



The Barn, Queen Charlton, Keynsham, Bristol, Somerset, BS31 2SQ

Guide price £750,000

A FINE OPPORTUNITY TO PURCHASE AN AGRICULTURAL BARN WITH CLASS Q PLANNING CONSENT TO CONVERT INTO A RESIDENTIAL DWELLING SET AT THE END OF ITS OWN DRIVEWAY ON THE OUTSKIRTS OF QUEEN CHARLTON, NR BRISTOL, SURROUNDED BY ITS OWN 14 ACRES OF AGRICULTURAL PASTURE LAND.



DIRECTIONS

From Queen Charlton village opposite St Margarets Church is both Queen Charlton Lane and Penhill Lane. Set between the two is a private entrance driveway which runs down to a stream and bridge over which the barn can be found.

THE BARN

Set surrounded by its own land with two access points on to council roads this is a wonderful opportunity to construct a new dwelling house in a sought after location on the edge of the popular village of Queen Charlton which lies only 5.5 Miles South West of Bristol yet is surrounded by its own land set in a quiet shallow valley offering privacy and seclusion in a rural setting. The gross internal floor area is over 300m2 with 232m2 shown as habitable area on the approved plans.

THE LAND

The land shown on the attached plan is ring fenced and has a separate access in from the South is made up of a series of 3 pasture fields and a copse ring fenced offering both seclusion and privacy.

LOCAL AUTHORITY

Bath & North East Somerset Council, Guildhall, High Street, Bath, BA1 5AW

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

METHOD OF SALE

The property will be offered for sale by private treaty.

PLANNING

Planning Application Reference: 22/01185/ADCOU. Bath and North East Somerset Council dated 09/05/2022.

SERVICES

Mains water and electricity are available nearby sewage will be by private sewage treatment plant.

TENURE

The property is freehold and will be offered for sale with vacant possession.

IMPORTANT NOTICE

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