



FEATURES

- Online auction date 29 & 30 July 2025
- Six self-contained flats
- Comprised of 5 x 1 beds & 1 x 2 bed
- All flats within Council tax band A
- Requiring full refurbishment
- Guide Price £239,500+
- Freehold with vacant possession
- Grade II listed
- Opportunity to add value
- Town centre location

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office: James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number: 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.

Guide price: £239,500+

Six Self-Contained Flats

Crown Inn
1 Draycott Road
Shepton Mallet, Somerset
BA4 5HP

OVERVIEW

For sale by online auction, this Grade II listed property presents an investment opportunity to acquire a freehold block of six self-contained flats. The building requires a full refurbishment throughout, offering a significant opportunity for a purchaser to add value.

The accommodation is arranged over the ground and two upper floors. It comprises three flats on the ground floor, two flats on the first floor, and a further flat on the second floor. In total, the property consists of 5 x 1 bedroom units and 1 x 2 bedroom units, providing good future income potential from one building.

The property occupies a prominent town centre position on Draycott Road, located in the older part of Shepton Mallet.

Shepton Mallet is a market town in Somerset, situated approximately 11 miles west of Frome and 20 miles north of Yeovil. For transport, the town is located along the A37, providing direct links towards Bath and Bristol.

Floor Area

Floor plans will be made available.

Listing Status

Listed on 25 November 1969. The list entry number is 1345226.

Lot No. 1

Auction date: 29 & 30 July 2025

Council Tax

The flats are all rated within council tax band A.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2211-7098-7216-5501-2111>
<https://find-energy-certificate.service.gov.uk/energy-certificate/2412-1815-1921-1011-2207>
<https://find-energy-certificate.service.gov.uk/energy-certificate/2193-6113-3925-4169-4075>
<https://find-energy-certificate.service.gov.uk/energy-certificate/2105-3155-1821-2218-7291>
<https://find-energy-certificate.service.gov.uk/energy-certificate/2114-1184-7411-1218-1101>

Flat 3 - awaiting assessment

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Freehold with vacant possession.

Legal Pack

<https://www.johnpye.auctiondocs.com/>

Guide Price

£239,500+

Buyer's Premium

3% (min. £4,500) inc. VAT.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.