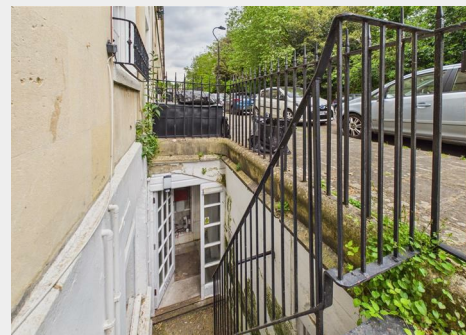


## Garden Flat, 2 Norfolk Buildings, Walcot, Bath, BA1 2BP

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- LEASEHOLD LOWER GROUND FLOOR FLAT
- 3 BEDS | LARGE GARDEN
- REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Leasehold 3 BED GARDEN FLAT ( 969 Sq Ft ) now in need of MODERNISATION with huge potential for HOME or INVESTMENT.

# Garden Flat, 2 Norfolk Buildings, Walcot, Bath, BA1 2BP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Garden Flat, 2 Norfolk Buildings, Walcot, Bath BA1 2BP

Lot Number 12

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 2026 @ 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”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £150,000 - £200,000 for this lot.

### THE PROPERTY

A Leasehold garden flat with private access on the lower ground floor of this charming Grade II Listed terrace close to the centre of Bath. The property ( 969 Sq Ft ) has the whole of the garden with flexible 3 bedroom accommodation including the vaulted bedroom areas at the front. Sold with vacant possession.

\*\*\* PROPERTY WILL BE FULLY CLEARED - UPDATED IMAGES TO FOLLOW \*\*\*

Tenure - Leasehold  
Council Tax - TBC  
EPC - D  
Management Fees - New Lease | Refer to Legal Pack  
Lease length - New Lease | Refer to Legal Pack

### THE OPPORTUNITY

3 BED GARDEN FLAT | MODERNISATION

The property is vacant and now in need of modernisation with scope for a charming 2 / 3 bedroom garden flat depending on the chosen layout to suit both owner occupiers and investors. Please refer to independent rental appraisal. All subject to gaining the necessary consents.

### PLANNING | 3 BEDS

Address of Proposal - 2 Norfolk Buildings, Bath, BA1 2BP  
Proposal - Use as attic studio flat, second floor one bedroom flat, first floor one bedroom flat, ground floor studio flat and basement three bedroomed flat  
Type of Application - Cert of Lawfulness (Existing) 191  
Status - Lawful  
Ward - Kingsmead  
Decision - LAWFUL  
Decision Type - URBAN Delegated Decision  
Planning Portal Reference Number - 15636

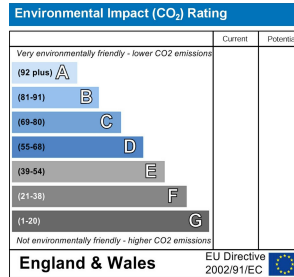
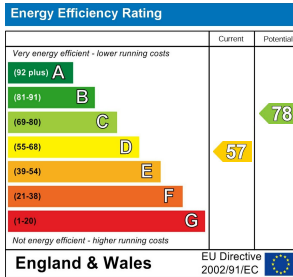
### PLANNING INFORMATION

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

## Floor plan



## EPC Chart



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Clifton  
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## Auction Property Details Disclaimer

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Please refer to our website for further details.