



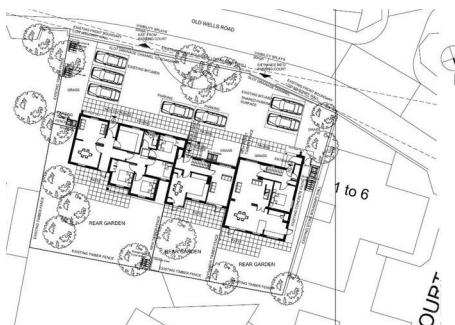
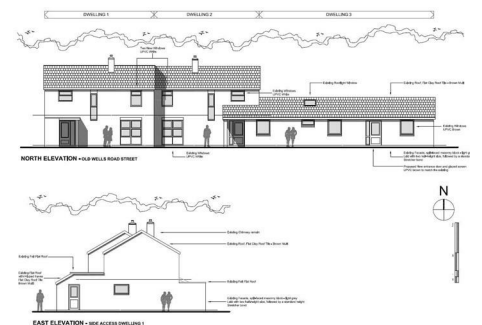
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hollis
morgan

auction



1 - 3 Old Wells Road, Shepton Mallet, Somerset, BA4 5XN

Auction Guide Price £375,000 +++

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold DETACHED FORMER CARE HOME (3639 Sq Ft) with PLANNING GRANTED to convert to 3 RESI DWELLINGS or would suit HMO stc.

1 - 3 Old Wells Road, Shepton Mallet, Somerset, BA4 5XN

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ FEBRUARY AUCTION ***

GUIDE PRICE £350,000 +++

SOLD @ £375,000

ADDRESS | 1-3 Old Wells Road, Shepton Mallet,
Somerset BA4 5XN

Lot Number 24

The Live Online Auction is on Wednesday 13th
December 2023 @ 17:30

Registration Deadline is on Monday 11th December
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”

THE PROPERTY

A Freehold pair of semi-detached houses (circa 1970)
which were previously converted to create one large
dwelling (3639 Sq Ft) which was subsequently
converted for use by 8 residents with Learning
Disabilities in 1987, (Planning Application 076353/002)
and then had a single storey extension with 2 further
bedrooms built in 1997 (Planning Application
076353/008).

Most recently used as an 8-bedroom care home
providing respite care – vacant since 2019.

The structure of 1-3 Old Wells Road is of traditional
brick and block, cavity wall construction with a mixture of
uPVC double glazed windows on the houses and timber
double glazed on the single-story extension; and uPVC
rear and timber front doors.

There is one communal boiler installed in June 2018
providing heating and hot water to all parts of the
building.

There is emergency lighting, fire alarm and warden call
systems fitted.

Sold with vacant possession.

Tenure - Freehold

Council Tax - C

EPC - C

Utilities, Rights & Restrictions - Please refer to the Legal
Pack

Flood Risk - Please refer to the Legal Pack

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

RESIDENTIAL DEVELOPMENT | 3 DWELLINGS

Current C2 usage but planning has been granted (2020/2028/FUL) to convert the property into the
following residential scheme.

5-bedroom, 8-person house with a total floor space of
131m² with 216m² of total outside space with 82m² at
the back in a private garden space.

4-bedroom, 6-person house with a total floor space of
96m² 183m² of total outside space with 89m² at the back
in a private garden space.

3-bedroom 6-person bungalow with a total floor space of
108m² 429m² of total outside space with 200m² at the
back in a private garden space.

C2 | COMMERCIAL | HMO

The property would suit continued use as C2 or similar
commercial activity or HMO subject to consents.

PLANNING GRANTED

Reference 2020/2028/FUL

Alternative Reference PP-08813966

Application Received Fri 09 Oct 2020

Application Validated Mon 02 Nov 2020

Address 1-3 Old Wells Road Shepton Mallet BA4 5XN

Proposal Conversion of an existing Care Home (C2) into
three dwellings (C3), Including associated external
works.

Status Decided

Decision Approval

Decision Issued Date Mon 13 Jun 2022

Appeal Status Unknown

Appeal Decision Not Available

PLANNING INFORMATION

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

PROPOSED SCHEDULE ACCOMMODATION - DWELLING 1

The ground floor of the 5-bedroom 8-person dwelling consists of a large open plan lounge connected to a kitchen/diner. This provides a significant area for the living room/reception spaces. Adjoining to the lounge is the entrance hall that connects a double bedroom on the right and a WC on the left of the ground floor.

The first-floor landing adjoins to four separate bedrooms, a bathroom, and a cupboard. Two of the double and one of the single bedrooms are sufficiently sized, the new single bedroom is small, but provides an additional space for the occasional use as a bedroom, that can also be used as a study or alike space.

PROPOSED SCHEDULE ACCOMMODATION - DWELLING 2

The layout for dwelling 2 originally was identical to dwelling 1, however dwelling 1 has had extensions at the rear, which has significantly increased the area.

The ground floor consists of a hall which connects to the combined kitchen/dining room and separate lounge. All the spaces are suitably and sufficiently sized for the size of the dwelling. The hall also contains the stair to the first-floor bedrooms.

The first-floor landing adjoins to four separate bedrooms, a bathroom, and a cupboard. Two of the double and one of the single bedrooms are sufficiently sized, the new single bedroom is small, but provides an additional space for the occasional use as a bedroom, that can also be used as a study or alike space.

PROPOSED SCHEDULE ACCOMMODATION - DWELLING 3

The accommodation of the ground floor has been organised with the reception rooms close to the new entrance doors. Which have been positioned on the east side, where the building was extended in the 1997. The area for the reception rooms are a good size.

The three double bedrooms, all of a good size are situated at the rear and front of the proposed new bungalow, with a bathroom in the existing space, slightly altered in size. An existing wet room has been altered to accommodate a second shower room.

The bungalow is proposed to be accessible and suitable equipped to accommodate this requirement.

SOLICITORS

Lucy Bradbury
Capsticks
t: 020 8780 4763
Lucy.Bradbury@capsticks.com
<https://www.capsticks.com/>

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

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.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

IMPORTANT AUCTION INFORMATION 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.

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.

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 listing.

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 & 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.

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

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.