

# FREEHOLD HALL / COMMUNITY BUILDING WITH DEVELOPMENT POTENTIAL **Carter Jonas**

The Old School House, High Street, Weston, Bath, BA1 4BX



**FOR SALE BY TENDER**

**BIDS TO BE RECEIVED BY 12 NOON, FRIDAY 21ST AUGUST 2026 ON APPROVED BID FORM, AVAILABLE FROM THE AGENTS**

## Location

Bath is a city of international renown, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

The property is situated within Weston, a suburb of Bath located approximately 2 miles north west of the city centre and is within close proximity to the Royal United Hospital.

The surrounding area is mixed with residential and high street uses with nearby occupiers including Tesco Express, carpets and flooring shop, estate agents, interior design, hair dressers, a cycle shop and café.



## Description

The property is of single storey construction. Two dates visible externally suggest construction in two phases. The earliest building to the north west is dated on the outside 1817 while the later building to the south east is dated externally 1895. It was originally built as a village school.

The property is now in poor condition requiring material works to bring it back into a useable condition.

## Planning

The property was last used as a Scout Hut until 2021 and therefore enjoyed an established use as F1 or F2 under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. It may now suit various alternative uses, subject to planning and interested parties should make their own enquiries of Bath & North East Somerset Council.

### BATH IN NUMBERS

**4,800**

RUH Employees

**250,000**

**500,000**

Catchment Population

**22,000**

Student Population

## TENURE

Freehold for sale, with vacant possession.

## ACCOMMODATION

Ground Floor	M <sup>2</sup>	Ft <sup>2</sup>
Main Hall	109.56	1,179
Kitchen / Stores	84.38	908
Cloakrooms	16.13	174
<b>Total</b>	<b>210.07</b>	<b>2,261</b>

## EPC

Available on request.

## VAT

We understand that VAT will not be payable.

