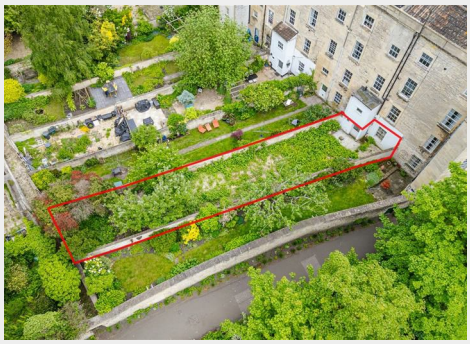
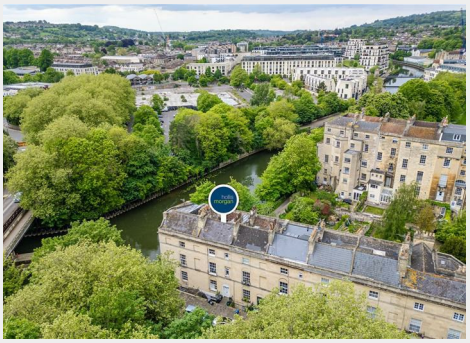
# Garden Flat, 2 Norfolk Buildings, Walcot, Bath, BA1 2BP

Auction Guide Price +++ £150,000





- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- LEASEHOLD LOWER GROUND FLOOR FLAT
- 3 BEDS | LARGE GARDEN
- REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Leasehold 3 BED GARDEN FLAT ( 969 Sq Ft ) now in need of MODERNISATION with huge potential for HOME or INVESTMENT.

# Garden Flat, 2 Norfolk Buildings, Walcot, Bath, BA1 2BP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | Garden Flat, 2 Norfolk Buildings, Walcot, Bath BA1 2BP

Lot Number TBC

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th July 2026 @ 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"

### GUIDE PRICE RANGE
The vendors have issued a guide price range of £150,000 - £200,000 for this lot.

### THE PROPERTY
A Leasehold garden flat with private access on the lower ground floor of this charming Grade II Listed terrace close to the centre of Bath. The property ( 969 Sq Ft ) has the whole of the garden with flexible 3 bedroom accommodation including the vaulted bedroom areas at the front.
Sold with vacant possession.

*** PROPERTY WILL BE FULLY CLEARED - UPDATED IMAGES TO FOLLOW ***

Tenure - Leasehold
Council Tax - TBC
EPC - D
Management Fees - New Lease | Refer to Legal Pack
Lease length - New Lease | Refer to Legal Pack

### THE OPPORTUNITY
3 BED GARDEN FLAT | MODERNISATION

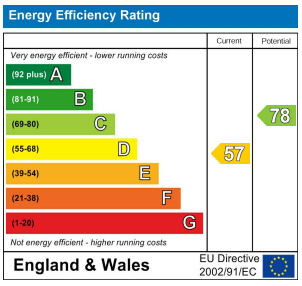
The property is vacant and now in need of modernisation with scope for a charming 2 / 3 bedroom garden flat depending on the chosen layout to suit both owner occupiers and investors.
Please refer to independent rental appraisal.
All subject to gaining the necessary consents.

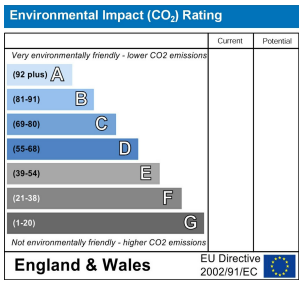
### PLANNING | 3 BEDS
Address of Proposal - 2 Norfolk Buildings, Bath, BA1 2BP
Proposal - Use as attic studio flat, second floor one bedroom flat, first floor one bedroom flat, ground floor studio flat and basement three bedroomed flat
Type of Application - Cert of Lawfulness (Existing) 191
Status - Lawful
Ward - Kingsmead
Decision - LAWFUL
Decision Type - URBAN Delegated Decision
Planning Portal Reference Number - 15636

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

## Floor plan

## EPC Chart





hollis morgan

9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk



Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ


## 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.