



# MAGGS & ALLEN

14 & 15 LONG GROUND  
FROME, SOMERSET, BA11 1PJ

**Guide Price: £130,000+**

- 20 May LIVE ONLINE AUCTION
- Attractive three-storey period property
- Arranged as 2 flats (1-bedroom garden flat and 2-bedroom maisonette)
- Requires refurbishment throughout – ideal for investors and developers
- GDV of £355,000 once renovated
- Anticipated rental income of £22,200pa



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 May 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

THREE-STORY PERIOD PROPERTY ARRANGED AS TWO LARGE FLATS IN NEED OF REFURBISHMENT

#### DESCRIPTION

An attractive three-storey period property, currently arranged as two spacious self-contained flats, offering excellent scope to add value. The ground floor features a one-bedroom garden flat, while the first and second floors comprise a large two-bedroom maisonette.

Requiring full refurbishment, the property presents a prime opportunity for investors and developers alike. Post-renovation, the estimated Gross Development Value (GDV) is in the region of £355,000, assuming separate sales of the flats. Alternatively, the property could generate an approximate annual rental income of £22,200.

Situated on Long Ground in a sought-after residential area of Frome, the property benefits from convenient access to the town centre, a range of local amenities, and strong transport connections to Bath, Bristol, and the wider region.

#### LOCATION

Long Ground is situated in a well-established residential area of Frome, within easy reach of the town centre which offers a wide range of independent shops, cafés, restaurants and local amenities. The town also benefits from a railway station providing services to Bath and Bristol, along with convenient road links to surrounding towns and the wider region.

#### ACCOMMODATION

14 Long Ground - Ground Floor 1-Bedroom Garden Flat (Approx. 57 m<sup>2</sup>)

15 Long Ground - First & Second Floor 2-Bedroom Maisonette (Approx. 69 m<sup>2</sup>)

(Please note, floor areas above are taken from the EPC register)

Please refer to floorplan for approximate room measurements and internal layout.

#### TENURE

Understood to be freehold. Please refer to the legal pack for confirmation.

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground floor flat: D

Maisonette: D

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

#### 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](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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.

#### GDV AND RENTAL FIGURES

Estimated GDV of £355,000 if sold separately:

One-bedroom Garden Flat: £165,000

Two-Bedroom Maisonette: £190,000

Estimated rental income of around £22,200 per year:

One-bedroom Garden Flat: £850pcm

Two-Bedroom Maisonette: £1,000pcm

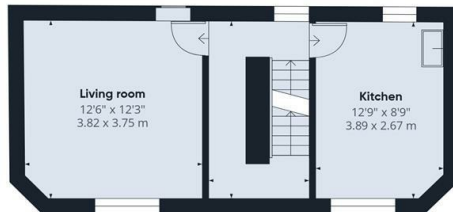




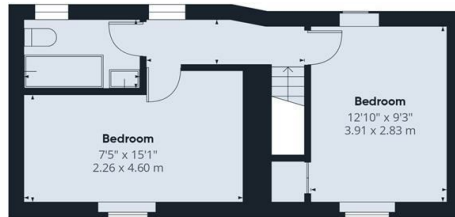
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Ground Floor - Flat 14



First Floor - Flat 15



Second Floor - Flat 15



Approximate total area<sup>®</sup>  
1224 ft<sup>2</sup>  
113.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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