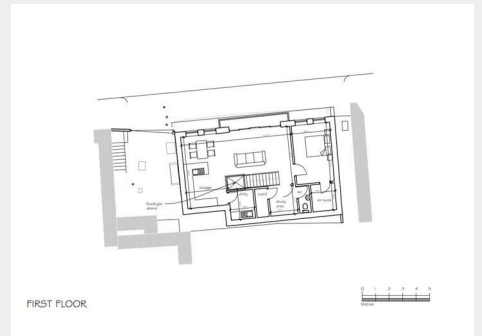
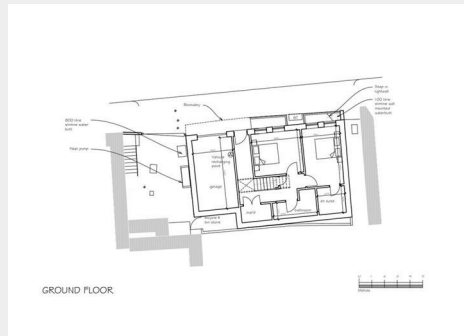


Building Plot @, Wellsway, Bear Flat, Bath, BA2 4RR

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”

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.

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.

PLANNING GRANTED

Planning Application Reference: 24/04008/FUL

Garages To Rear Of 21C Wellsway, Bruton Avenue, Bear Flat, Bath, Bath And North East Somerset,

Proposal - Demolition of existing disused garages and the erection of 1No new dwelling

Type of Application - Full Application

Status - Application Permitted

Ward - Widcombe And Lyncombe

Decision - PERMIT

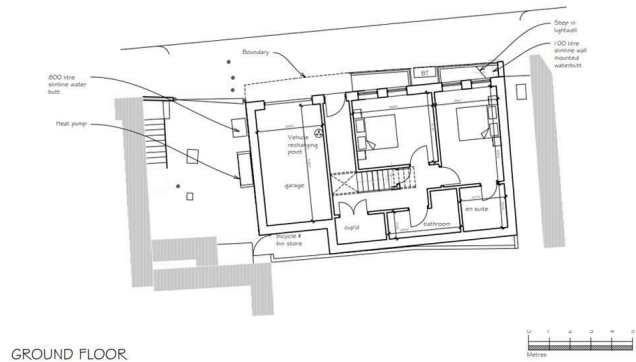
Decision Type - Delegated

Planning Portal Reference Number - PP-13508469

PLANNING INFORMATION

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

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

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Please refer to our website for further details.