



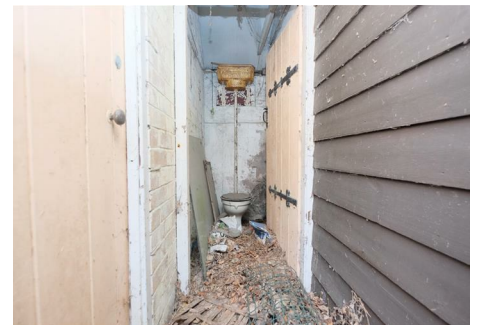
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hollis  
morgan

auction



## The Lodge, Rowden House Vallis Road, Frome, Somerset, BA11 3EA

Auction Guide Price £380,000 +++

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold DETACHED COTTAGE ( 2024 Sq Ft )  
in need of MODERNISATION with GARDENS, PARKING and SCOPE TO DEVELOP  
OUTBUILDINGS stc.

# The Lodge, Rowden House Vallis Road, Frome, Somerset, BA11 3EA

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JULY ONLINE AUCTION \*\*\*

GUIDE PRICE £200,000 +++

SOLD @ £380,000

FOR SALE ON BEHALF OF SOMERSET COUNCIL -  
ALL ENQUIRIES TO HOLLIS MORGAN  
PLEASE NOTE VIEWINGS ARE STRICTLY BY  
APPOINTMENT  
PLEASE DO NOT PARK IN THE ROWDEN HOUSE  
CARE HOME CAR PARK

ADDRESS | The Lodge, Rowden House, Vallis Road  
Frome, Somerset, BA11 3EA

Lot Number 2

The Live Online Auction is on Wednesday 26th July  
2023 @ 17:30

Registration Deadline is on Monday 24th July 2023 @  
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

DUE TO DELAY WITH LEGAL PACK VIEWINGS WILL  
RECOMMENCE IN LATE JUNE - PLEASE REGISTER  
YOUR INTEREST TO BE KEPT UPDATED.

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.

## 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.

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.

## PRE AUCTION OFFERS

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

## THE PROPERTY

A charming Freehold detached cottage set within the  
grounds of Grade II Listed Rowden House ( we  
understand the Lodge is not listed but is within the  
conservation area ) with accommodation ( 2024 Sq Ft )  
arranged over two floors with various outbuildings and  
stables on the ground floor leading to mature gardens  
and parking ( refer to site map )

The property has vehicular access initially via a shared  
driveway which leads to a private driveway at the rear of  
the lodge.

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 COTTAGE FOR MODERNISATION

The property now requires modernisation but offers scope for a fine home or investment in this private and attractive location close to the town centre.

### SCOPE TO EXTEND | DEVELOP OUTBUILDINGS

There is scope to extend the property and to develop the outbuildings to increase the number of bedrooms and the ground floor layout.

Subject to consents.

## SOLICITORS

Somerset Council - Legal Services

Nicola Townsend

[www.somerset.gov.uk](http://www.somerset.gov.uk)

## IMPORTANT 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.

## 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 & 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.

## 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.

## 2023 CHARITY OF THE YEAR

Hollis Morgan is supporting Spear Bristol as our 2023 Charity of the year with a % of each Buyers premium being donated.

Spear Bristol works with 16 - 24 year olds who struggle to find and then stay in employment and further education.

During intensive 6 week programmes our young people are taught a range employment getting skills and arguably more importantly, our coaches look to address the underlying reasons our young people struggle and seek to equip them with coping mechanisms to build confidence and resilience.

With our help Spear Bristol will be working with some 100 young Bristol people this year - Visit the Hollis Morgan Charity page of our website for further details

## TESTIMONIALS

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

## I WANT TO SELL BY AUCTION

Since 2010 Hollis Morgan have been the most successful land and property auctioneers across the Region. Famous for large public sales our reputation was built on transparent, competitive bidding leading to some memorable results. As a reaction to covid we have moved to a monthly live online platform which has proved to be a huge success. Our core service has all the benefits of a traditional auction but now, via a fully interactive online saleroom with options to bid by telephone, proxy or online we can now reach a national and international audience - the feedback from our clients is hugely positive and we are now committed to this 21st century method of selling land and property.

In 2022 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset, Bath & Gloucester than any other Auctioneer!

In 2022 over £65m of land and property was successfully sold under the hammer by Hollis Morgan.

Since 2010 Hollis Morgan have Sold More Lots by auction than any other local firm!

Bristol's most experienced auctioneer Andrew Morgan MBE – with forty years' experience on the rostrum.

Auction specific premium adverts on both the UK's biggest property portals Rightmove & Zoopla.

Digital Mailing list of over 40,000 Local, National,

Regional and International Developers, Investors and family buyers.

Over 100 years combined property experience operating from our Regional HQ based in Clifton covering Bristol and the West Country.

Innovative yet simple marketing techniques such as virtual tours, drone shots, video tours, hi vis signage and professional photos.

Active and coordinated social media presence on Instagram, twitter, LinkedIn and Google.

## WHY LIVE ONLINE AUCTION?

- Fixed Timescales & Speed - Exchange on the day with a quick & fixed completion of 4, 6 or 8 weeks.

- Closure & Control - 10% non refundable deposit taken upon exchange and the deal is done unlike a traditional sale.

- High Profile Sale – Intensive 4-6 week marketing campaign to make your lot visible and available to all potential buyers.

- Guaranteed Price - you set a minimum reserve which protects you from selling for any less than you want.

- Transparency & Competitive Bidding - Auction provides a transparency of sale ensuring your lot is sold to the person willing to pay the most on the day.

For loads more reasons to instruct Hollis Morgan and the statistics to back it up please visit our selling by auction section of the Hollis Morgan website.

## 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.