

Development Site @, Elmgrove Farm Lower Road, Hinton

Auction Guide Price +++ £750,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MAY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT SITE
- PLANNING GRANTED | 1.5 ACRES
- 5 HOUSES | GDV £3.4M
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold 1.5 acre DEVELOPMENT SITE with PLANNING GRANTED to create 5 x HOUSES with GARDEN and GARAGES | GDV £3.4m

Development Site @, Elmgrove Farm Lower Road, Hinton Blewett, Somerset, BS39 5AT

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ Elmgrove Farm, Lower Road, Hinton Blewett, Somerset BS39 5AT

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 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”

THE PROPERTY

A Freehold 1.5 acre site with vehicular access and a collection of existing barns and outbuildings in this outstanding semi rural location.
Sold with vacant possession.

Tenure - Freehold
Council Tax - Band F
EPC - D

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

THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED | GDV £3.4M

This Freehold site benefits from planning (22/04109/FUL | APP/F0114/W/24/3340972) to create a scheme of stylish family homes with garden and parking.

PROPOSED SCHEDULE OF DEVELOPMENT

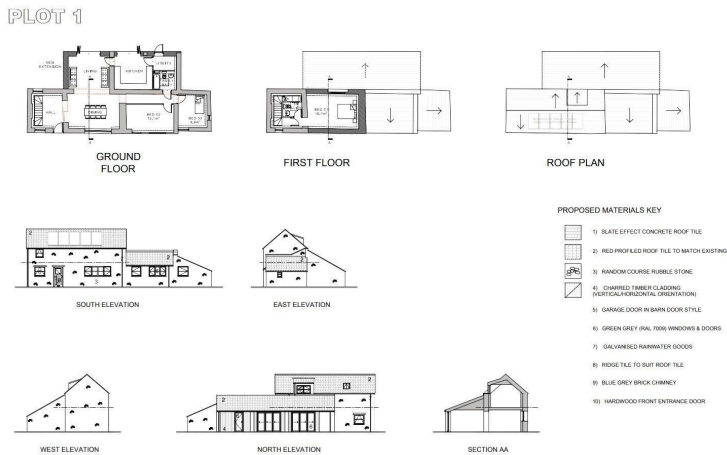
Plot 1 - Detached | 1561 Sq Ft | 3 Bed House | Garage | Garden | £600,000
Plot 2 - Detached | 1562 Sq Ft | 3 Bed House | Integral Garage | Garden | £625,000
Plot 3 - Detached | 2173 Sq Ft | 3 Bed House | Garden | Double Garage | £675,000
Plot 4 - Detached | 2200 Sq Ft | 3 Bed House | Garden | Garage | £650,000
Plot 5 - Detached | 2704 Sq Ft | 4 Bed House | Garden | Garage | £850,000

The Hollis Morgan Land & New Homes team have appraised the site and are happy to provide further GDV advice.

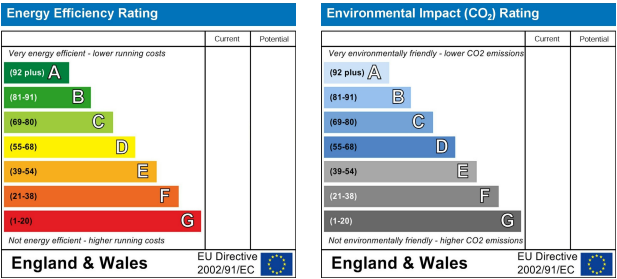
PLANNING GRANTED

Appeal Ref: APP/F0114/W/24/3340972
Elm Grove Farm, Lower Road, Hinton Blewett BS39 5AT
The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
The application Ref is 22/04109/FUL.
The development proposed is conversion and extension of barn to create 1no. dwelling and replacement of all remaining buildings with 4no. dwellings together with associated hard/soft landscape works; drainage and access improvements.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

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.