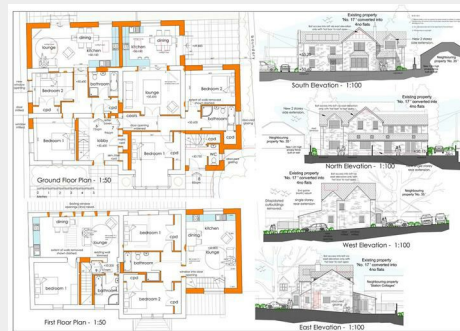


# Development Site @, 17 Station Road, Midsomer Norton, Auction Guide Price +++ £130,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 20TH MAY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY 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 – MAY 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

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

Lot Number TBC

The Live Online Auction is on Wednesday 20th May 2026 @ 12:00 Noon  
Registration Deadline is on Friday 15th May 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”

### 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

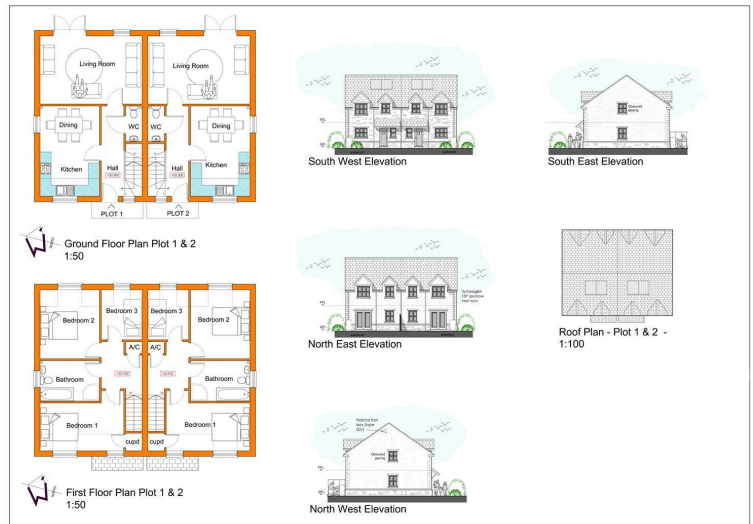
TOTAL – 8,947 Sq Ft | £2.605m

### AFFORDABLE HOUSING

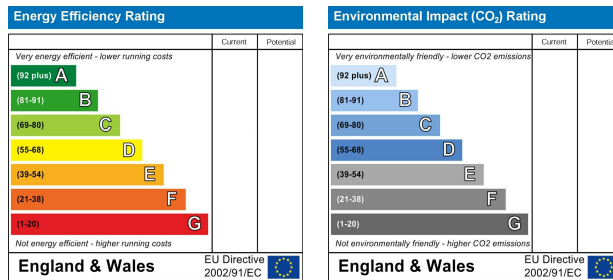
We are informed no affordable housing provision required - interested parties to make their own investigations.

CIL - Payable. Please refer to the online legal pack.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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## Auction Property Details Disclaimer

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Please refer to our website for further details.