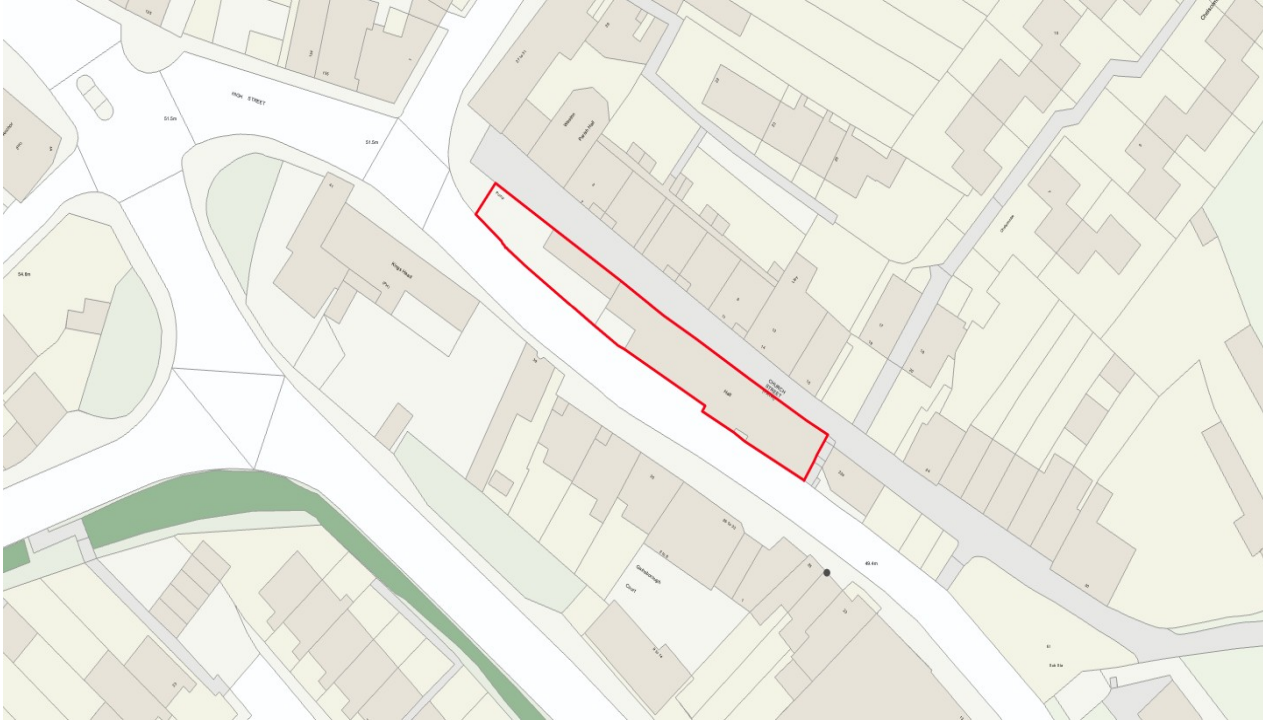


## Warning: The Scout Hall, Western High Street, Bath, BA1 4BX

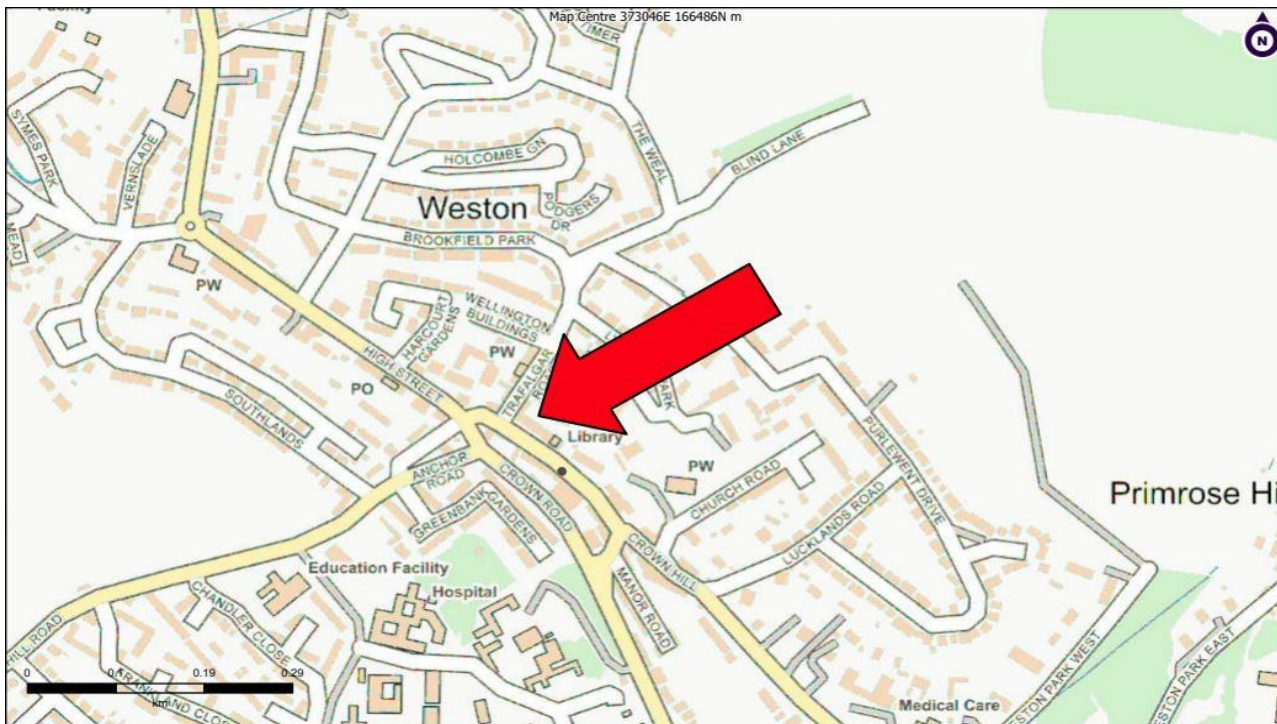
You are advised that the above property is currently in a poor state of repair. Consequently, there may be several hazards and potential safety risks including but not limited to uneven surfaces and areas of weak or no flooring.

Personal protective equipment will be provided however if you are in any way infirm we kindly request that you do not proceed with an onsite viewing.

Prospective purchasers enter the premises at their own risk. By proceeding you acknowledge that you are aware that the condition of the property may be unsafe and that you understand and accept that, to the fullest extent permitted by law, neither the owner nor Carter Jonas accepts responsibility for any injury, loss or damage sustained whilst attending the property.



This plan is not to scale and for guidance purposes only.



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## PRICE

FREEHOLD OFFERS ARE INVITED. BIDS TO BE SUBMITTED ON AN APPROVED FORMS FROM THE AGENTS. BIDS TO BE RECEIVED NO LATER THAN 12 NOON ON THE 21ST AUGUST 2026

## VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas  
01225 747260

### Philip Marshall

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### Aerin Thomas

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## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely

on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any

representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent