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auction



Bradley Little Keyford Lane, Frome, Somerset, BA11 5BB

Auction Guide Price £230,000 +++

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold DETACHED BUNGALOW (1091 Sq Ft) in need of COMPLETE MODERNISATION on a LARGE PLOT (0.16 Acres) with HUGE POTENTIAL.

Bradley Little Keyford Lane, Frome, Somerset, BA11 5BB

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ FEBRUARY AUCTION ***

GUIDE PRICE £100,000 +++
SOLD @ £230,000

ADDRESS | Bradley, Little Keyford Lane, Frome,
Somerset BA11 5BB

Lot Number 2

The Live Online Auction is on Wednesday 14th February
2024 @ 17:30
Registration Deadline is on Monday 12th February 2024
@ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis
Morgan website & you can chose 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”

VIEWINGS

Please submit a viewing request online and we will
contact you to organise an appointment.
We will send you an email and text to confirm the
appointment time and the full property address.
Viewings are supervised by a member of the Hollis
Morgan Auction team who will meet you at the property.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to
mutual consent.

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.
Press the GREEN button 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.

EPC

For full details of the EPC please refer to the online legal
pack.

THE PROPERTY

A Freehold detached bungalow (1091 Sq Ft) occupying
a mature 0.16 Acre plot with off street parking and
garage plus large garden to rear.
Sold with vacant possession

LOCATION

With a population of 25,000, Frome’s popularity has
grown exponentially in recent years; heralded as the
best place to live in Britain by the Sunday Times in 2018.
The town continues to garner high regard for its ‘flatpack
democracy’, thanks to a coalition of independents who
took control of all 17 seats on its council. This activity
has contributed greatly to its growing community of
independent shops, creative businesses and eateries,
saturated in its artisan quarter on Catherine Hill. Rye
Bakery and Stony Street Café rank high in popularity with
residents. The Frome Independent, a monthly market
showcasing local artisans and food producers, has
helped put Frome on the map, attracting over 80,000
visitors annually.

Frome sits 13 miles south of Bath and 23 miles from the
city of Bristol. Located at the eastern end of the Mendip
hills, the surrounding countryside and popular nearby
towns of Mells and Bruton are easily accessible. The
town has its own station, providing regular connections
directly into London Paddington in under 2 hours.

THE OPPORTUNITY

DETACHED BUNGALOW | MODERNISATION

The property now requires complete modernisation but
offers scope for a generously proportioned bungalow in
this sought after and quiet location.

SCOPE TO EXTEND | NEW BUILD

Interested parties should not that similar properties have
been extended both to the rear and into the attic space.
There may also be scope for demolition and erection of
1 / 2 dwellings on the site.
All subject to consents.

SOLICITORS

Laura Prouse
Ashfords
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l.prouse@ashfords.co.uk
<https://www.ashfords.co.uk/>

MATERIAL INFORMATION

Tenure - Freehold
Council Tax - D
EPC - TBC
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

Should any last minute addendums occur you will be automatically notified by email.

PRE AUCTION OFFERS

On this occasion the seller will not be considering pre auction offers.

IMPORTANT AUCTION INFORMATION

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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 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.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the “Register to Bid” button.

The “Register to Bid” button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,200)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction the hold placed on your card will be lifted.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

2024 CHARITY OF THE YEAR

Hollis Morgan is supporting The Malcolm Gunter Foundation as our 2024 Charity of the year with a % of each Buyers premium being donated.

In 2018 Malcolm Gunter passed away from Motor Neurone Disease - In his memory, MGF has raised over £200,000 and provided support and grants for many local people living with and affected by MND.

100% of all monies raised will be utilised in supporting sufferers of MND with their physical and emotional needs, and research into the disease .

Visit the Hollis Morgan Charity Page of our website for further details

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.