



Former Poplar Nurseries, 7 The Batch, Batheaston, BA1 7DR

Former nursery with detached dwelling, redundant glass houses and land

Offers Invited in Excess Of £995,000 Freehold

**COOPER
AND
TANNER**

Former Poplar Nurseries

7 The Batch

Batheaston

Bath

BA1 7DR

- **Potential redevelopment opportunity, STPP**
- **Existing detached dwelling (requires renovation)**
- **Redundant plant nursery buildings**
- **Approximately 1.6 acre / 0.66ha site**
- **Elevated south facing plot with far reaching views**

Description

A former plant nursery site extending to approximately 1.6 acres comprising detached dwelling and redundant buildings in an enviable plot within Batheaston, 2 miles east of Bath.

It offers a rare chance for a variety of potential opportunities whether that be to create a bespoke family home with extensive grounds, a mixed use development or a more extensive brownfield redevelopment site for multiple dwellings, subject to any necessary consents.

Access leads from The Batch to the north of the High Street and, at the entrance, is a former retail kiosk. The driveway slopes up to a level parking area, it is subject to rights of access to the two neighbouring properties.

To the east is the dwelling and grounds. The dwelling needs improvement and would benefit from modernisation throughout and offers potential for extension or replacement, STPP. It has fantastic views to the south over Bathampton Meadows and beyond. The former glasshouses are positioned to the west side of the site.

Taxation

Business Rates – Rateable Value £2,100
Council Tax – Band E

Planning Matters

Interested parties should satisfy themselves with regard to historic, existing or potential future planning opportunities. Situated in the area covered by Bath and North East Somerset Council, the local plan currently under revision focusses on a *brownfield first* policy and may offer opportunities. Situated within a National Landscape (AONB) and within the Green Belt. The site is adjacent the Batheaston conservation area and nearby listed buildings.

Tenure

Freehold. Vacant possession on completion.

Method of Sale & Overage

Available for sale by Private Treaty. Conditional and unconditional offers are invited in excess of guide £995,000. An Overage Clause will be imposed in relation to consent for any residential development (save for replacement or extension of the existing dwelling) for a term of 35 years from completion at 30%. All enquiries invited.

Energy Performance

EPC Rating D/55 | **0150-3062-2205-9896-0204**

Viewings

Strictly by prior appointment with the selling agent.

Services

We understand that mains water, electricity and drainage are connected. The dwelling has oil fired central heating. Mains gas was connected to the glasshouses.

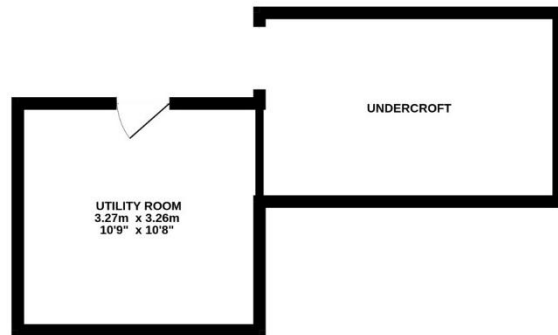
Important Notice

These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. May 2026.

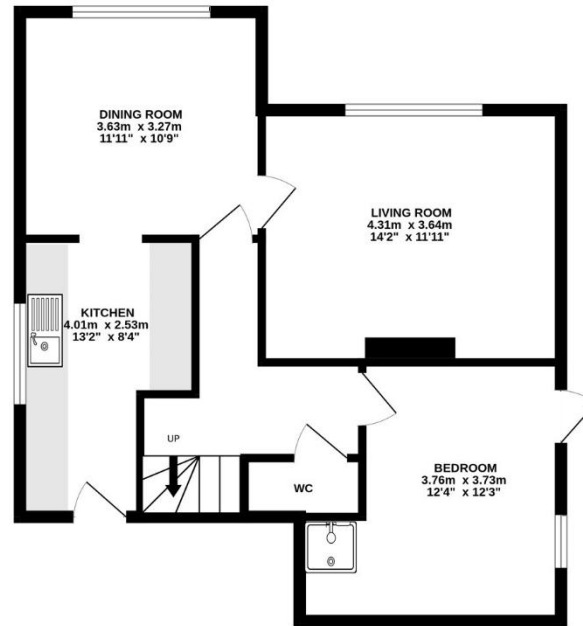


Indicative dwelling floor layout

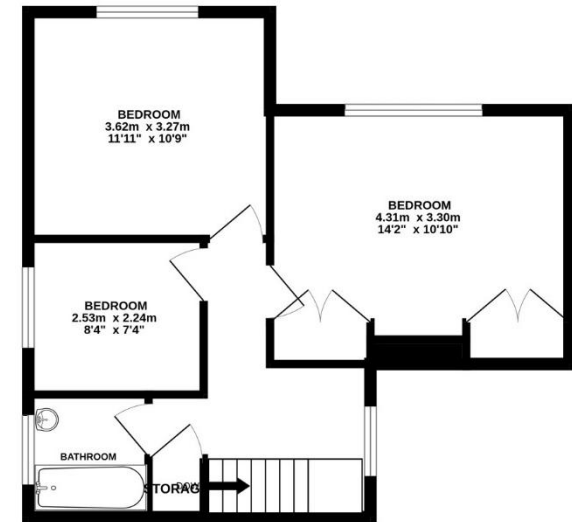
LOWER FLOOR
23.1 sq.m. (249 sq.ft.) approx.



GROUND FLOOR
55.9 sq.m. (602 sq.ft.) approx.



1ST FLOOR
43.9 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 122.9 sq.m. (1323 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



What3Words Location: [///shirt.gown.shall](https://www.what3words.com/shirt.gown.shall)





**COOPER
AND
TANNER**

COMMERCIAL PROPERTY DEPARTMENT

Telephone 0345 034 7758

commercial@cooperandtanner.co.uk

www.cooperandtanner.co.uk

