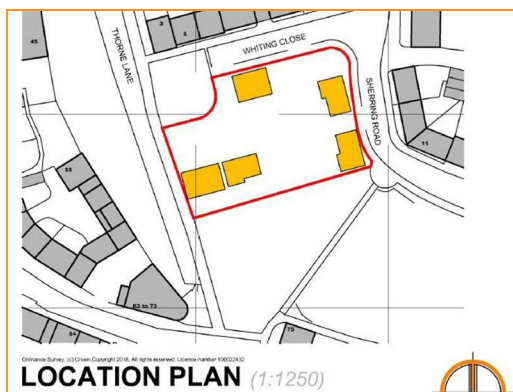




Development Site, Sherring Road, Shepton Mallet, Somerset, BA4 4HZ

Sold @ Auction £300,000

Hollis Morgan - NOVEMBER 18TH LIVE ONLINE AUCTION - A Freehold DEVELOPMENT SITE (0.35 Acres) with PLANNING GRANTED to erect a stylish scheme of SEVEN HOUSES with a GDV of £1.765m



Development Site, Sherring Road, Shepton Mallet, Somerset, BA4 4HZ

ADDRESS

Land Adj To Sherring Road Shepton Mallet Somerset BA4 4HZ

FOR SALE BY LIVE ONLINE AUCTION

SOLD @ NOVEMBER LIVE ONLINE AUCTION

GUIDE £290,000 +++

SOLD @ £300,000

Lot Number 37

The Live Online Auction is on Wednesday 18th November 2021 at 18:00

Registration Deadline is Monday 16th November

The Auction will be streamed LIVE ONLINE and you can BID by telephone, proxy or via your computer with your secure and unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details or visit the Hollis Morgan auction website.

Or simply email bid@hollismorgan.co.uk

VIEWING

The site is open for inspection at all times.

SOLICITORS

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Gould and Swayne

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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.

Follow the RED link 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.

THE LAND

A Freehold parcel of land comprising 0.37 Acres with road frontage onto both Whiting Close and Sherring Road located adjacent to Little Brooks Green.

LOCATION

The historic market town of Shepton Mallet is located in the Mendip district of Somerset, five miles east of Wells, England's smallest city. Both the City of Bristol and the picturesque City of Bath, a World Heritage Site, are located just 18 miles away and easily accessible. Shepton Mallet itself offers a range of local amenities and shopping facilities including a large supermarket, leisure centre, lido with fitness centre, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools. There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only six miles away.

THE OPPORTUNITY

PLANNING GRANTED

The land is sold with the benefit of outline planning for a stylish scheme of 7 houses with parking and 4 guest spaces.

We understand the GDV is in the region of £1.765m

We are informed NO CIL is payable on the site.

PROPOSED SCHEDULE AND GDV

PLOT 1

4 Bedroom Detached House

120 SqM

3 Parking Spaces

Garden

Resale Value £325,000

PLOT 2

4 Bedroom Detached House

120 SqM

3 Parking Spaces

Garden

Resale Value £325,000

PLOT 3

2 Bedroom Semi Detached House

63 SqM

2 Parking Spaces

Garden

Resale Value £190,000

PLOT 4

2 Bedroom Semi Detached House

63 SqM

2 Parking Spaces

Garden

Resale Value £190,000

PLOT 5

4 Bedroom Detached House

120 SqM

3 Parking Spaces

South Facing Garden

Resale Value £330,000

PLOT 6

3 Bedroom Semi Detached house

77 SqM

2 Parking Spaces

South Facing Garden

Resale Value £215,000

PLOT 7

2 Bedroom Semi Detached House

63 SqM

2 Parking Spaces

South Facing Garden

Resale Value £190,000

TOTAL GDV

£1.765m

PLANNING GRANTED

Application Number: 2018/0743/OTA

Date of Application: 12th April 2018

Application Type: Outline - All Matters Reserved

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby GRANT OUTLINE PLANNING PERMISSION to carry out the works described in the application subject to the conditions hereunder stated.

Proposal: Outline Planning Application (with all matters reserved) for the erection of up to 7 dwellings (amended indicative layout)

Location: Land Adj To Sherring Road Shepton Mallet Somerset BA4 4HZ

Parish: Shepton Mallet Town Council

DECISION: Approval with Conditions

PLANNING INFORMATION

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

VAT

We are informed VAT will be payable in addition to the purchase price. The VAT paid will be recoverable by the purchaser provided that they are registered, or register, for VAT, and provided that they also make an option to tax in relation to the property.

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 or not 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.



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