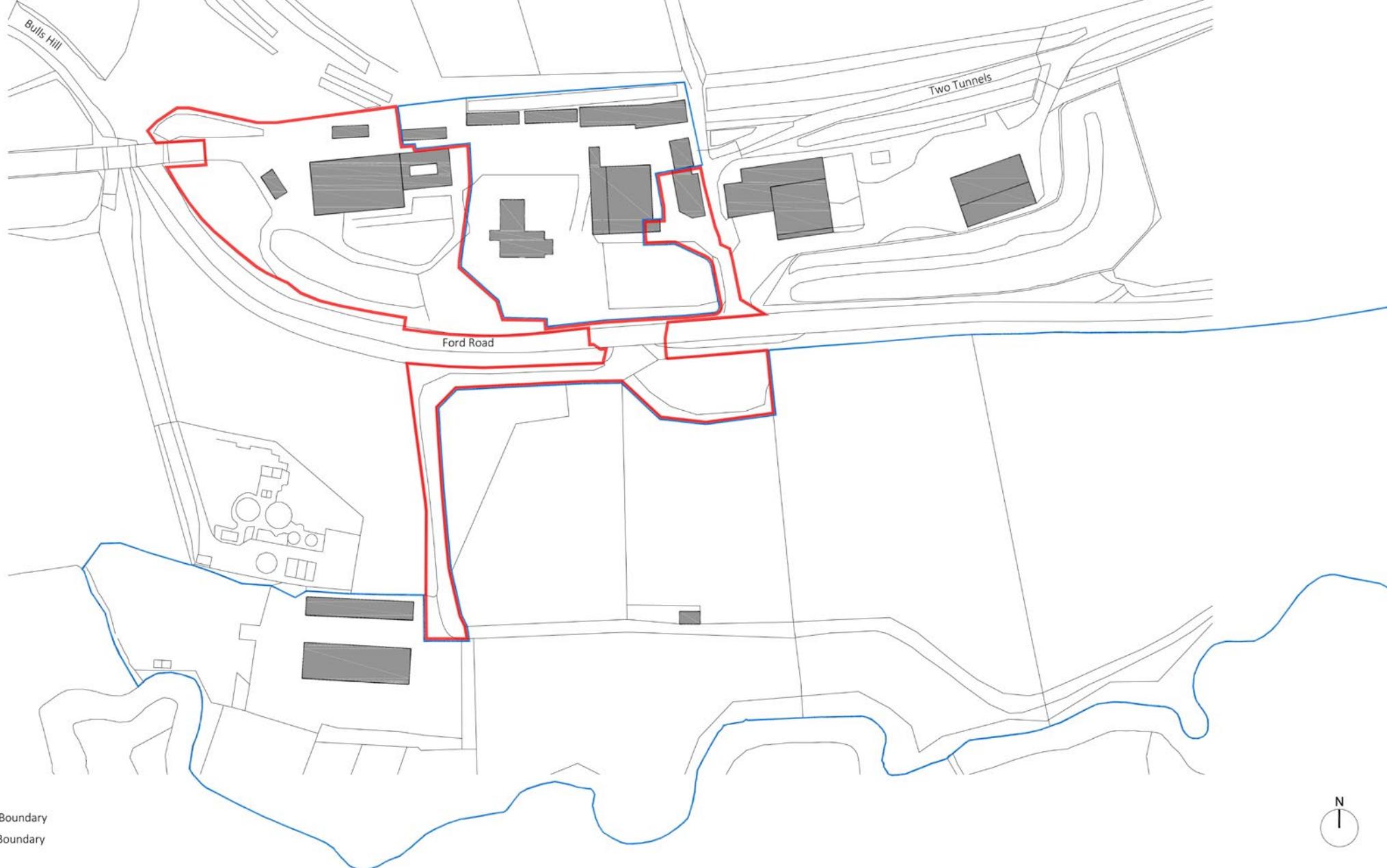
**CIL:** There is a CIL charge that is in the process of being reduced to a maximum of £15,000.

**Local Authority:** Bath and North East Somerset Council.

**Viewings:** Strictly by appointment with Carter Jonas.



Ground Floor Plan



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