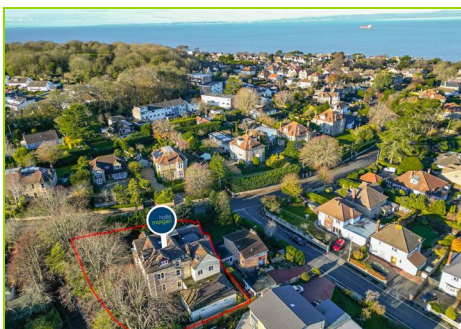


# Residential Development Land Sales



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

**Auction Guide Price +++ £1,250,000**

Hollis Morgan – 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

### 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 ensembles, 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.

Offered with Vacant Possession on Completion

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

Naomi O'Brien

Barcan + Kirby

0117 3252929

N.O'Brien@barcankirby.co.uk

<https://barcankirby.co.uk/>

### 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.





Approximate total area<sup>(1)</sup>  
 588 m<sup>2</sup>  
 6330 ft<sup>2</sup>

Reduced headroom  
 9.5 m<sup>2</sup>  
 102 ft<sup>2</sup>

(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.

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