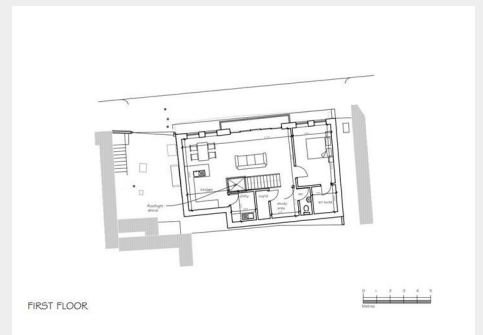
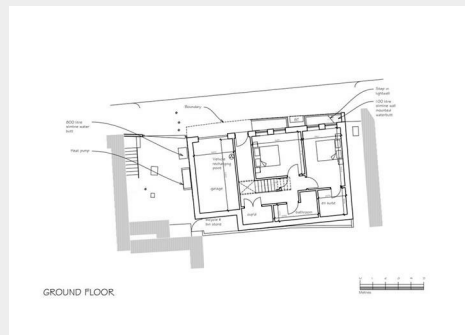
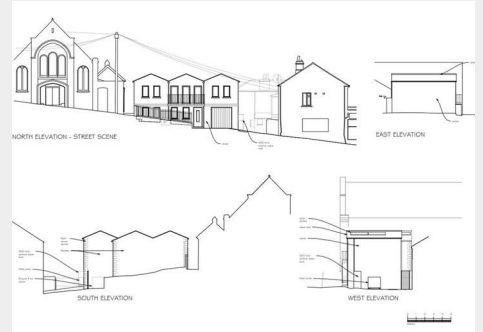


Building Plot @, Wellsway, Bear Flat, Bath, BA2 4RR

Auction Guide Price +++ £95,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- BATH BUILDING PLOT
- RESI PLANNING GRANTED
- 3 BED | 3 BATH MEWS HOUSE WITH GARAGE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold BUILDING PLOT with PLANNING GRANTED to erect a contemporary 3 BED | 3 BATH MEWS HOUSE with INTEGRAL GARAGE.

Building Plot @, Wellsway, Bear Flat, Bath, BA2 4RR

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Plot to rear of 21c Wellsway, Bruton Avenue, Bear Flat, Bath BA2 4RR

Lot Number TBC

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30
Registration Deadline is on Monday 15th September 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”

THE LAND

The site comprises a rank of 5 single garages with an additional strip of land to the rear.

Sold with vacant possession.

Tenure - Freehold

THE OPPORTUNITY

RESI PLANNING | MEWS HOUSE

Planning has been granted (24/04008/FUL) to erect a contemporary 3 Bedroom Mews House with upside down accommodation, terrace and integral garage in this most sought after and convenient of locations.

Ground Floor - Bedroom 1 | En Suite | Bedroom 2 | Bathroom | Integral Garage

First Floor - Open Plan Kitchen / Diner / Living Space | Terrace | Utility | Study Area | WC | Bedroom 3 | En Suite

LOCATION

Conveniently positioned for easy access to the main city centre a 0.3 mile walk. Bearflat and its many amenities is also a short 0.3 mile walk. If you will find a choice of eateries, independent shops and convenience stores. Bath Spa railway station is a 0.4 mile walk. If looking for local green space then Alexandra Park is a 0.5 mile walk and offers acres of green space and stunning views of the city.

PLANNING GRANTED

Planning Application Reference: 24/04008/FUL

Garages To Rear Of 21C Wellsway, Bruton Avenue, Bear Flat, Bath, Bath And North East Somerset,

Proposal - Demolition of existing disused garages and the erection of 1 No new dwelling

Type of Application - Full Application

Status - Application Permitted

Ward - Widcombe And Lyncombe

Decision - PERMIT

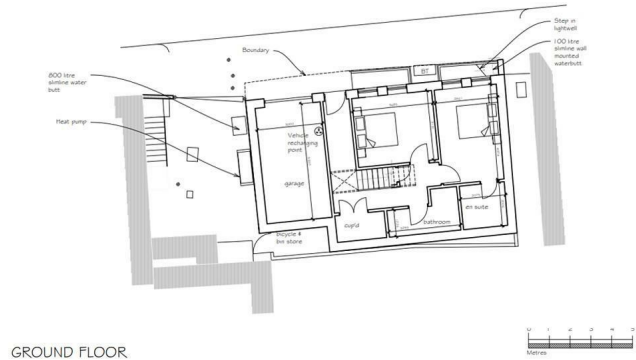
Decision Type - Delegated

Planning Portal Reference Number - PP-13508469

PLANNING INFORMATION

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

Floor plan



GROUND FLOOR.

EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.