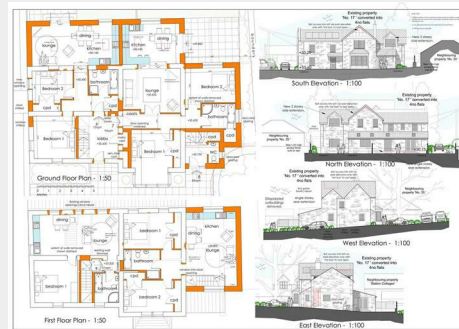


# Development Site @, 17 Station Road, Midsomer Norton, Sold @ Auction £300,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ APRIL LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE | 0.63 ACRES
- PLANNING GRANTED – REFER TO LEGAL PACK
- 11 HOUSES / FLATS | GDV £2.605 m
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE ( 0.63 Acres ) with PLANNING GRANTED for 11 X HOUSES / FLATS with a GDV of £2.605m

# Development Site @, 17 Station Road, Midsomer Norton, Somerset, BA3 2AZ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ APRIL LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £100,000 +++  
SOLD @ £300,000

ADDRESS | 17 Station Road, Midsomer Norton, North Somerset BA3 2AZ

Lot Number 11

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 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 PROPERTY

A Freehold brownfield development site of 0.63 Acres with a range of derelict buildings and vehicular access from Station Road.  
Sold with vacant possession.

For sale on behalf of Fixed Charged Receivers

Tenure - Freehold

Council Tax - Band A/B

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

PLANNING GRANTED | 11 HOUSES / FLATS

Planning has been granted (20/00241/FUL) to demolish the existing buildings and erect a scheme of 11 residential houses and flats with a GDV of £2.605m

### PROPOSED SCHEDULE OF DEVELOPMENT & GDV

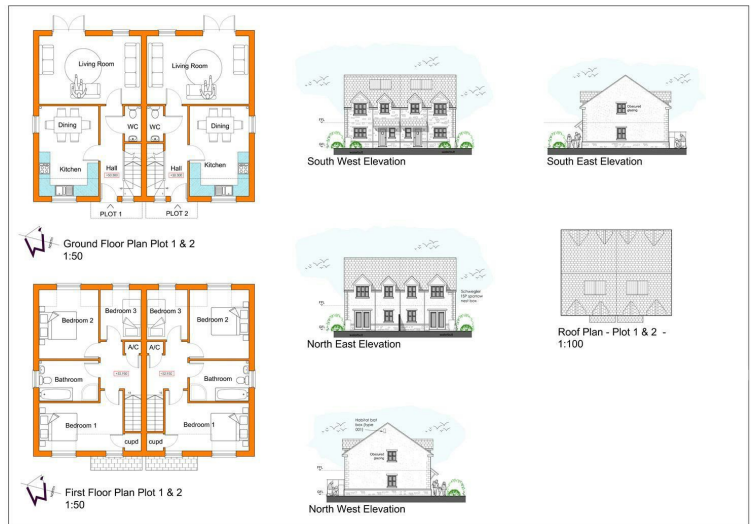
- Plot 1 – Semi Detached House | 3 Bed | 1023 Sq Ft - £285K
- Plot 2 – Semi Detached House | 3 Bed | 1023 Sq Ft - £285K
- Plot 3 – Ground Floor Flat | 2 Bed | 592 Sq Ft - £180K
- Plot 4 – Ground Floor Flat | 2 Bed | 700 Sq Ft - £210K
- Plot 5 – Ground Floor Flat | 2 Bed | 743 Sq Ft - £225K
- Plot 6 – Ground Floor Flat | 2 Bed | 775 Sq Ft - £235K
- Plot 7 – Ground Floor Flat | 2 Bed | 1012 Sq Ft - £300K
- Plot 8 – Ground & First Floor Maisonette | 2 Bed | 915 Sq Ft - £275K
- Plot 9 – First Floor Flat | 1 Bed | 549 Sq Ft - £165K
- Plot 10 – Semi Detached House | 2 Bed | 689 Sq Ft - £190K
- Plot 11 - Semi Detached House | 3 Bed | 926 Sq Ft - £255K

TOTAL – 8,947 Sq Ft | £2.605m

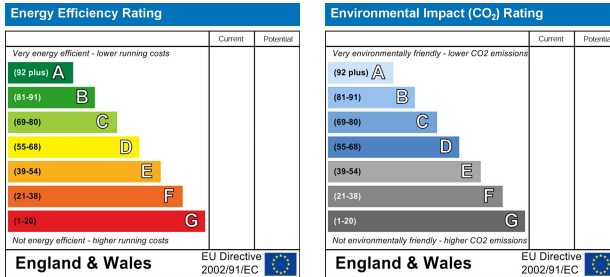
### AFFORDABLE HOUSING

We are informed no affordable housing provision required - interested parties to make their own investigations.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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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.