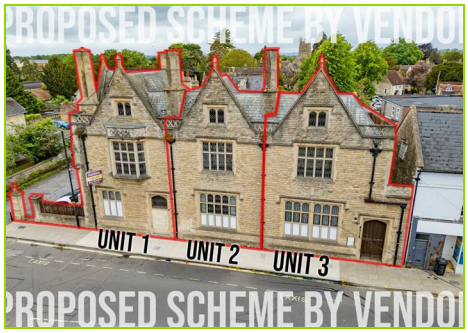
Residential Development Land Sales









Former LLoyds Bank, High Street, Melksham, Wiltshire, SN12 6JS

Auction Guide Price +++ £425,000

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT OPPORTUNITY comprising FORMER BANK (5913 Sq Ft) with RESI PLANNING | FLAT CONVERSION in the heart of Melksham.

Former LLoyds Bank, High Street, Melksham, Wiltshire, SN12 6JS

THE PROPERTY

An imposing Freehold building (Former Bank premises | Not Listed) located in the heart of Melksham with accommodation (5913 Sq Ft) arranged primarily over 2 floors plus a large basement area and 5 off street parking spaces on Place Road.

Tenure - Freehold
Use Class - E
Rateable Value - £27,000 pa
EPC - D

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT | PLANNING GRANTED

Planning (PL/2023/05351) was granted in December 2023 to convert the existing building into a scheme of 7 stylish self contained 1 and 2 bedroom apartments.
Please refer to the proposed schedule of development

FURTHER DEVELOPMENT OPPORTUNITIES

Interested parties will note that there is scope for further development into the attic space and scope for using the basement area for ancillary storage etc.

ALTERNATIVE RESI SCHEMES - 3 X TOWNHOUSES

Interested parties will note the potential to create 3 large townhouses - please refer to the proposed scheme in the details.

COMMERCIAL

The property was a High Street bank for many years and would suit a range of commercial uses either as 1 large unit or split into multiple units
Hollis Morgan can introduce interested parties to commercial agents with knowledge of the property who will be able to advise further upon request.

*All above subject to gaining the necessary consents.

PROPOSED SCHEDULE OF DEVELOPMENT

Flat 1 - 1 Bed | 55.4 m2 | Ground Floor
Open plan Kitchen Diner | Reception Room | Bedroom | Bathroom

Flat 2 - 1 Bed | 52.28 m2 | Ground Floor
Open plan Kitchen / Diner Living Space, Bedroom, Bathroom

Flat 3 - 2 Bed | 73.3 m2 | Ground Floor
Open plan Living Space | Kitchen | Bedroom 1 | Bedroom 2 | Bathroom

Flat 4 - 1 Bed | 67.4 m2 | Ground Floor
Open plan Kitchen / Diner Living Space, Bedroom, Bathroom

Flat 5 - 2 Bed | 84 m2 | First Floor
Open plan Living Space | Kitchen | Bedroom 1 | En suite | Bedroom 2 | Bathroom

Flat 6 - 1 Bed | 51.4 m2 | First Floor
Open plan Living Space | Kitchen | Bedroom 1 | Bathroom

Flat 7 - 1 Bed | 37.3 m2 | First Floor
Open plan Kitchen / Diner Living Space, Bedroom, Shower Room

PLANNING | PL/2023/05351

Planning Application Name - PL/2023/05351
Application Type - Full planning permission
Valid Date - 10/07/2023
Consultation Deadline - 09/11/2023
Date of Committee -Acknowledged Date
Latest Decision Date (Calculated) - 14/12/2023
Issued Decision - Approve with Conditions
Decision Notice Sent Date - 06/12/2023

PLANNING INFORMATION

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

LOCATION

Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction. Station Approach is a small cul de sac a short walk of the town and within 100 meters of the railway station.

SOLICITORS

Emma Evans
Richard Thomas
01495 304382
emma.evans@richardsthomas.co.uk

IMPORTANT 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 they are uploaded.
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 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.

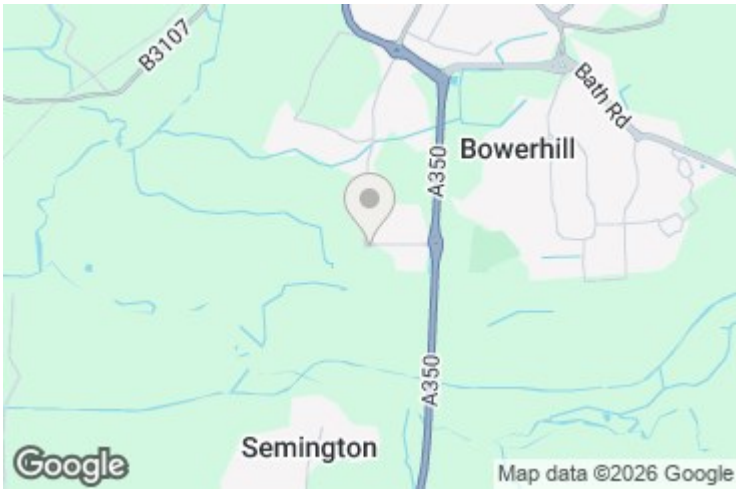
Former LLoyds Bank, High Street, Melksham, Wiltshire, SN12 6JS

2026 CHARITY OF THE YEAR

Hollis Morgan are proud to be supporting Bristol Schools Rugby Union as our 2026 Charity of the Year. BSRU (working in association with Bristol Bears) oversee and support rugby in all schools, State and Independent , in the Greater Bristol area. Bristol Schools provide School Rugby Development opportunities and County level fixtures for secondary boys and girls. Including playing fixtures at U18s against the leading Independent Schools in our region, schools such as Clifton College, BGS, QEH, Collegiate and Millfield. For more information and details of the fixture list please follow them on Instagram.

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.





hollis morgan

Approximate total area(1)

549.2 m²

5913 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