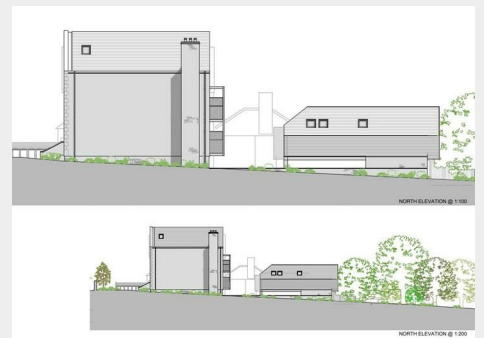


Development Site @, 23 Montpelier, Weston-Super-Mare, Auction Guide Price +++ £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- RESI PLANNING GRANTED
- 7 UNITS | GDV £1.895M
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE (0.49 a) with PLANNING GRANTED to erect a RESIDENTIAL SCHEME of 7 UNITS with a GDV of £1.895m

Development Site @, 23 Montpelier, Weston-Super-Mare, North Somerset, BS23 2RJ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ 23 Montpelier, Weston-Super-Mare, North Somerset BS23 2RJ

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30
Registration Deadline is on Monday 12th May 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

A level Freehold development site of 0.49 acres with vehicular access from Montpelier.
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

RESIDENTIAL DEVELOPMENT | PLANNING GRANTED

Planning has been granted to erect a scheme of 7 residential units with an anticipated GDV of £1.895m

The scheme comprises 4 x 2 bed | 2 bath apartments, 1 x 3 bed | 2 bath Duplex, 1 X 1 Bed | 1 Bath Flat and 1 x 2 bed | 2 Bath Coach House.

Interested parties will note that the CIL has been paid (£26,000) following the commencement of works as the site has been excavated and ready for foundations (£60,000) and as such we understand the project can be completed under the previous building regs terms.

There is potential to tweak the layout of flat 6 to create an extra bedroom to increase to a 2 bed unit.

There is additional land on the site that may have scope for extra development - subject to consents.

PROPOSED SCHEDULE OF ACCOMODATION

Flat 1 – 775 Sq Ft | Lower Ground Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

Flat 2 – 1076 Sq Ft | Lower Ground & Ground Floor | Open Plan Kitchen / Diner / Living Space | Terrace | Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bathroom

Flat 3 – 753 Sq Ft | Ground Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

Flat 4 – 785 Sq Ft | First Floor & Top Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

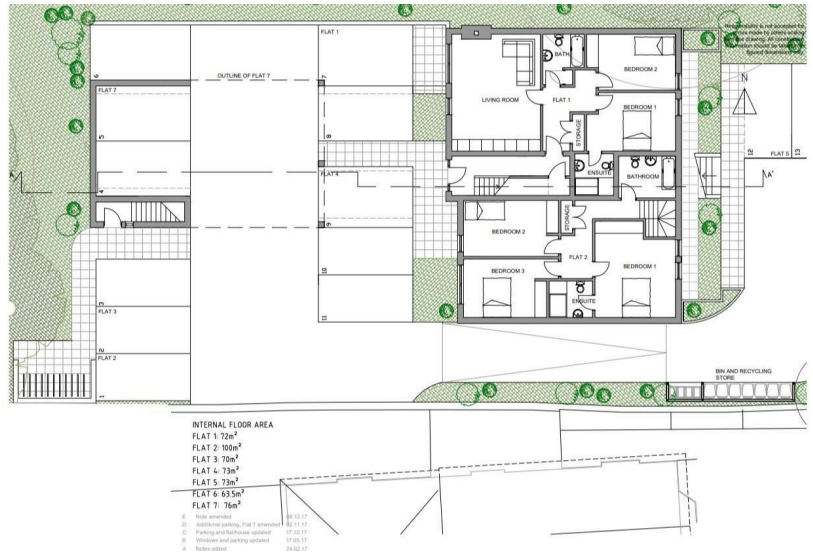
Flat 5 – 785 Sq Ft | First Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

Flat 6 – 683 Sq Ft | Top Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite

Coach House | 818 Sq Ft | Ground Floor | Open Plan Kitchen / Diner / Living Space | Bedroom 1 | En Suite | Bedroom 2 | Bathroom

Allocated off street parking.

Floor plan



EPC Chart



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Clifton

Bristol

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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.