



Development Site @, Gypsy Lane, Frome, Somerset, BA11 2NA

Auction Guide Price +++ £600,000

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT SITE (0.59 acres) with PLANNING GRANTED for a scheme of 6 x HOUSES | GDV of circa £3m.

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FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site at Gypsy Lane Frome, Somerset, BA11 2NA

<https://what3words.com/guess.weeks.supporter>

Lot Number TBC

*** PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 Noon***

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00 Noon

Registration Deadline is on Friday 5th December 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 PROPERTY

A 0.59 acre Freehold parcel of development land with attractive countryside views, located on the northern edge of the sought after town of Frome in Somerset.

Sold with Vacant Possession.

Tenure - Freehold

THE OPPORTUNITY

DEVELOPMENT SITE | PLANNING GRANTED | MATERIAL START

The 0.59 acre land is sold with the benefit of a live / extant planning permission, granted in 2022 (2021/0652/FUL) for the demolition of the existing bungalow and industrial units, and the erection of 6 dwellings and a commercial Class E(g) office block.

The dwellings are made up for 3 x detached 4 bedroom homes, and 3 x terraced homes, all with separate studies. All houses will have the benefit of garages and parking spaces.

The residential GDV is circa £3,000,000+++

In May 2025 a Certificate of Lawful Development was granted (2025/0752/CLE) following a material start on site, meaning the planning consent has been commenced and will continue to be live / extant for a new developer to continue with.

PROPOSED SCHEDULE OF DEVELOPMENT

PLOT 1 | DETACHED | 1775 sqft / 165 sqm

Ground Floor - Entrance Hall | Open Plan Kitchen / Diner / Sitting Room | Living Room | Utility Room | Cloakroom
First Floor - Master Bedroom | Ensuite | Bedroom 2 | Ensuite | Study | Family Bathroom
Second Floor - Bedroom 3 | Bedroom 4
Outside - Double Garage & Double Driveway | Garden

PLOT 2 | END TERRACE | 1120 sqft / 104 sqm

Ground Floor - Entrance Hall | Open Plan Kitchen / Diner / Living Room | Cloakroom

First Floor - Bedroom 2 | Ensuite | Bedroom 3 | Study | Bathroom

Second Floor - Master Bedroom | Ensuite

Outside - Single Garage & Parking | Garden

PLOT 3 | MID TERRACE | 1120 sqft / 104 sqm

Ground Floor - Entrance Hall | Open Plan Kitchen / Diner / Living Room | Cloakroom

First Floor - Bedroom 2 | Ensuite | Bedroom 3 | Study | Bathroom

Second Floor - Master Bedroom | Ensuite

Outside - Single Garage & Parking | Garden

PLOT 4 | END TERRACE | 1120 sqft / 104 sqm

Ground Floor - Entrance Hall | Open Plan Kitchen / Diner / Living Room | Cloakroom

First Floor - Bedroom 2 | Ensuite | Bedroom 3 | Study | Bathroom

Second Floor - Master Bedroom | Ensuite

Outside - Single Garage & Parking | Garden

PLOT 5 | DETACHED | 1377 sqft / 128 sqm

Ground Floor - Entrance Hall | Open Plan Kitchen / Diner / Living Room | Cloakroom

First Floor - Master Bedroom | Ensuite | Bedroom 2 | Study | Bathroom

Second Floor - Bedroom 3 | Bedroom 4 | Bathroom

Outside - Single Garage & Parking | Garden

PLOT 6 | DETACHED | 1377 sqft / 128 sqm

Ground Floor - Entrance Hall | Open Plan Kitchen / Diner / Living Room | Cloakroom

First Floor - Master Bedroom | Ensuite | Bedroom 2 | Study | Bathroom

Second Floor - Bedroom 3 | Bedroom 4 | Bathroom

Outside - Single Garage & Parking | Garden

PROPOSED GDV SCHEDULE

PLOT 1 | DETACHED | DOUBLE GARAGE | 1775 sqft / 165 sqm | Estimated Value = £695,000

PLOT 2 | END TERRACE | SINGLE GARAGE | 1120 sqft / 104 sqm | Estimated Value = £405,000

PLOT 3 | MID TERRACE | SINGLE GARAGE | 1120 sqft / 104 sqm | Estimated Value = £405,000

PLOT 4 | END TERRACE | SINGLE GARAGE | 1120 sqft / 104 sqm | Estimated Value = £405,000

PLOT 5 | DETACHED | SINGLE GARAGE | 1377 sqft / 128 sqm | Estimated Value = £545,000

PLOT 6 | DETACHED | SINGLE GARAGE | 1377 sqft / 128 sqm | Estimated Value = £545,000

PROPOSED COMMERCIAL BUILDING | CLASS E(g) OFFICE | 2150 sqft / 200 sqm

PARKING | 9 x RESIDENTIAL PARKING SPACES | 5 x COMMERCIAL PARKING SPACES

PLANNING GRANTED | 6 DWELLINGS & COMMERCIAL OFFICE

Proposal: Application for a existing lawful development

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certificate for the commencement of building works
Reference: 2025/0752/CLE
Planning Authority: Somerset (Area East)
Proposal: Application for a existing lawful development certificate for the commencement of building works
Status: Decided
Decision: Development is Lawful
Decision Issued Date: Thu 29 May 2025

Proposal: Demolition of existing bungalow and industrial units, and erection of 6no. two-storey dwellings and two-storey Class E(g) office block with associated parking and external works (resubmission of 2018/3111/FUL)
Application Type: Full Application
Reference: 2021/0652/FUL (Somerset Area East)
Status: Decided
Decision: Approval
Decision Issued Date: Tue 19 Apr 2022

Other related applications:

Discharge of Conditions: 2025/0444/APP (Somerset Area East)
| Approved | Wed 09 Apr 2025
Discharge of Conditions: 2025/0197/APP (Somerset Area East)
| Approved | Fri 07 Feb 2025
Discharge of Conditions: 2025/0128/APP (Somerset Area East)
| Part Approved | Tue 25 Feb 2025 (Condition 6 was subsequently discharged in Application Approved 09 Apr 2025)

PLANNING INFORMATION

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

LOCATION

The development site is located on the northern edge of the town of Frome, adjacent to the local Rugby Football Club. The popular town of Frome is situated in north east Somerset, near to the historic city of Bath. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The area is renowned for excellent schooling options, which include Frome Media Arts College, All Hallows, Downside, Millfield Senior and Prep, Wells Cathedral School, Sunnyhill and King's School, Bruton.

