

MAGGS & ALLEN

FLATS 1-4, HAZELWOOD
BROADWAY
CHILCOMPTON, RADSTOCK, BA3 4GT

Guide Price: £325,000+

- 12 February LIVE ONLINE AUCTION
- Freehold block of four flats
- 2 x 2-Bedroom Flats & 2 x 1-Bedroom Flats
- Fantastic investment / break-up opportunity
- Car park to the rear
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

FREEHOLD BLOCK OF 4 FLATS - SUPERB INVESTMENT / BREAK-UP OPPORTUNITY

DESCRIPTION

A fantastic investment or break-up opportunity comprising a detached freehold building arranged as four self-contained flats (2 x 2-bedroom apartments and 2 x 1-bedroom apartments).

Occupying a highly convenient position in Chilcompton, close to Midsomer Norton, the property benefits from a generous rear car park providing off-street parking for each flat.

The flats are currently let, generating a combined annual income of approximately £26,880, with clear scope to increase to in excess of £31,000 per annum. Alternatively, the units could be sold individually, with anticipated total break-up values in the region of £530,000.

LOCATION

The property is situated on Broadway in Chilcompton at the junction with Naish's Cross. Midsomer Norton and Radstock are both within easy reach and excellent transport links are provided to Bristol and Bath.

SCHEDULE OF ACCOMMODATION (Approx. Floor Areas)

Flat 1: Two-Bedroom Flat (441 sq ft)
Flat 2: Two-Bedroom Flat (495 sq ft)
Flat 3: One-Bedroom Flat (248 sq ft)
Flat 4: One-Bedroom Flat (344 sq ft)

POTENTIAL RENTAL / BREAK-UP VALUES

We would anticipate the following market rental and sales figures:

Flat 1: £675 pcm / £150,000
Flat 2: £695 pcm / £160,000
Flat 3: £600 pcm / £100,000
Flat 4: £625 pcm / £120,000

TOTAL: £31,140 Per Annum / £530,000

CURRENT TENANCY DETAILS

Each flat is let subject to an AST as follows:

Flat 1: £545 pcm (£6,540 pa) – holding over from 2013
Flat 2: £650 pcm (£7,800 pa) – holding over from 2021
Flat 3: £595 pcm (£7,140 pa) – holding over from 2023
Flat 4: £450 pcm (£5,400 pa) – holding over from 2011

TENURE

The property is for sale on a freehold basis, subject to the existing ASTs above.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ratings: Flat 1 - TBC / Flat 2 - C / Flat 3 - C / Flat 4 - C

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

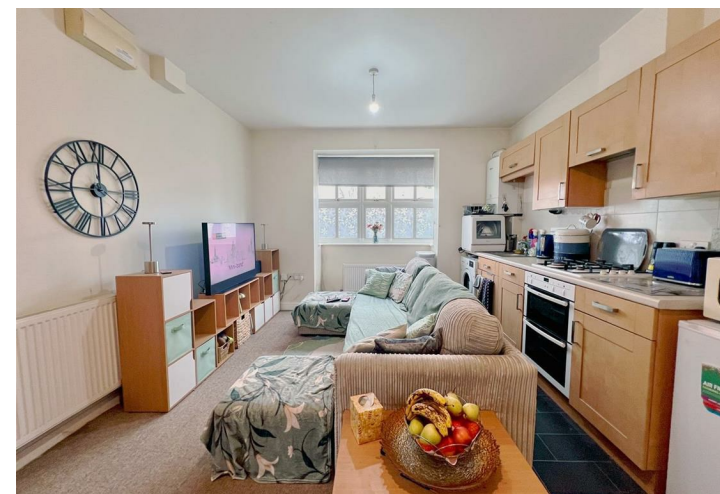
PRELIMINARY DEPOSITS

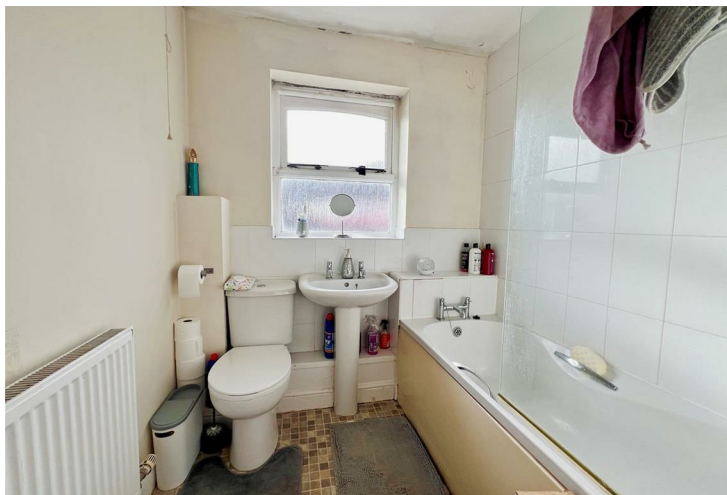
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**