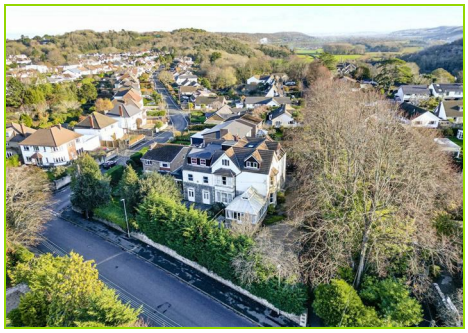
Residential Development Land Sales



20 Cambridge Road, Clevedon, North Somerset, BS21 7HX

Auction Guide Price +++ £1,250,000

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD PROPERTY (6330 Sq Ft) arranged as a FULLY LICENSED 21 BED HMO | Scope for £176k + INCOME

20 Cambridge Road, Clevedon, North Somerset, BS21 7HX

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 20 Cambridge Road, Clevedon, North Somerset BS21 7HX

Lot Number TBC

The Live Online Auction is on Wednesday 11th March 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th March 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

An imposing Freehold detached former residential care home with flexible and spacious accommodation (6330 Sq Ft) arranged over 3 floors plus a basement area in the hugely sorted after area of upper Clevedon. The property is currently arranged as 21 bedrooms, many with ensuites, and various reception rooms and kitchens including a large sun room at the front and living room at the rear having been extensively extended over the years.
The mature 0.35 acre grounds are made up of lawn, parking and secure rear bike storage area.
The property has a lift to all levels. In 2024 a new Grade A fire system was installed throughout all bedroom and communal spaces which has been serviced bi-annually and the property has emergency lighting throughout which was upgraded in 2022 and has been serviced annually.
Both the 1st and 2nd floor have independent external fire escapes and the roof was re-tiled and felted in 2017 and has a 10yr warranty.
Sold with vacant possession.

Tenure - Freehold
Council Tax - G
EPC - C

THE OPPORTUNITY

21 BEDROOM HMO | £176,400 pa

The property benefits from consent (21/P/3016/FUL) for use as a 21 bedroom HMO.

There is potential for circa £700 per room pcm | £14,700 pcm | £176,400 pa

The property has been most recently leased on a long term commercial lease to an organisation utilising the HMO licence to house vulnerable women and children.
We understand the HMO licence is for up to 21 adults and up to 25 occupiers including children. Given many of the bedrooms are suitable for use as doubles, there is scope to increase subject to consent.

Interested parties to make their own enquiries.

RESI DEVELOPMENT

Given the scale of the property and the sought after location there is scope for either a large family home or to split the property into smaller residential units.

LOCATION

The town of Clevedon is particularly well placed for commuting to Bristol. Apart from the many high street shops, restaurants and food stores the town and surrounding villages have many an active and popular public house visit and enjoy. The local schools are all exceptional rivalling the nearby private schools such as the Downs Preparatory School at nearby Wraxall which offers schooling for boys and girls aged 4 to 13 years. Clifton College and Clifton High School are within approx. 9 miles travelling distance via the Clifton Suspension Bridge. There is a plethora of outdoor activities with a choice of scenic walks nearby, as is the National Trust Tyntesfield Estate, a Grade 1 Gothic revival mansion set in 540 acres of stunning gardens and open parkland. For the commuter the M4/M5 motorway network is reached at Junction 20 of the M5. Clifton Village with its colourful range of high street shops, boutiques and restaurants is accessible via the Clifton Suspension Bridge.

PLANNING GRANTED

Reference 21/P/3016/FUL
Application Received Thu 28 Oct 2021
Application Validated Mon 29 Nov 2021
Address 20 Cambridge Road Clevedon Somerset BS21 7HX
Proposal Proposed change of use from residential care home of 21no rooms (Use Class C2) to a House of Multiple Occupation (HMO) of 21no rooms (Sui Generis Use) with associated car parking, refuse and cycle storage.
Status Decided
Decision Approve
Decision Issued Date Thu 24 Mar 2022
Appeal Status Not Available
Appeal Decision Not Available

PLANNING INFORMATION

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

SOLICITORS & COMPLETION

Solicitor Contact TBC

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 we receive them.
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

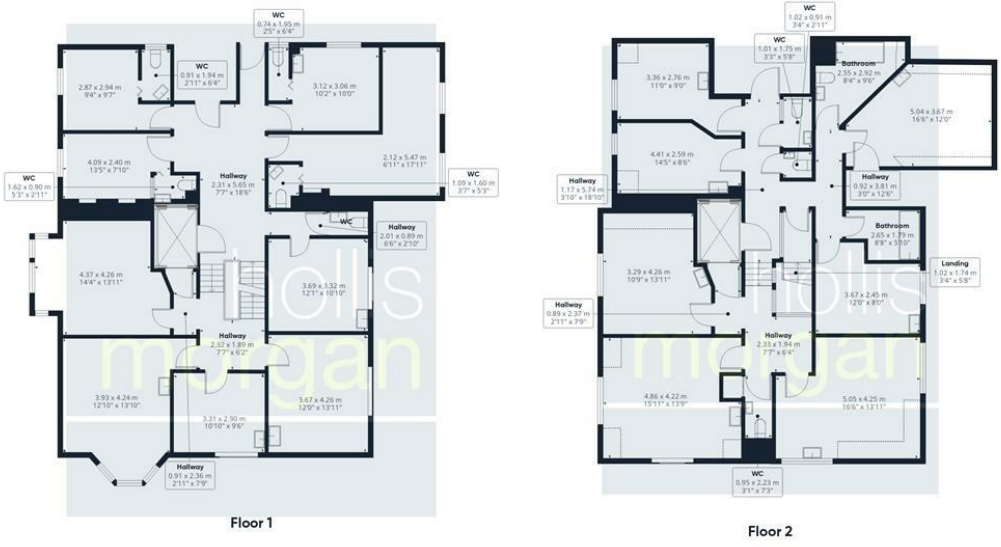
to contact Auction HQ.

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.



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Approximate total area(1)

588 m²

6330 ft²

Reduced headroom

9.5 m²

102 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

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