

**26 Upper Church Road, Weston-Super-Mare, North Somerset, BS23 2DX**

**Guide Price £330,000**

Hollis Morgan – A Freehold PERIOD PROPERTY ( 2183 Sq Ft ) currently arranged as GUEST HOUSE + FLAT with scope for FAMILY HOME | FLAT CONVERSION | HMO subject to consents.

# 26 Upper Church Road, Weston-Super-Mare, North Somerset, BS23 2DX

## THE PROPERTY

ADDRESS | 26 Upper Church Road , Weston Super Mare, North Somerset BS23 2DX

An imposing Freehold mid terraced period property with stunning coastal views and flexible accommodation ( 2183 Sq Ft ) arranged over 5 floors with a small courtyard garden and rear access.

The property is currently arranged as an 8 bedroom guest house with self contained once bedroom flat on the lower ground floor - usage class C1

Sold with vacant possession.

Tenure - Freehold

Council Tax - n/a

EPC -

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

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property has been previously listed with local agents for £445,000 and is offered with a reduced guide price for sale by auction.

## FAMILY HOME | ANNEX / FLAT

The property would make a fine 4 /5 bedroom family home with potential for a self contained annex / income producing flat. Subject to consents and change of use.

Interested parties should refer to their broker / lender if intending to purchase with a residential mortgage due the current usage class of the building - C1.

## HMO

There is huge demand for accommodation in this local area and the property would suit conversion into a large HMO. Subject to consents.

## FLAT CONVERSION

A planning application is currently pending for permission to convert the property into 4 self contained flats.

Please refer to images for proposed plans.

Interested parties should note planning for a similar scheme was granted for a neighboring property.

\*Planning Example

32 Upper Church Road Weston-super-Mare BS23 2DX

Conversion of existing guesthouse into 4no. flats

Ref. No: 23/P/0237/FUL | Received: Wed 01 Feb 2023 |

Validated: Thu 02 Feb 2023 | Status: Decided

## GUEST HOUSE | AIR B&B

The property is fully licensed and has until recently been operating as a successful guest house and would suit continued use.

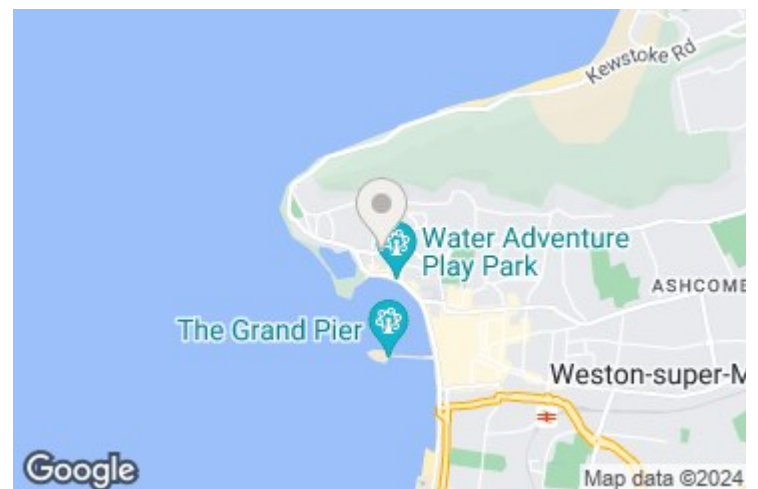
## LOCATION

Upper Church Road is a quiet residential area within the

popular seaside town of Weston Super Mare. Weston Super Mare is a popular seaside town located on the Bristol Channel coast of North Somerset situated approximately 18 miles (29 km) south-west of Bristol and has a population of approximately 80,000 people. The town has a long history as a popular holiday destination, with a sandy beach that stretches for over two miles (3.2 km) and a variety of attractions and activities for visitors. The town centre has a mix of old and modern buildings, with several historic landmarks such as the Grand Pier, the Winter Gardens Pavilion, and the Birnbeck Pier. Westons main attraction is its beach, which is backed by a wide promenade and a range of amenities such as cafes, restaurants, and shops. The Grand Pier is a popular destination for families, with a variety of fairground rides, arcade games, and attractions. The town also has several parks and green spaces, including the 12-acre Grove Park, which has a children's play area, a boating lake, and a miniature railway. Other popular parks include Clarence Park and Ashcombe Park, both of which offer picturesque settings for picnics and walks. Weston is well connected with the M5 motorway running nearby and regular train services to Bristol, Bath, and other major cities. The town also has its own railway station, which is located within walking distance of the town center and the beach.

## 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.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
No energy efficient lighting code England & Wales		No energy efficient lighting code England & Wales	

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