



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

Auction Guide Price +++ £250,000

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

FOR SALE BY LIVE ONLINE AUCTION

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

Lot Number TBC

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.

SCHEDULE OF ACCOMODATION

Retail Unit 1: Room | Room | Entrance Hallway | Storeroom | Hallway | Toilet

Retail Unit 2: Not inspected

Communal: Entrance Hallway | Hallway | Office | Cupboard | Landing | Toilet

Flat 1: Living Room | Dining Room | Kitchen | Toilet | Hallway | Cupboard | Bedroom 1 | Bedroom 2 | Bathroom

Flat 2: Hallway | Living Room | Bedroom 1 | Bedroom 2 | Kitchen | Bathroom

Flat 3: Landing | Bedroom 1 | Kitchen | Living Room | Bedroom 2 | Bathroom

Courtyard | Garages | Detached Outbuilding

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.

SOLICITORS & COMPLETION

Shobee Ganesan-Chant

Harris & Harris Solicitors

shobee.chant@harris-harris.co.uk

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION

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.

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.

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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.

2025 CHARITY OF THE YEAR

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Hollis Morgan is supporting Uncle Pauls Chilli Charity empowering socially disadvantaged people with barriers to learning &/or disabilities based in Butcombe, North Somerset, our land overlooks the Mendip Hills and Blagdon lake. There are three main areas of focus at Uncle Paul's Chilli Charity Education, Wellbeing and Social Prescribing – visit www.chillicharity.org.uk/ for more details or the Hollis Morgan Charity Page of our website.

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.



