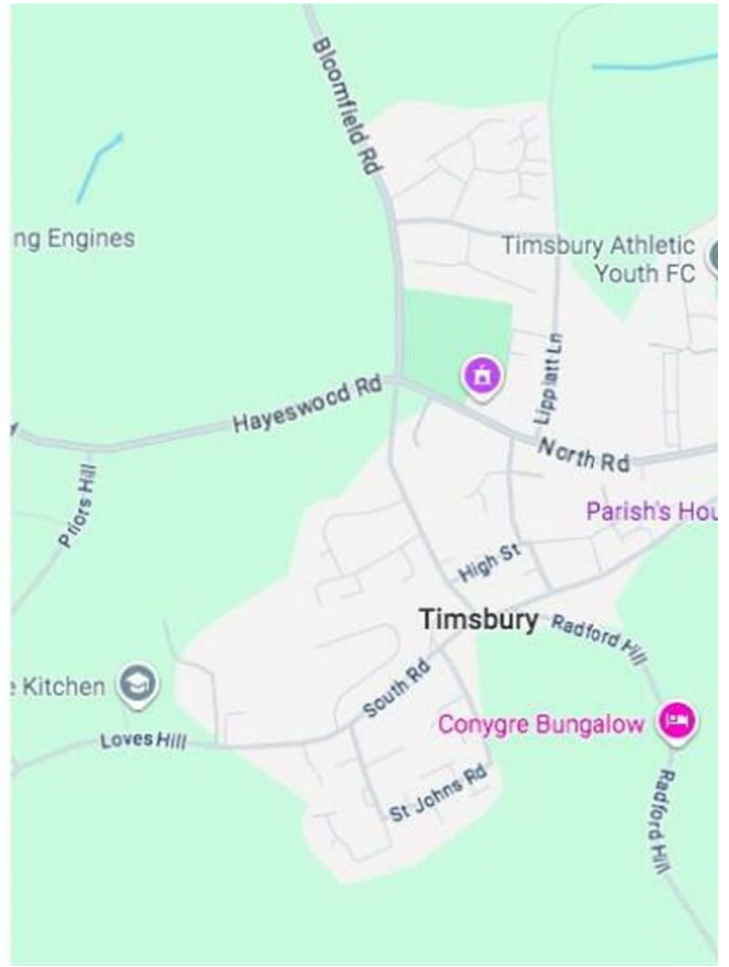


FREEHOLD



Land (EPC Rating:)

PARCEL 6159 HOOK, BATH, TIMSBURY, BA2 0NE

Open to offers

0 Bedroom Land located in Timsbury

Located in the charming area of Hook, Bath, this expansive plot of land presents a unique opportunity for potential investors and developers. Spanning an impressive 3.3 acres, this currently empty site is located on Hook Hill Road (B3115), just a short drive from residential properties and essential amenities. While the land does not currently have planning permission, the owner is open to offers and joint venture proposals, making this an enticing prospect for those looking to create something special in a highly sought-after location.

Bath is renowned for its rich history and stunning Georgian architecture, making it one of the UK's most desirable places to live. The area boasts a vibrant cultural scene, with attractions such as the Roman Baths and the picturesque Prior Park Landscape Garden, which offers breathtaking views and delightful walking paths. The local amenities are plentiful, ensuring that residents have access to everything they need for a comfortable lifestyle.


The BA2 area of Bath is particularly appealing due to its strong rental demand and excellent transport links. With Bath Spa station providing direct services to London Paddington in approximately 90 minutes, as well as easy access to Bristol and the M4, this location is ideal for commuters and families alike. The presence of two universities in the city further enhances the area's appeal, attracting students and professionals who contribute to the thriving rental market.

This land offers a blank canvas for those with vision, whether for residential development or other ventures. Viewings can be arranged promptly, allowing interested parties to explore the potential of this prime piece of real estate in one of the UK's most prestigious cities. Don't miss the chance to invest in a location that promises both reliable yields and excellent long-term capital growth.

Council Tax Band

Exempt

Energy Performance Graph

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

Call us on

01582 441225

info@mclains.co.uk

mclains.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.