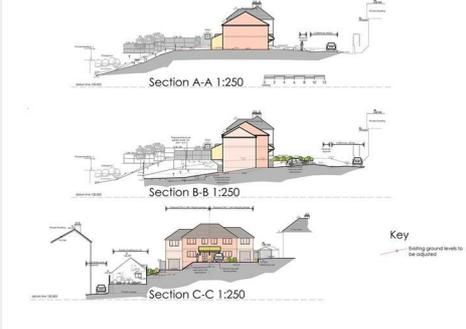
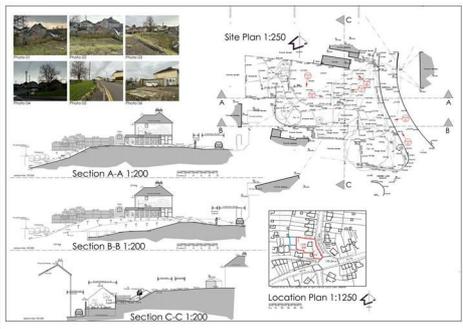
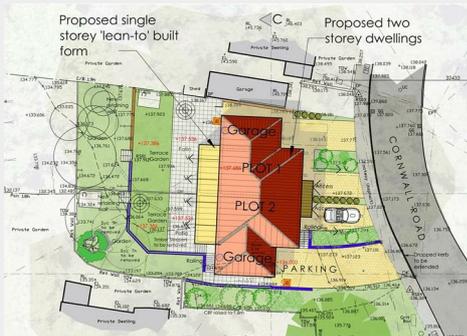


# Development Site @, Cornwall Road, Shepton Mallet,

Auction Guide Price +++ £100,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- DRONE TOUR NOW ONLINE
- VIEWINGS – EXTERNAL INSPECTION
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- RESI PLANNING GRANTED
- 2 X 3 / 4 BED SEMI | GDV £600K / £650K
- EXTENDED 6 WEEK COMPLETION
- FREEHOLD DEVELOPMENT SITE

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE ( 0.23a ) with PLANNING GRANTED to erect 2 x 3 / 4 BED SEMI DETACHED HOUSES with PARKING and GARDENS | GDV £600 - £650K

# Development Site @, Cornwall Road, Shepton Mallet, Somerset, BA4 5UP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ Cornwall Road, West Shepton, Shepton Mallet, Somerset BA4 5UP

Lot Number TBC

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 2025 @ 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”

### GUIDE PRICE RANGE

Please note the vendor has issued a guide price range on this property of £100,000 - £150,000

### THE LAND

A Freehold parcel of land with vehicular access from Cornwall Road comprising 0.23 acres.  
Sold with vacant possession.

Tenure - Freehold

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

### THE OPPORTUNITY

DEVELOPMENT | PLANNING GRANTED | GDV £600k - £650k

The 0.23 acre site has residential planning granted to erect a stylish scheme of 2 x semi detached 3 / 4 bedroom 1245 Sq Ft houses with garage, off street parking and gardens.

Please note the approved scheme has additional living space over the garages which we are informed could accommodate a fourth bedroom. Condition 7 on the Planning Approval relates to "Phosphate Credit Allocation"

This payment will be made by the seller and the Allocation Certificate provided prior to the auction date

We understand the resale value is £300,000 - £325,000 per unit.  
GDV £600k - £650k

### PLANNING GRANTED

Reference 2024/1357/OUT

Alternative Reference PP-13297926

Application Received Fri 02 Aug 2024

Application Validated Thu 22 Aug 2024

Address Land At 361338 143405 Cornwall Road Shepton Mallet Somerset

Proposal The proposed residential development of 2 dwellings.

Status Decided

Decision Approval

Decision Issued Date Thu 13 Feb 2025

Appeal Status Not Available

Appeal Decision Not Available

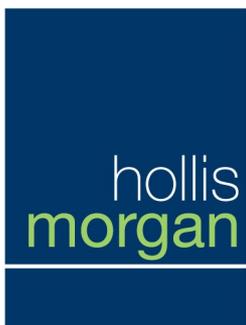
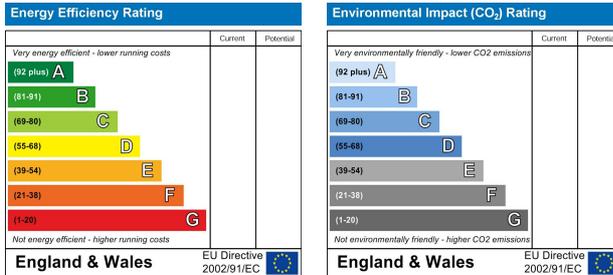
### PLANNING INFORMATION

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

## Floor plan



## EPC Chart



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Clifton

Bristol

BS8 4BT

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

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## 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.