

MAGGS & ALLEN

THE FIRS & 2B HENLEY WAY
WALROW ROAD
HIGHBRIDGE, TA9 4AB

Guide Price: £300,000+

- 17 September LIVE ONLINE AUCTION
- Superb development project requiring completing
- 3 x 2-Bedroom Houses
- Site adjoins a wider development of 46 new houses
- Convenient location in market town of Highbridge
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

NEW DEVELOPMENT OF THREE HOUSES IN NEED OF COMPLETING

DESCRIPTION

An exciting development opportunity comprising three residential houses in need of finishing works. The site comprises a period semi-detached property that has been converted into 2 x 2-bedroom houses and a new-build 2-bedroom detached house. This partially completed development now requires finishing works across the three dwellings and external areas, which will provide two allocated parking spaces per dwelling and associated gardens.

The site adjoins a wider site to the western and northern boundaries, comprising a development of 46 new dwellings.

A superb opportunity for builders/developers to complete this development of new housing in the historic market town of Highbridge in Somerset.

LOCATION

The site is situated on Walrow Road in Highbridge, within the Somerset town of Highbridge. The surrounding area is predominantly residential, with a mix of established terraced and semi-detached properties, and new-build properties.

Highbridge provides a good range of everyday amenities, with further shopping, leisure and recreational facilities available in nearby Burnham-on-Sea. The property is particularly well placed for transport links, with Highbridge & Burnham Railway Station approximately 220 metres away, providing rail services to destinations including Bristol, Exeter and beyond. There are also local bus services close to the property.

The location benefits from convenient access to the A38 and M5 motorway, making it well positioned for commuting throughout Somerset and the wider South West.

PLANNING HISTORY

- Planning consent to split The Firs into 2 x 2-bedroom back to back houses was granted in November 2022 under Application No. 11/22/00108.
- A separate planning application was granted on 10/03/2023 under Application No. 11/23/00005 for the erection of an additional house on the garden land of The Firs.

LOCAL AUTHORITY: Somerset Council (Sedgemoor)

SCHEDULE OF ACCOMMODATION

- F1 (The Firs) - Two bedroom semi-detached house (77 m²)
- F2 (The Firs) - Two bedroom semi-detached house (75.5 m²)
- 2B Henley Way - Two bedroom detached house (93 m²)

Please refer to the proposed plans for the design and layout of the three new houses.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

PLANS & AERIAL IMAGES

The site plans and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

TENURE

Please refer to the online legal pack for confirmation.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

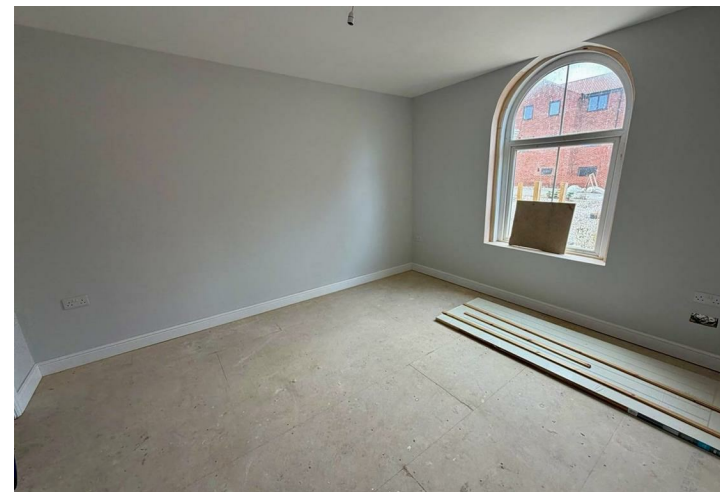
PRELIMINARY DEPOSITS

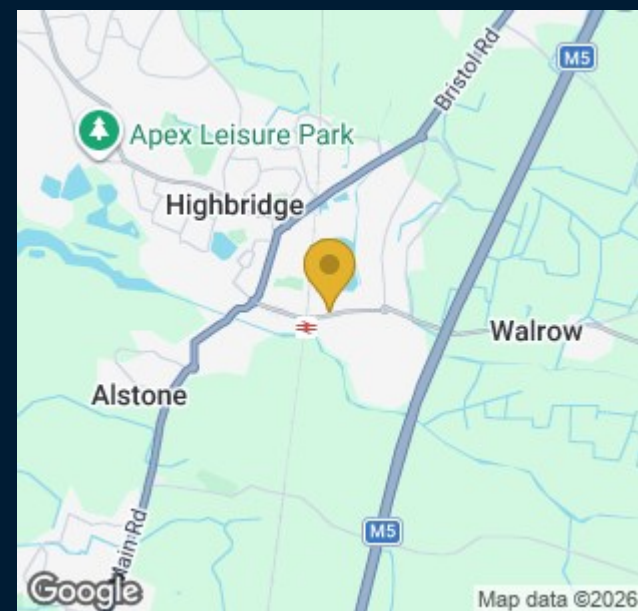
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

SALES ESTIMATES

All sales estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



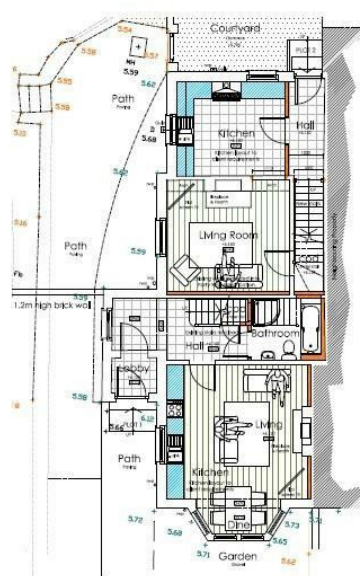
First Floor Plan 1:50



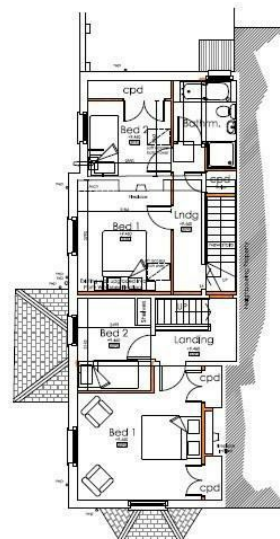
Ground Floor Plan

SCHEDULE OF AREA (inside external walls)

Plot	Storey	Bedrooms	Area	min. area
1	1	2	35sqm	35sqm
2	2	2	35sqm	35sqm



Ground Floor Plan



First Floor Plan

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