

# 1 South Parade, Frome, Somerset, BA11 1EJ

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15th MAY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- REQUIRES BASIC UPDATING
- 1621 Sq Ft | COURTYARD GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – An imposing Freehold GRADE II LISTED PERIOD PROPERTY ( 1610 Sq Ft ) in a prominent CORNER POSITION now in need of UPDATING with COURTYARD GARDEN.

# 1 South Parade, Frome, Somerset, BA11 1EJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 South Parade, Frome, Somerset BA11 1EJ

Lot Number 7

The Live Online Auction is on Wednesday 15th May 2024 @ 17:30  
Registration Deadline is on Monday 13th May 2024 @ 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 PROPERTY

A Freehold Grade II Listed corner property with accommodation (1610 Sq Ft) arranged over three floors with a small courtyard garden.

The property was built in the mid 1700's and was historically arranged as a ground floor shop with accommodation above. Planning Permission to change the South Parade property to fully residential was obtained on 20th April 2023. Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - D

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | BASIC UPDATING

The property has planning granted for use as a single dwelling and subject to basic updating would create a stunning family home in this most sought after of locations in the town. The exterior has decorative stone work features and there are some flagstone floors. There is scope to rearrange the current layout and flexible accommodation to create 3-4 bedrooms and a large light ground floor home office or further reception room.

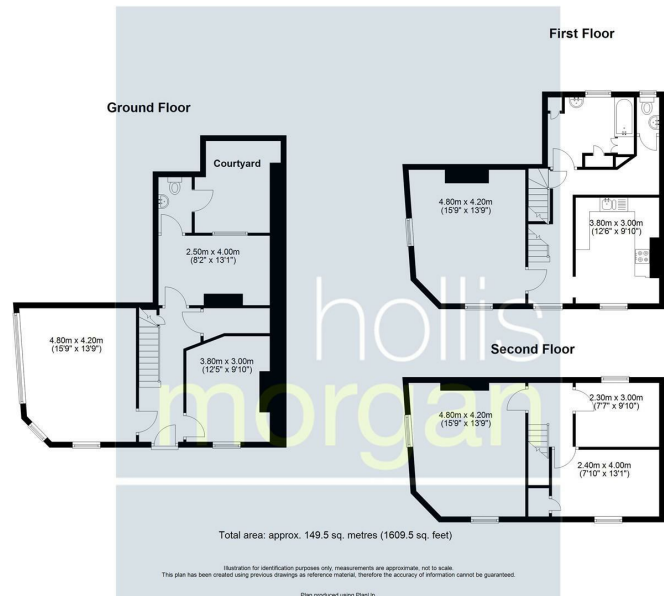
HMO | INVESTMENT

There is scope (subject to consents) to convert the property into a high yielding HMO

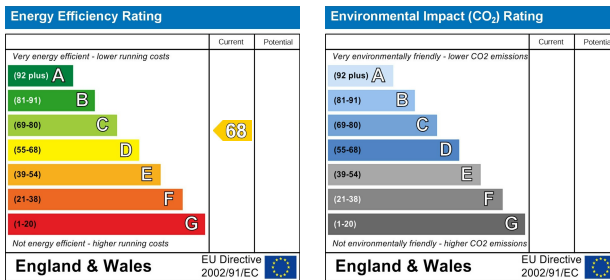
### LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools several theatres and a cinema. The property offers easy walking access to the station with around 13 trains per day by direct line to London and there is a popular Avanti school about 3 minutes walk away. Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://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.