



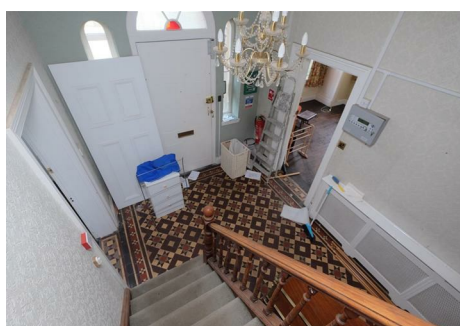
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hollis  
morgan

auCTION



## Centenary House, 70 Charlton Road, Shepton Mallet, Somerset, BA4 5PD

Auction Guide Price £400,000 +++

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION - Freehold 16 BED DETACHED PERIOD PROPERTY ( 4893 Sq Ft ) with SOUTH FACING GARDEN now in need of BASIC UPDATING with scope for FAMILY HOME or DEVELOPMENT or HMO subject to consents.



## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE £375,000 +++  
SOLD @ £400,000

ADDRESS | Centenary House, 70 Charlton Road,  
Shepton Mallet, Somerset, BA4 5PD

Lot Number 30

The Live Online Auction is on Wednesday 14th  
September 2022 @ 17:30  
Registration Deadline is on Monday 12th September  
2022 @ 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

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

\*\* LEGAL PACK COMPLETE\*\*

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.

## SOLICITORS

Ray Patterson  
Knapman & Co  
Dendy House, 16 Dendy Road, Paignton, Devon TQ4  
5DB  
01803 522 700  
ray.patterson@knapmansolicitors.co.uk

## THE PROPERTY

A Freehold detached period property with  
accommodation ( 4893 Sq Ft ) arranged over two floors  
with a large ground floor extension.

The property has a south facing garden and parking  
having previously operated as a residential care home  
and is now offered with vacant possession.

Local Authority: Mendip  
Council Tax band G

## 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

The property offers a range of potential residential

development schemes including splitting into two family homes or conversion to flats.

Subject to planning and change of use.

## LARGE FAMILY HOME

The property would make a large family home with south facing garden and parking in this sought after location.

Subject to planning and change of use.

## HMO | INVESTMENT

The property is already divided into 16 bedrooms and having operated as a residential care home a number of the safety requirements are already in place.

Interested parties to make their own investigations.

## COMMERCIAL USE

The property could suit continued commercial use such as a residential care home or nursery etc.

## 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](http://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 by auction?

Covid has meant dramatic adjustments to our working practices, famous for our large public auctions we have adapted by launching a monthly Live Online Auction service – an interactive platform for Buying & Selling all types of land and property.

A Live online auction has all the benefits of a traditional auction such as speed & transparency but with the advantage of being able to bid from anywhere with the auction streamed live on the Hollis Morgan website and the option to bid by telephone, proxy or online.

In 2020 we sold nearly 300 lots by this updated method - we have embraced this change and move forward with our 2022 live online calendar of sales confident we can

provide the best service for our clients.

- In 2021 Hollis Morgan Sold More Lots by auction in Bristol, North Somerset & Gloucester than any other Auctioneer!
  - In 2021 almost 40% of all the Auction Lots offered in Bristol, North Somerset and Gloucester were Sold by Hollis Morgan
  - In 2021 over £47m was successfully sold under the hammer in Bristol, North Somerset & Gloucester by Hollis Morgan.
  - Since 2010 Hollis Morgan have Sold More Lots by auction ( 1301 ) than any other local firm raising £336m!
- \*Source EIG 2022

We also offer...

- 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 20,000 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 retargeting programme.

## 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.