

**STEPHEN & CO.**  
*Auctions*  
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**ESTATE AGENTS  
VALUERS  
AUCTIONEERS  
BLOCK MANAGEMENT**  
Established 1928



**31A, NEW CHURCH ROAD, UPHILL,  
WESTON SUPER MARE, BS23 4UZ**  
**FOR SALE BY PUBLIC AUCTION**

For Sale By Public Auction (subject to Reserve, Conditions of Sale and unless sold meanwhile) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB on Wednesday 4th March 2026 at 7:00pm

Guide Price: £65,000/£75,000

\*Guides 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 a Reserve (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.

All purchasers will be required to pay the Auctioneers an administration fee of £900 including VAT and produce two forms of identification. Further charges may be payable and will be detailed in the Auction Pack.

NB. Deposits can only be paid by Personal Cheque or Bank Transfer

**13 Waterloo Street, Weston super Mare, BS23 1LA**

**[www.stephenand.co.uk](http://www.stephenand.co.uk)**

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



Situated in the coastal village of Uphill located on the southern outskirts of Weston super Mare and close to village amenities. A former Hair Salon suitable for a variety of uses (subject to obtaining any necessary consents).

**Salon:**  
22'8 x 18'5 overall (6.91m x 5.61m overall)  
Double glazed door to Salon with 3 washing stations, 2 night storage heaters. Kitchen with single drainer sink unit. Cloakroom with WC off. Double glazed door to Rear Courtyard with timber shed and rear pedestrian access.

Rateable Value: £3,200

Services: Mains electricity, water and drainage.

N.B.: All figures quoted are exclusive of VAT where applicable.

**Tenure:**  
Freehold

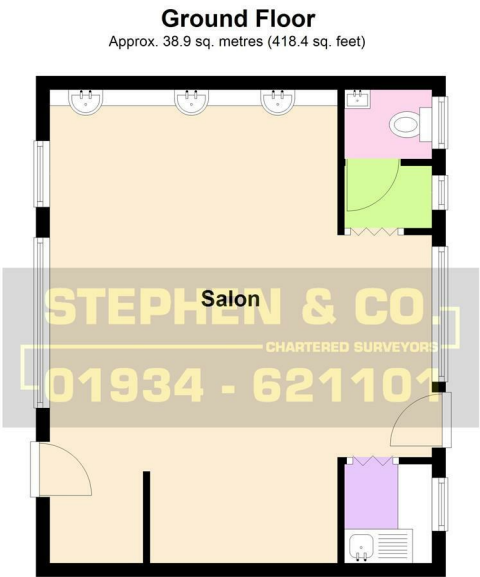
**Conditions Of Sale:**  
From the Solicitors:-

Wards Solicitors  
37 Boulevard  
Weston super Mare  
BS23 1PE

Ref: Bo Yee Fan  
01934 413535  
BoYee.Fan@wards.uk.com

**Data Protection:**  
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 38.9 sq. metres (418.4 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.

