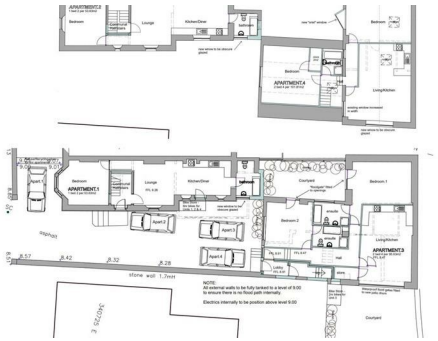


MAGGS & ALLEN

9 QUEENS ROAD

, CLEVEDON, BS21 7TH

Guide Price: £425,000+

- 15 October LIVE ONLINE AUCTION
- Period house plus two-storey commercial premises
- Planning granted for the conversion into four spacious flats
- GDV of circa £1,150,000
- Ideal for builders and developers
- 8-Week completion

RICS
Regulated by RICS

Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

9 QUEENS ROAD, CLEVEDON, BS21 7TH

Guide Price: £425,000+

FOR SALE BY AUCTION
This property is due to feature in our online auction on 15th October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
PERIOD HOUSE PLUS TWO-STOREY COMMERCIAL PREMISES WITH PLANNING FOR 4 FLATS – GDV £1,150,000

DESCRIPTION
The property comprises an attractive period house together with a substantial two-storey commercial premises to the rear, occupying a central position in Clevedon. Both buildings require renovation, however planning consent has been granted for their conversion into four self-contained flats, together with parking. The proposed development has an estimated Gross Development Value (GDV) of approximately £1,150,000.

The main house extends to approximately 1,241 ft² (115.2m²) and comprises three bedrooms, two reception rooms, kitchen, utility room, bathroom and WC. The former funeral parlour to the rear extends to approximately 1,979 ft² (184 m²) and includes a garage running the full depth of the property, a lift, large office and additional rooms. Externally, there is a substantial driveway providing off-street parking for multiple vehicles, together with two gardens.

The property represents an excellent development opportunity and is likely to appeal to builders and developers.

LOCATION
Situated on Queens Road in the popular coastal town of Clevedon, this property benefits from a convenient location close to a wide range of local amenities. Clevedon town centre and Hill Road are within easy reach, offering a selection of independent shops, cafés, restaurants and everyday conveniences. The seafront, Marine Lake and Clevedon Pier are also nearby, providing excellent recreational and leisure opportunities.

The property benefits from good transport links, with easy access to Bristol and the M5 via the nearby road network. Clevedon also offers a range of well-regarded schools, green spaces and leisure facilities, making it a popular location for both residents and investors.

PLANNING DETAILS
Planning Title: Proposed change of use and conversion of an existing dwelling into 2no. apartments and the adjoining commercial property (former Funeral Parlour) into 2no. apartments
Planning Application Number: 26/P/0762/FUL
Decision: APPROVED
Decision Issued Date: Tuesday 2nd June 2026

Gross Development Value (GDV)
Planning to convert to 4 Flats:

Flat 1: £250,000
Flat 2: £235,000
Flat 3: £340,000
Flat 4: £325,000

GDV: £1,150,000

ACCOMMODATION
Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION
Completion for this lot will be 8-weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: D

TENURE
Please refer to AUCTION LEGAL PACK

BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE
Guide Prices 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 Reserve Price (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.

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.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

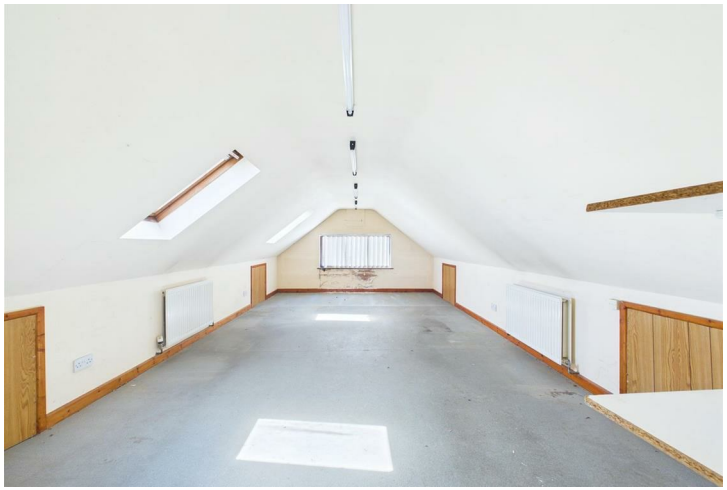
SITE PLAN
The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

PLANNING REQUIREMENTS
Planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

RENTAL ESTIMATES & VALUE
All rental and value estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

Approximate total area(1)
3220 ft²
299.2 m²

Reduced headroom
149 ft²
13.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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