



## Creation of a new 'Contemporary Quarter' in Bath

Charlcombe Homes, Bath's premier 'boutique' private house builder, is at the forefront of a quiet revolution that is transforming a part of the most sought after Lansdown area of the city.

Discerning purchasers finally have an alternative to the five-storey, expensive to maintain and heat, Georgian houses with no off-street parking that are so prevalent in this stunning city.

Granville Road, on the edge of the Lansdown Escarpment and with possibly the best views in the whole of the City, has seen a number of completed and exceptional quality contemporary residential schemes, with others in the pipeline.

In addition to its Lansdown Ridge Development Charlcombe Homes has planning consent for two further schemes along the road and the MOD has recently sold its Enleigh South site to Skanska Residential for a quality development of smaller contemporary homes due to commence in 2013.

The main MOD Enleigh North site is to

be sold by the end of the year for an exciting development of a 'New Village' with the creation of many amenities, such as a new primary school and employment facilities, as well as open space and allotments.

Commenting on what is happening in this area Alastair Gibson, Managing Director of Charlcombe Homes said: "We are very excited to be playing such a major part in transforming this important approach to the City of Bath.

When we first got involved in this area about five years ago I was simply amazed by the staggering views from along the Granville Road escarpment.

On a clear day you can see the white horse at Westbury in one direction and the white horse at Cherhill, over forty miles away, in the other! The MOD Enleigh site is an absolute eyesore and its redevelopment will massively improve this gateway to the City as well as bringing much-needed amenities to this part of Lansdown.

I am delighted that B&NES Council has

embraced the overtly contemporary design approach that we, and others, have adopted."

The Lansdown Ridge Development has proved very popular, with one house sold 'off-plan' and the Lantern House being sold within four days of being opened as a show house. Commenting on the purchase, buyer Glenn Smith said:

"I relocated with my family from London to Bath in 2011 and decided to rent until we found the ideal house for us. My wife and I are very keen on contemporary design and, although we looked at all available properties that fitted this description over a long period, none of them was quite right for us.

When we saw the Lantern House at the Lansdown Ridge development by Charlcombe Homes we knew that it was the perfect house for us. We also knew that we would have to move very quickly as this is a very rare opportunity in Georgian Bath.

We love the design and the clever blend of traditional and modern materials as well as the way that the breathtaking views are

maximised by the light and airy nature of the bedrooms and living space. The quality and the finish of the house is excellent and we would thoroughly recommend this development to others."

Charlcombe Homes has recently released a second show house, the Tower House, so named because of the architectural feature of a tower that sits on top of the three-storey house, with extraordinary views on three sides.

The final property, Enleigh Lodge, is also ready to be released to the market. Commenting on the last two available properties at this development Managing Director, Alastair Gibson, said: "You really have to view these houses to appreciate just how spectacular the views are and how the architect has maximised them by very clever use of levels.

You have very little awareness of the MOD site across the road behind you and, in any event, this is to be re-developed in the near future.

There may be some temporary disruption from construction traffic for the

first phase of development but we have priced these houses to reflect this and I believe that purchasers getting in 'on the ground floor' will enjoy an uplift in values as the area is transformed into Bath's contemporary quarter.

We recently took a couple of friends from London to see the houses and asked them their view on value.

Their reply was that they thought they would be worth between £2-£2.5M! At under £1.4M for the top two houses buyers will be getting a lot of house for their money!

The strength of demand for new houses in this location is underlined by the fact that we have sold two out of five of the houses at our new development, at Crownhill, Granville Road, on a 'bespoke' basis off-plan."

Anyone wishing to view the Tower House or Enleigh Lodge, or to find out more about the other developments by Charlcombe Homes in this area, should contact selling agents, Knight Frank. Call 01225 325999 for further details.