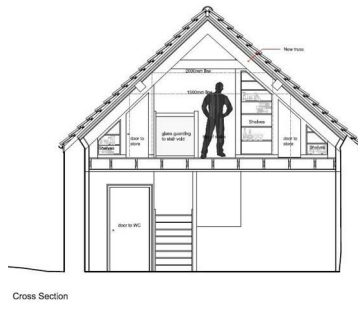
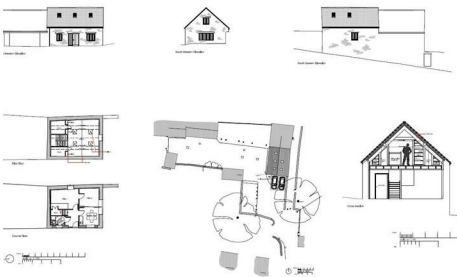




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## Garage Block off Gentle Street, Frome, Somerset, BA11 1JA

Auction Guide Price £95,000 +++

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold STONE GARAGE BLOCK with PLANNING GRANTED to convert to B1 OFFICES with 2 PARKING SPACES and possible change of use to RESIDENTIAL subject to consents.

# Garage Block off Gentle Street, Frome, Somerset, BA111JA

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ MARCH AUCTION \*\*\*

GUIDE PRICE RANGE £50,000 - £100,000 +++  
SOLD @ £95,000

ADDRESS | Freehold Garage Block with Planning Permission, 8-10 Wagon & Horses Yard, off Gentle Street, Frome, Somerset BA11 1JQ

Lot Number 9

The Live Online Auction is on Wednesday 13th March 2024 @ 17:30  
Registration Deadline is on Monday 11th March 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

## GUIDE PRICE RANGE

The vendors have issued a guide price range of £50,000 - £100,000 for this lot.

## THE SITE

A Freehold Grade II Listed stone building currently arranged as a rank of 3 garages ( c 860 Sq Ft ) with pitched roofs and up & over doors located in the heart of Frome.  
Sold with vacant possession

Tenure - Freehold  
Council Tax - n/a  
EPC - n/a  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

## DEVELOPMENT OPPORTUNITY | PLANNING GRANTED

Planning has been granted to convert the existing garages into a two storey B1 office. There may be scope for change of use to a residential scheme on the site subject to consents. This building project is likely to be of interest to SIPP's, for owner occupiers, psychotherapists & practitioners, professional artists, musicians photographers, possible for those looking to put their own mark on a building project of at an attractive entry into the market. Other uses may be considered subject to consents.

The proposed accommodation - 3 rooms, (2

interconnecting) all with natural daylight, kitchen, shower room, Mezzanine first floor into eaves storage & 2 car parking spaces.

## TRIPLE GARAGE | STORAGE

The garage block offers excellent parking and storage in the centre of town where both are at an absolute premium. The garages require refurbishment.

## PLANNING GRANTED

Reference 2021/2541/FUL  
Alternative Reference PP-10306293  
Application Received Mon 08 Nov 2021  
Application Validated Mon 08 Nov 2021  
Address Land To The Rear Of 3 Gentle Street Frome Somerset BA11 1JA  
Proposal Conversion of existing garage building to form B1 office  
Status Decided  
Decision Approval  
Decision Issued Date Fri 07 Jan 2022  
Appeal Status Unknown  
Appeal Decision Not Available

Full details of the proposed scheme and drawings can be downloaded with the online legal pack.

## LISTED BUILDING CONSENT

Reference 2021/2542/LBC  
Alternative Reference PP-10306293  
Application Received Mon 08 Nov 2021  
Application Validated Mon 08 Nov 2021  
Address Land To The Rear Of 3 Gentle Street Frome Somerset BA11 1JA  
Proposal Works in association with conversion of existing garage building to form B1 office.  
Status Decided  
Decision Approval  
Decision Issued Date Fri 07 Jan 2022  
Appeal Status Unknown  
Appeal Decision Not Available

## LOCATION

Gentle Street is a historic 18th century location in the centre of Frome. Frome is voted one of best places to live in UK by Sunday Times 2021 & shortlisted best place in Somerset 2023.  
Car parking in the town centre is in short supply & the community lead plans for redevelopment of Saxon Vale and the Silk Mill, a short walk past the impressive St Johns Church will only serve to strengthen the future appeal of the town and this historic location.  
Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington and Frome to Waterloo.

## SOLICITORS

Jenny Doran  
NSS Legal  
t: 020 8209 1222  
jenny@nsslegal.co.uk  
<https://www.nsslegal.co.uk/>

## EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

## LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

## IMPORTANT AUCTION INFORMATION

### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment. We will send you an email and text to confirm the appointment time and the full property address. Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

### ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge. Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password. Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them. You will be automatically updated by email if any new information is added. There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added. \*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

### BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 +

VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

### GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### 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.

### PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM. The form can be found on the Hollis Morgan website on the individual auction property listing. Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

# Garage Block off Gentle Street, Frome, Somerset, BA111JA

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## REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction the hold placed on your card will be lifted.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

## 2024 CHARITY OF THE YEAR

Hollis Morgan is supporting The Malcolm Gunter Foundation as our 2024 Charity of the year with a % of each Buyers premium being donated.

In 2018 Malcolm Gunter passed away from Motor Neurone Disease - In his memory, MGF has raised over £200,000 and provided support and grants for many local people living with and affected by MND. 100% of all monies raised will be utilised in supporting sufferers of MND with their physical and emotional needs, and research into the disease .

Visit the Hollis Morgan Charity Page of our website for further details

## AUCTION PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer

Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.