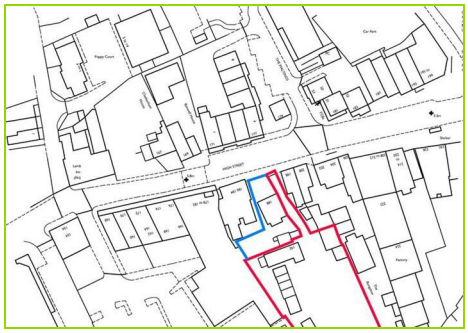
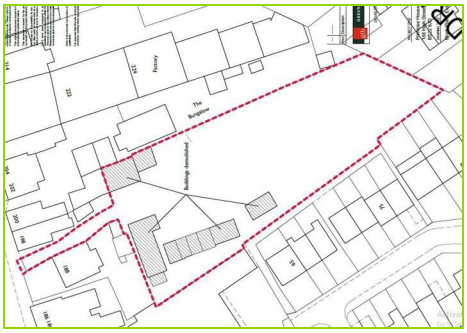
Residential Development Land Sales





Development Combo @ 188, High Street, Worle, North Somerset, BS22 6JD

Auction Guide Price +++ £350,000

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold DEVELOPMENT COMBO (0.71 ACRES) comprising DETACHED HOUSE | MODERNISATION plus scope for 5 NEW BUILD HOUSES (stp)

Development Combo @ 188, High Street, Worle, North Somerset, BS22 6JD

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Development Site @ 188 High Street, Worle, North Somerset BS22 6JA

Lot Number 4

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon
Registration Deadline is on Friday 16th October 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”

THE PROPERTY

A Freehold 4 Bedroom detached cottage (1399 Sq Ft) in need of modernisation with multiple outbuildings (Total 3759 Sq Ft) set within a large level plot (0.71 acres) of brownfield land in this sought after central location.
Sold with Vacant Possession.

Tenure - Freehold
Council Tax - D
EPC - E

NO OVERAGE is applicable on this sale

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

DETACHED HOUSE MODERNISATION

The existing 4 bed house (1399 Sq Ft) is vacant and now requires modernisation with huge potential for a fine home or investment.
There is further scope to extend or convert into flats or HMO.
Interested parties will note the property is not listed and is not within a conservation area so there is scope for demolition to incorporate it into the new build scheme.

DEVELOPMENT SITE | SCOPE FOR 5 HOUSES

The brownfield land has excellent residential development potential.
The Sellers recently submitted a Pre-Application to North Somerset Council with indicative plans for 6 new dwellings, which was later reduced to 5 new dwellings through subsequent negotiations.
The principle of development for up to 5 dwellings was positively received.
Due to recent NPPF changes, it is anticipated this development will not require Biodiversity Net Gain related mitigation, should the development area be restricted to the red line shown within the document: "3398-PA-01A-(Location Plan)(3)" within the Data Room.
Pre App information in Data Room / Online Legal pack.
Interested parties to make their own investigations.

*All subject to gaining the necessary consents.

LOCATION

The development is located in central Worle with excellent parks, children's playgrounds, schools and shops within easy access. The nearby seaside town of Weston Super Mare provides further amenities as well as excellent access to the M5 for access to Bristol. 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.

From October 2026, Worle High Street is due to benefit from works designed to improve safety, accessibility, and the look and feel of the area. This incudes; safer pedestrian crossings, improved bus facilities, traffic calming measures, and new footways as well as a reduced speed limit of 20 miles an hour. Reducing road noise and emissions in the area. The scheme is a result of extensive community engagement over the last two years, with residents and businesses helping to influence the design and improvements being delivered. These changes will undoubtably make the area a safer and more attractive place to live.

PLANNING INFORMATION

Full details of the indicative Pre-Application and drawings can be downloaded from the Data Room, see note with link in the Legal Pack, or contact Hollis Morgan.

DATA ROOM - TECHNICAL REPORTS

Within the Legal Pack is a link to the DATA ROOM (via Dropbox), which contains additional technical reports and surveys that accompanied the Pre-Application submitted to North Somerset Council.

Within the Data Room there are documents relating to:

Ecology Surveys
Tree Survey
Access Feasibility Review
Pre-Application Documents, including indicative plans
Topographical Survey
Wayleave Agreement with National Grid

The Data Room link can also be requested via Hollis Morgan.

REDUCED LEGAL FEES | INCENTIVE

The successful purchaser will benefit from reduced legal fees on the purchase of this lot.

The Sellers have opted not to seek recovery of their legal fees for production of the legal pack as part of the auction process.

Search costs are to paid on this lot, however as an incentive, the Search costs will be removed from the purchase if the successful bidder purchases both 167 High Street, Worle, BS22 6JA and 188 High Street, Worle, BS22 6JD, both of which are offered at the same auction by Hollis Morgan.

See Special Conditions within the Legal Pack for more information.

SOLICITORS AND COMPLETION

James King
Powells Solicitors
01934623501
jking@powellslaw.com
https://www.powellslaw.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 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.

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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

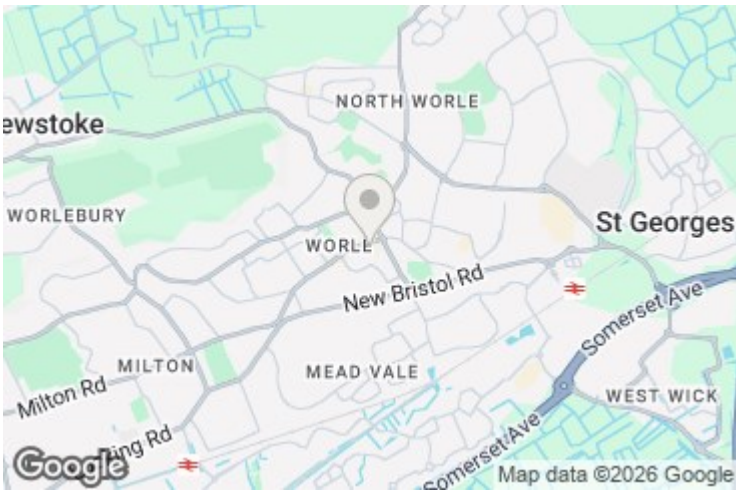
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process, please don’t hesitate to contact Auction HQ.

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.



Approximate total area(1)

349.1 m²

3759 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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