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**Former Heidelberg Materials
Concrete Site,
Newbridge Rd,
Bath
BA1 3HH**

**Open Storage / Development Land
(Subject to Planning)**

Approx 0.233 ha / 0.576 acre

- Under 2 miles from Bath City Centre
- Secure and serviced
- Presumed B2 Planning Use

LOCATION

The site is situated on the western fringe of Bath City, in an area known as Newbridge, straddling A4 Bristol to London Road. Bath centre is just under 2 miles to the East and Bristol is around 12 miles to the West. The immediate area is residential in character as the site is approached but the site is accessed alongside a former garage site, via a ramp down.

Behind the site, the area is largely industrial in character and Locksbrook Road adjoining is one of Bath's few remaining industrial areas.

DESCRIPTION

The site is part of a former rail site, abandoned by British Rail in the 1960's. and occupied for many years by our clients as a concrete batching plant. Access is via a private access road to the right-hand side of the adjoining (former) Hartwell's garage site and dropping down around 10 meters from the road to the ground level behind.

Somewhat unusually, a large part (around half) of the site is situated below the adjoining garage forecourt, formerly occupied as a car sales site but now with planning consent for students and housing. This area has over 7 meters height, and is sectioned into 4 separate bays. The area over this is owned by Hartwell's under a long lease.

The remainder of the site is open space.

SERVICES

The site is serviced with electricity and mains water.

Prospective tenants to make their own enquiries regarding the supply and capacity of services.

ACCOMMODATION

Open and covered storage / working areas extending to approximately 0.233 ha / 0.576 acre.

The under croft area is approximately 32 metres in depth by approximately 24 metres wide but is irregular in shape and has supporting columns. Interested parties should undertake their own measurements to ensure it is suitable for intended use.

PLANNING

From the sites previous use, we assume a valid B2 General Industrial planning consent.

It should be noted that the adjoining site has planning consent for redevelopment of the site to provide up to 104 residential units and 186 student bedrooms including parking on the upper level under the Hartwells lease .

TENURE

The site is offered on a Freehold basis, subject to a lease dated 4th August 1969 granting Hartwells Group Limited, access rights over the platform area for a term of 999 years for payment of £1 annually.

In addition, the area shaded in purple is held on a lease of 999 years from Hartwells to our clients and the transfer of this lease is included in the sale.

NOTE: The site will be sold as seen.

VAT

Any figures quoted will be exclusive of VAT.

LEGAL COSTS

Each party is responsible for their own legal costs.

PRICE

Freehold Offers are invited in excess of £500,000.

Site entrance:







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FURTHER INFORMATION:

Should you require further information please contact:

SUBJECT TO CONTRACT

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IMPORTANT INFORMATION

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