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hollis
 morgan
 auction



EXISTING ELEVATIONS & FLOORPLAN



PROPOSED SCHEME - OVERVIEW



PROPOSED ELEVATION



PROPOSED FLOORPLAN



Rear of 10 High Street, Shepton Mallet, Somerset, BA4 5AN

Auction Guide Price £120,000 +++

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A Freehold DEVELOPMENT OPPORTUNITY (3067 Sq Ft) with planning granted (2017) to convert into 3 X FLATS and 1 x HOUSE in the centre of this popular town.

Rear of 10 High Street, Shepton Mallet, Somerset, BA4 5AN

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS - Rear 10 High Street, Shepton Mallet BA4 5AN

*** SOLD @ AUCTION ***

GUIDE PRICE £125,000 +++
SOLD @ £120,000

Lot Number – 25

The Live Online Auction is on Wednesday 13th April 2022 @ 18:00

Registration Deadline is on Monday 11th April @ 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”

VIEWINGS

External viewings at all time

*** PLEASE NOTE THE PROPERTY IS POTENTIALLY DANGEROUS AND INTERESTED PARTIES VIEW AT THEIR OWN RISK AND WILL BE ASKED TO SIGN A WAIVER ***

Internal viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

We insist safe social distancing is always practiced – you will need a facemask to enter the property.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

EXTENDED COMPLETION

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

SOLICITOR

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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.

EPC

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

THE PROPERTY

A Freehold Grade II Listed period property (3067 Sq Ft) in need of complete modernisation with accommodation arranged over three floors with pedestrian access from the High Street.

Sold with vacant possession.

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

DEVELOPMENT OPPORTUNITY

Planning was granted in 2017 to convert the property into 3 x self contained flats and 1 x House. The vendors are unable to confirm that works have commenced and the planning may have lapsed - buyers will need to make their own investigations.

GDV APPRAISAL

Unit 1 – £145,000
Unit 2 – £130,000 - £140,000
Unit 3 – £95,000 - £100,000
Unit 4 – £175,000 - £180,000

TOTAL - 545,000 - £565,000

RENTAL APPRAISAL

Unit 1 –£600 - £650 pcm
Unit 2 - £600 - £650 pcm
Unit 3 - £550 pcm
Unit 4 - £750 - £800 pcm

TOTAL - £2,500 - £2650 pcm
TOTAL - £30,000 - £31,800 pa

PROPOSED SCHEDULE OF DEVELOPMENT

UNIT 1

GROUND FLOOR 2 BED FLAT (839 Sq FT)
Communal entrance | Open Plan Kitchen & Living Space | French doors to Rear | Bedroom 1 | Bedroom 2 / study | Bathroom

UNIT 2

FIRST FLOOR 2 BED FLAT (570 Sq Ft)
Communal entrance | Open Plan Kitchen & Living Space | Bedroom 1 | Bedroom 2 / study | Bathroom

UNIT 3

SECOND FLOOR 2 BED FLAT (430 Sq Ft)
Communal entrance | Open Plan Kitchen & Living Space | Bedroom 1 | Bathroom

UNIT 4

2 BED HOUSE WITH GARDEN (548 Sq Ft)
Ground Floor: Private Entrance | Private Garden | Open Plan Kitchen & Living Space | WC
Frist Floor: Bedroom 1 | Bedroom 2 / study | Bathroom

PLANNING GRANTED (2017)

Reference 2017/2956/LBC
Alternative Reference PP-06510609
Application Received Mon 06 Nov 2017
Application Validated Wed 08 Nov 2017
Address 10 High Street Shepton Mallet BA4 5AN
Proposal Proposed renovation and conversion to form 4

residential units. Re-application for consent following lapse of previous consent 2011/2759.

Status Decided

Decision Approval with Conditions

Decision Issued Date Wed 03 Jan 2018

Appeal Status Unknown

Appeal Decision Not Available

APPEAL REF

APP/Q3305/W/14/3000935.

We are informed by the vendors works commenced on site, although Building Control have not visited and signed off the commencement - buyers to make their own investigations.

PLANNING INFORMATION

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

STANDARD AUCTION INFORMATION

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.

PRE-AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.

Pre-auction offers can ONLY be submitted by completing the online PRE-AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button.

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

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 your holding deposit will be returned within 48 hours.

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

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

AUCTION BUYER'S GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2022 CHARITY OF THE YEAR

Hollis Morgan is supporting Bristol Charity Gympanzees as our 2022 Charity of the year with a % of each Buyers premium being donated.

Gympanzees are a charity based in Bristol helping children and young people with disabilities to access fun, fitness, and friendship.

Visit the Hollis Morgan Charity page of our website for further details or the charity direct @ www.gympanzees.org

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

WHY HOLLIS MORGAN

Want to sell a property by Live Online Auction?

In 2020 we sold 150 lots by this updated method - we have embraced this change and move forward with our 2021 live online calendar of sales confident we can provide the best service for our clients.

Did you know...In 2020 Hollis Morgan SOLD more lots by auction in Bristol, North Somerset & Gloucester than any other auctioneer!

Did you know...In 2020 Hollis Morgan SOLD more £££'s of BS postcode lots than all the other local auctioneers combined!

Did you know...Since 2010 we have offered more lots in our catalogue (2151) than any other local firm.

*Source EIG Group 2021

Hollis Morgan holds the largest monthly land & property auctions in the region – book your free, no obligation valuation today!

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.