



Cleveland Yard

Bath remains one of the most popular locations in the UK – and for quality of life, not many places can rival our city. One of the few World Heritage sites in the country, Bath offers the best of both worlds – and this is certainly the case for homebuyers.

Architecturally, Bath is a city of many faces – with jaw-dropping terraces, sand-coloured Bath stone, approximately 5,000 Grade I and Grade II listed properties and sympathetic conversions.

The imposing semi-circle of the Royal Crescent looking out across the vast expanse of Royal Victoria Park and the Kings Circus (or ‘the Circus’), a perfect circle of Georgian addresses still remain two of the most photographed and well known addresses in the UK.

The inspirational architecture continues to attract strong buyer interest and demand for property. However, the World Heritage status means that supply is constrained and only a small number of new developments receive planning permission.

Ash Mill Developments

One of the developers, which has received permissions in recent years is a company called Ash Mill Developments.

Based in London, the company launched in 1997 and for the last 10 years has been committed to building properties of outstanding quality.

Central to the design of every property

is respect for the heritage and sensitivity to the local environment to ensure that the area’s visual harmony is maintained.

As a result of Ash Mill’s reputation and excellence in this field, it has worked on many bespoke conservation schemes and developments across the West Country. For example, in 2000 it converted a former Baptist Chapel in Salcombe into three beautifully designed three and four bedroom houses and in 2005 it converted a former coaching house and Grade II listed hotel in Wells into twelve flats, duplexes and houses, plus eight new build houses.

Ash Mill’s love of the West Country’s heritage and architecture has remained a common theme, and next month marks the launch of the company’s latest project in Bath – Cleveland Yard on Sydney Wharf. The company has worked in Bath in

Above: Cleveland Yard at dusk.

Below: The glass link dining room in Canal House.

Stothert’s viewed from across the canal.

the past, converting a former hotel in Great Pulteney Street back into two elegant Grade I listed town houses in 2003. The success of this project and challenge to develop in a city with World Heritage Status meant that Ash Mill was keen to invest in other development opportunities. Cleveland Yard on Sydney Wharf is a bespoke conservation scheme with frontage to the Kennet & Avon Canal and views over the city of Bath. The development comprises of the partial refurbishment of Raby Villa – a Grade II listed early Regency townhouse – with three further properties, set within a peaceful and landscaped courtyard to the rear.

Historically, Sydney Wharf itself was constructed around 1800 for off-loading materials used during the construction of the Kennet & Avon Canal, as it entered Bathwick. This part of the canal opened in 1810 and in order to support the business of transportation and trade, dwellings, warehouses and stables sprang up creating thriving communities.

As part of this, John





Vaughan, a local builder and mason, moved his business to Sydney Wharf in 1828 and constructed a three storey office and warehouse on the site. By 1840, Vaughan's business had prospered and he was able to purchase an adjacent piece of land off the Duke of Cleveland's Bathwick Estate in order to build a house on his builder's yard. Bath architect John Pinch designed the house and Vaughan continued to operate a successful business in Sydney Wharf for 30 years, before his retirement in 1857. He died at Raby Villa in 1869 and is buried at St Mary's Churchyard in Bath.

Today, Raby Villa remains and stands as a majestic three storey townhouse, which has been sympathetically restored. This restoration has included stone cleaning, replacement of damaged stone balustrades and overhauling of the roof. Internally, the property has superb architectural detail, including striking fireplaces, a curved stone cantilevered staircase and decorative ceiling cornice.

Local expertise and materials have been used for the project – from using local builders (Gregory Thain based in Box), to Bath based interior design company – Concept Interior Design and Decoration. Each property has been designed and built with the utmost care and attention. The finishes are gently contemporary and elegant, yet have a unique quality to them using materials

Above:
The Canal House, and its stunning stairwell (top centre). Also the kitchen in Lewis House and the exterior of Lewis House viewed from the courtyard.

Bottom right:
Sunset over Bathwick St. Mary viewed from the courtyard.

such as limestone stone tiles and bleached oak flooring, hidden designer lighting and minimal fireplaces in Bath stone and slate.

The development is very secure, being set behind electric gates and has eight car parking spaces. Two of the houses have spectacular views across the canal, the bank of which forms the private garden space.

Christine Penny, Associate Director, Hamptons International, who is marketing the property commented, "Cleveland Yard is an incredibly exciting development for Bath, providing a beautiful and exclusive residential gem on the canal, which is all about lifestyle and quality. These properties will attract anyone who wants privacy, security and a tranquil, yet central location with secure parking. I always imagine the new owners will have yards of books, works of art and to be well travelled, yet when at home will either be entertaining or whiling away the hours people watching on the canal bank."

Nick Alexander, a Director at Ash Mill says "Cleveland Yard is the culmination of 3½ years work and we're delighted with the outcome of the development".

Overall, Cleveland Yard combines the beauty and heritage of Bath, with modern and elegant finishes.

The properties are available for sale from the end of February 2008, through the Bath office of estate agents - Hamptons International.

Contact information

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