

Residential Development Land Sales



Land at Oxleaze Way, Paulton, BS39 7AN

Auction Guide Price +++ £200,000

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold 0.8 ACRE parcel with FULL PLANNING GRANTED for 8 x DETACHED and SEMI DETACHED 3-4 BEDROOM HOMES in this attractive Somerset village location.

Land at Oxleaze Way, Paulton, BS39 7AN

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Land at Oxleaze Way Paulton, BS39 7AN

Lot Number 42

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon

Registration Deadline is on Friday 12th June 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 £200,000 - £250,000 for this lot.

THE OPPORTUNITY

The land is rectangular, broadly level and has been cleared. The site extends to approximately 0.8 acres. The site is surrounded by residential development on its eastern, western and southern boundaries. The land to the north is also consented for residential development.

0.8 acre development site with detailed planning permission for 8 x three and four bedroom homes (B&NES Planning reference: 22/01348/FUL). The planning is part of a wider application approval, including a Nursery on land between Hallatrow Road and Paper Lane.

The Nursery has now been constructed to the south of the property and whilst the various conditions associated with that part of the development have been discharged, there are still some pre-commencement conditions that need to be discharged in connection with the subject land before work can begin on site.

TENURE

Freehold with vacant possession.

VAT

We are advised that the property has been elected for VAT and therefore VAT is applicable to the sale price.

CIL

The CIL Liability Notice we have on file shows a figure of £153,796.76

LOCAL PLANNING AUTHORITY

Bath & North East Somerset

LOCATION

Paulton is a village within the district of Bath & North East Somerset, situated between Hallatrow and Midsomer Norton. Radstock lies approximately 3.7 miles to the south east and Bath lies approximately 9.0 miles to the north east. The A37 lies approximately 1.8 miles to the west, providing access to Bristol to the north and Shepton Mallet to the south

PLANNING DETAILS

Detailed planning permission was granted on 9th December 2022 for:

“Construction of a 48 place early years nursery facility and outdoor play area (Class E); public open space village green; residential development of 8no. dwellings (Class C3); vehicular and pedestrian accesses from Paper Lane and Oxleaze Way; landscaping and other associated ancillary works” (reference 22/01348/FUL)

The nursery has now been constructed to the south of the property (on land between Hallatrow Road and Paper Lane) and whilst the various conditions associated with that part of the development have been discharged, there are still some pre-commencement conditions that need to be discharged in connection with the subject land before work can begin on site.

PLANNING INFORMATION

Application Reference: 22/01348/FUL

Application Address: Former Purnell Factory Development Site, Oxleaze Way, Paulton, Bristol, Bath And North East Somerset, Proposal: Construction of a 48 place early years nursery facility and outdoor play area (Class E); public open space village green; residential development of 8no. dwellings (Class C3); vehicular and pedestrian accesses from Paper Lane and Oxleaze Way; landscaping and other associated ancillary works

Planning Portal Reference: PP-11108503

Application Received: 28/03/2022

Application Status: Application Permitted

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

ACCOMODATION

The consented scheme proposes three housing types:

House Type A | 4 Bedrooms | Detached | 3 Bathrooms | Utility | Integral Garage | 1592 ft² / 148 m² | 5 x Units

House Type B | 3 Bedrooms | Semi-Detached | 2 Bathrooms | Utility | Parking | 1126 ft² / 105 m² | 2 x Units

House Type C | 4 Bedrooms | Detached | 3 Bathrooms | Utility | Parking | 1524 ft² / 142 m² | 1 x Unit

Total GIA: 1,090 m² / 11,736 Ft²

Our opinion on GDV is £3,335,000. For more details contact the Hollis Morgan team.

SOLICITORS & COMPLETION

Denielle Rickman

Druces

020 7216 5588

d.rickman@druces.com

<https://druces.com/>

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

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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

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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

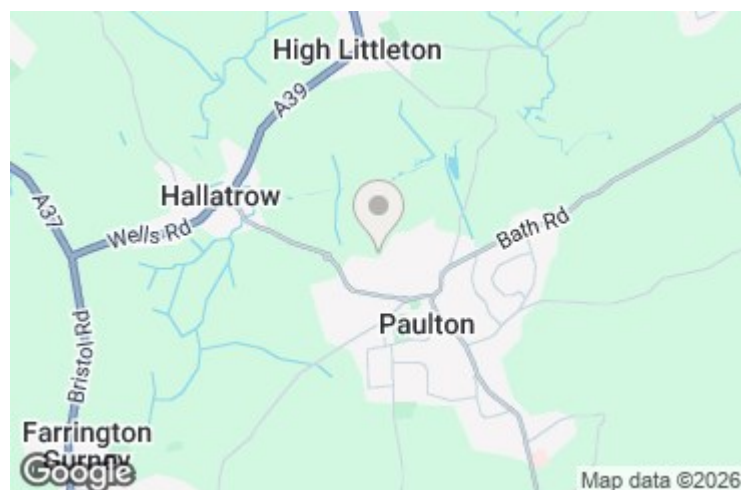
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don't hesitate to contact Auction HQ.

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.

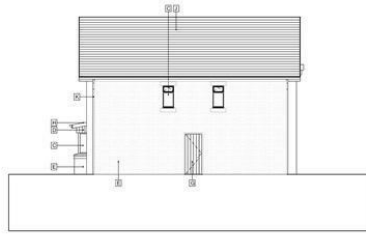
AUCTION PROPERTY DETAILS DISCLAIMER

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.





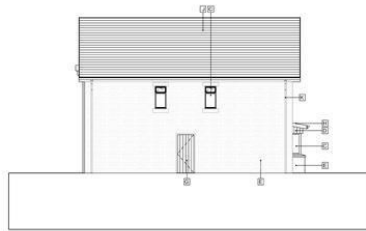
FRONT ELEVATION



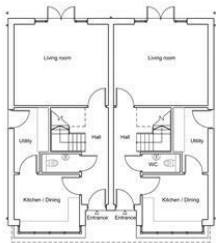
RIGHT HAND SIDE ELEVATION



REAR ELEVATION



LEFT HAND SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Consultant must read all drawings on this site. All items are subject to change without notice. All drawings are subject to the terms and conditions of the contract.

External Finishes	
A.	Red brick in grey blue engineering brick
B.	-
C.	High performance double glazed timber framed windows and doors
D.	Vertical timber cladding
E.	Coated random rubble stone walling
F.	Exposed reconstructed stone sills and lintels to windows
G.	Superinsulated painted external door - garage door
H.	Standing seam metal pitched roof
J.	Free-standing stone pitched roof
K.	Metal operable goods
L.	EV charging points

Ground Internal Areas
GFA: 104.6 m² FGA: 9.9 m² (per unit)

Site: 15/03/22 (1st Floor) Planning Area: 1.01.15.01
Date: 1.01.22 (1st Floor) Date: 1.01.22 (1st Floor)

DKA
DKA - The Real Estate & Property Services Group, Ltd. (DKA) Ltd.
17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 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