A mainline railway service runs direct services from Frome to London Paddington, with a journey time of around 86 minutes, while more regular services from nearby Westbury reach London Paddington in 77 minutes. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.

SOLICITORS & COMPLETION

TBC

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the full property address.

Viewings are supervised by a member of the Hollis Morgan Auction team who will meet you at the property.

MATERIAL INFORMATION

Information including utilities, Electricity supply, Water supply, Sewerage, Heating, Broadband, Mobile signal / coverage, Parking, Building safety, Restrictions and rights, Rights and easements, Flood risk, Erosion risk, Coastal erosion risk, Planning permission for proposal for development, Property accessibility / adaptations, Coalfield or mining area all of which will be supplied within the legal pack that can be accessed for free via the Hollis Morgan website or via your EIG account.

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Press the GREEN button to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available, they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1,500 + VAT (£1,800 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the

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day of the auction.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PRE AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction. Pre auction offers can ONLY be submitted by completing the online PRE AUCTION OFFER FORM

The form can be found on the Hollis Morgan website on the individual auction property listing.

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1,800 Inclusive of VAT) to Hollis Morgan.

Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.

REGISTRATION PROCESS

The registration process is extremely simple – visit the Hollis Morgan auction website and click on the "Register to Bid" button.

The "Register to Bid" button can be found on the auction home page or on the individual lot listings.

Please note this function is not available on Rightmove or Zoopla.

Stage 1 – Complete the Online Bidding Form

Stage 2 – Upload your certified ID

Stage 3 – Invitation to bid

Stage 4 – Pay your security deposit (£6,800)

You are now ready to bid – Good luck!

If your bid is successful, the balance of the deposit monies must be transferred to our client account within 24 hours of the auction sale.

If you are unsuccessful at the auction your holding deposit will be returned within 48 hours.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction, please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

AUCTION FINANCE & BRIDGING LOANS

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and whole of market rates from our independent brokers.

Hollis Morgan may receive introductory fees for this service from the broker.

AUCTION BUYER'S GUIDE VIDEO

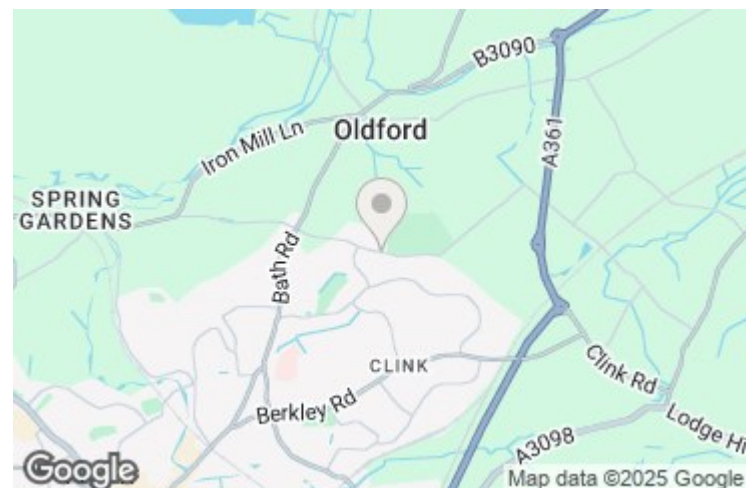
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

2025 CHARITY OF THE YEAR

Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit www.chillicharity.org.uk/ for more details or the Hollis Morgan Charity Page of our website.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.



PROPOSAL SUBJECT TO:
SITE SURVEY;
STATUTORY APPROVALS;
DESIGN DEVELOPMENT.

ACCOMMODATION SCHEDULE

Plot No.	No. of Beds	Parking Spaces	GIA (National Space Standards req.)
1	4	4	165sqm 1775sqft
2	3	2	104sqm 1120sqft
3	3	2	104sqm 1120sqft
4	3	2	104sqm 1120sqft
5	4	3	128sqm 1377sqft
6	4	2	128sqm 1377sqft
Total Residential Parking:			15 +1 visitor space

CLASS	N/A	5	100sqm 1075sqft (per floor GIA)
Class E(g) OFFICE		(min 1no40sqm)	200sqm 2150sqft (TOTAL GIA)

LEGEND:
SITE BOUNDARY
2.4M HIGH MASONRY WALL ACOUSTIC BARRIER



FROME RUGBY
FOOTBALL CLUB

RUGBY CLUB
CAR PARK

PLANNING

01/2021 Pump station improvements

AT

ANGUS MEEK
ARCHITECTS

Cedar Yard, 290A Gloucester Road, Bristol, BS2 7PD
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Project No. Drawing No. Rev
2551 P 501 A

Project Title
Gypsy Lane
Frome
Drawing Title
Proposed Site Layout

Date
Nov 2021

Scale
1:200@A2

Drawn
AT

Checked
AT

Not to be reproduced in part or whole, without consent. Any discrepancies to be reported to the architect. Contractors to verify all dimensions and scales on site.