Stonebridge House East Clevedon Triangle, Clevedon, North

Auction Guide Price +++ £250,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- MIXED USE | 4239 Sq Ft | OUTBUILDINGS
- REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold GRADE II LISTED PROPERTY with MIXED USE ACCOMODATION (4239 Sq Ft) now in need of MODERNISATION with OUTBUILDINGS.

Stonebridge House East Clevedon Triangle, Clevedon, North Somerset, BS21 6BQ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Stonebridge House, East Clevedon Triangle Clevedon, North Somerset BS21 6BQ

Lot Number 5

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30
Registration Deadline is on Monday 21st July 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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"

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

JOINT AGENTS

Steven Smith Estate Agents | Clevedon

THE PROPERTY

An imposing Grade II listed Freehold mixed use property dating from 1804 originally built as a Vicarage and occupying a prominent corner position on the outskirts of Clevedon. The accommodation (4239 Sq Ft) is primarily over 2 floors comprising 2 retail units and 3 flats with additional attic space, outbuildings, garages and parking in the rear courtyard.
Sold with mainly vacant possession other than the larger retail unit and flat 3 which are sold subject to the existing tenancies.

Tenure - Freehold
Council Tax - Band B
EPC - Flat 1 - D | Flat 2 - E | Flat 3 - E

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY | SUBJECT TO PLANNING

This large property and outbuildings has been let for many years and now requires modernisation but has scope for a wide range of residential development opportunities including a higher density flat scheme or HMO style rooms whilst the detached outbuilding has scope for an independent dwelling.
We understand no planning of this nature has been recently sought. Interested parties to make their own investigations.

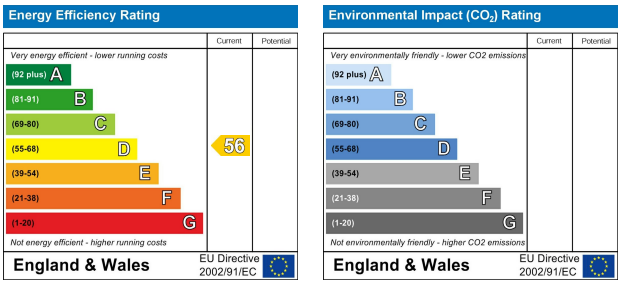
EXISTING TENANTS

The retail unit 1 & 2 and Flat 3 are sold subject to existing tenancy paying £10,000 pa
The lease is for a term of 10 years from 31st January 2012. The lease was assigned on 11th December in 2017 and that tenant remains in occupation. Further information including the lease are available to download in the online legal pack.
Please note all buyers must review the information provided in the legal pack and should not solely rely on the marketing information.

Please note there is cottage that has been sold separately that will retain a right of way over the courtyard - please refer to online legal pack.

Floor plan

EPC Chart



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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. Please refer to our website for further details.