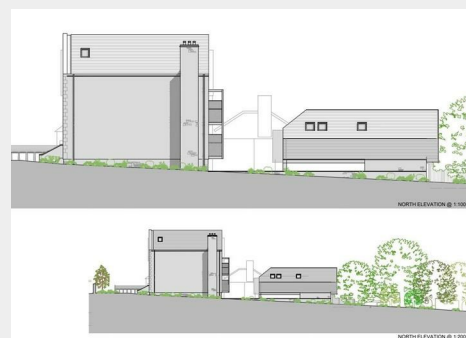


Development Site @, 23 Montpelier, Weston-Super-Mare,

Auction Guide Price +++ £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- RESI PLANNING GRANTED
- 7 UNITS | GDV £1.895M
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY 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 23rd July 2025 @ 17:30
Registration Deadline is on Monday 21st July 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

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.

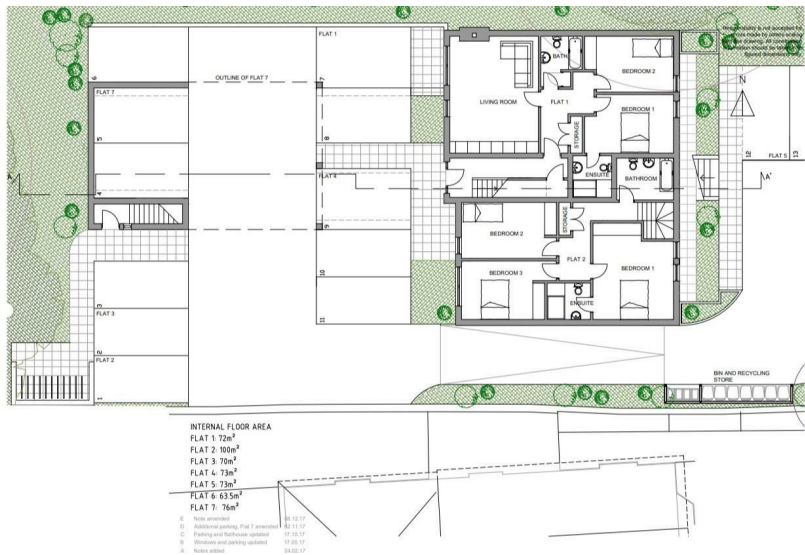
There is potential to tweak the layout of flat 6 to create an extra bedroom to increase to a 2 bed unit.

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

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Please refer to our website for further details.