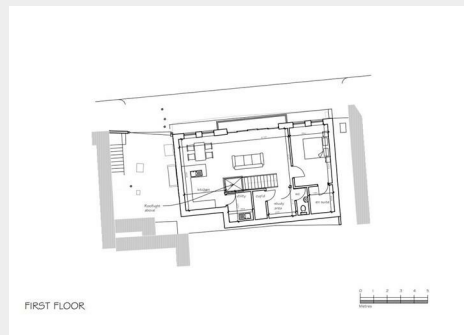
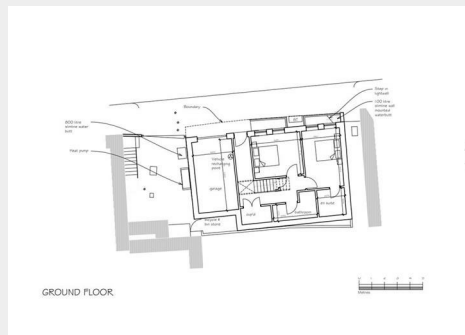


## Building Plot @, Wellsway, Bear Flat, Bath, BA2 4RR

Auction Guide Price +++ £95,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- BATH BUILDING PLOT
- RESI PLANNING GRANTED
- 3 BED | 3 BATH MEWS HOUSE WITH GARAGE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold BUILDING PLOT with PLANNING GRANTED to erect a contemporary 3 BED | 3 BATH MEWS HOUSE with INTEGRAL GARAGE.

# Building Plot @, Wellsway, Bear Flat, Bath, BA2 4RR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Plot to rear of 21c Wellsway, Bruton Avenue, Bear Flat, Bath BA2 4RR

Lot Number 12

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30  
Registration Deadline is on Monday 15th September 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE LAND

The site comprises a rank of 5 single garages with an additional strip of land to the rear.

Sold with vacant possession.

Tenure - Freehold

### THE OPPORTUNITY

RESI PLANNING | MEWS HOUSE

Planning has been granted ( 24/04008/FUL ) to erect a contemporary 3 Bedroom Mews House with upside down accommodation, terrace and integral garage in this most sought after and convenient of locations.

Ground Floor - Bedroom 1 | En Suite | Bedroom 2 | Bathroom | Integral Garage

First Floor - Open Plan Kitchen / Diner / Living Space | Terrace | Utility | Study Area | WC | Bedroom 3 | En Suite

We are informed that the seller has installed water supply pipes to the site.

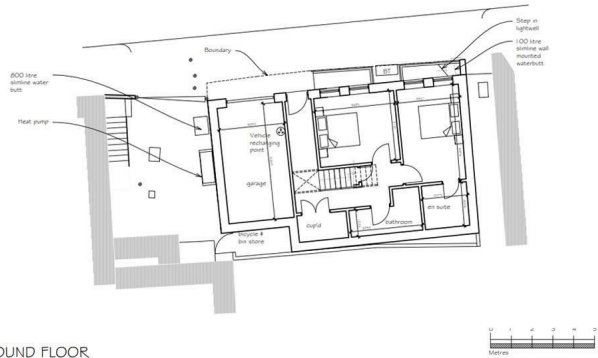
Please note - A CIL payment will be payable by the Buyer, calculated at a minimum of £21,222.69. The Seller shall have no liability for this payment or for any other payments associated with the Property after completion.

Please refer to the legal pack for more details.

### LOCATION

Conveniently positioned for easy access to the main city centre a 0.3 mile walk. Bearflat and its many amenities is also a short 0.3 mile walk. He you will find a choice of eateries, independent shops and convenience stores. Bath Spa railway station is a 0.4 mile walk. If looking for local green space then Alexandra Park is a 0.5 mile walk and offers acres of green space and stunning views of the city.

## Floor plan



GROUND FLOOR.

## EPC Chart



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Bristol

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## 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.

Please refer to our website for further details.