

Residential Development Land Sales



5 Alexandra Parade, Weston-Super-Mare, North Somerset, BS23 1QS

Guide Price £350,000

Hollis Morgan – A Freehold BLOCK OF 6 FLATS + LARGE RETAIL (5934 Sq Ft) with PLANNING GRANTED to create EXTRA FLATS - INVESTMENT / DEVELOPMENT close to SEAFRONT.

5 Alexandra Parade, Weston-Super-Mare, North Somerset, BS23 1QS

THE PROPERTY

ADDRESS | 5 Alexandra Parade & 34 Meadow Street, WSM, North Somerset BS23 1QS

An imposing Freehold mixed use property (5934 Sq Ft) occupying a prominent position on the Junction of Meadow Street and Alexander Parade just moments from Weston Super Mare seafront.

The property is arranged as a large self contained ground floor commercial unit fronting onto the High Street with additional rear access.

The two upper floors have established residential use comprising 6 self contained flats (5 x 1 Bed | 1 x 2 Bed) with independent access from Alexandra Parade.

There have been recent works to the roof and exterior of the building - please refer to online legal pack.

Sold with vacant possession.

Tenure - Freehold

Council Tax - All A

EPC - E & D

Commercial EPC - C

THE OPPORTUNITY

RESIDENTIAL INVESTMENT | 6 FLATS

The upper floors comprise 6 self contained flats - 5 x 1 Bed, 1 x 2 Bed

Flat 1 (Top Floor) has been recently refurbished.

Historic Building Regs approval for the top floor.

The remaining flats require basic updating with scope for an excellent rental income from both short and long term tenants.

Please refer to independent rental appraisal.

COMMERCIAL INVESTMENT

The retail units are vacant but have scope to generate an income of circa £25k pa.

Potential to split into 2 units.

DEVELOPMENT OPPORTUNITY | PLANNING GRANTED | 7 FLATS

Planning has been granted (25/P/1896/FUL) to create an additional flat on the first floor.

Proposed GDV for the completed residential development (£140k x 4 = £560k + £110k x 3 - £330k) is £890k

Please refer to the proposed scheme for layout of 4 x first floor flats.

Potential to add an additional floor (subject to planning) - interested parties will note the precedent of next door.

CONVERSION OF COMMERCIAL TO RESI | STP

Planning was sought (25/P/2098/FUL |) to split the large commercial unit into 3 flats and 2 smaller commercial units.

The consent was withdrawn with the feedback being that a scheme comprising 2 flats and 2 smaller retail units with a large courtyard would be more suitable.

*Please refer to the online legal pack.

*All subject to gaining the necessary consent.

PLANNING GRANTED | FLAT 7

Reference 25/P/1896/FUL

Application Received Fri 12 Sep 2025

Application Validated Fri 26 Sep 2025

Address 5 Alexandra Parade Weston-super-Mare BS23 1QS

Proposal Reconfiguration of first floor residential accommodation to form 4no. flats

Status Decided

Decision Approve

Decision Issued Date Thu 20 Nov 2025

Appeal Status Not Available

Appeal Decision Not Available

PLANNING WITHDRAWN | 3 EXTRA FLATS

Reference 25/P/2098/FUL

Application Received Fri 10 Oct 2025

Application Validated Tue 11 Nov 2025

Address 34 Meadow Street And 5 Alexandra Parade Weston-super-Mare BS23 1QQ

Proposal Subdivision of vacant ground floor retail unit into 2no. retail units (Use Class E(a)) to Meadow Street and creation of 3no. flats accessed from Alexandra Parade with associated alterations to Alexandra Parade elevation. Reduction of height of parapet to Meadow Street

Status Decided

Decision Withdrawn by applicant

Decision Issued Date Tue 06 Jan 2026

Appeal Status Not Available

Appeal Decision Not Available

Appeal Decision Not Available

SCHEDULE OF CURRENT ACCOMMODATION

GROUND FLOOR

Double Width Commercial Unit

FIRST FLOOR

Flat 4: Living Room | Kitchen | Bedroom | Bathroom

Flat 5: Living Room | Kitchen | Bathroom 1 | Bedroom 1 |

Bedroom 2 | Bathroom 2

Flat 6: Living Room | Kitchen | Bedroom | Bathroom

SECOND FLOOR

Flat 1: Living Room | Kitchen | Bedroom | Bathroom

Flat 2: Living Room | Kitchen | Bedroom | Bathroom

Flat 3: Living Room | Kitchen | Bedroom | Bathroom

RENTAL APPRAISAL

What rent can we achieve for you?

Mendip Property Management are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Jason Virjee of Mendip Property Management suggests a rent in the region of;

5 Alexandra Parade WSM:

1 bed flats £850 pcm

2 bed flats £900 pcm

If you would like to discuss more detail on the potential for rental, you can call me on 01275 332779 or email (enquiry@mendiproperty.com) for a no obligation discussion. I

5 Alexandra Parade, Weston-Super-Mare, North Somerset, BS23 1QS

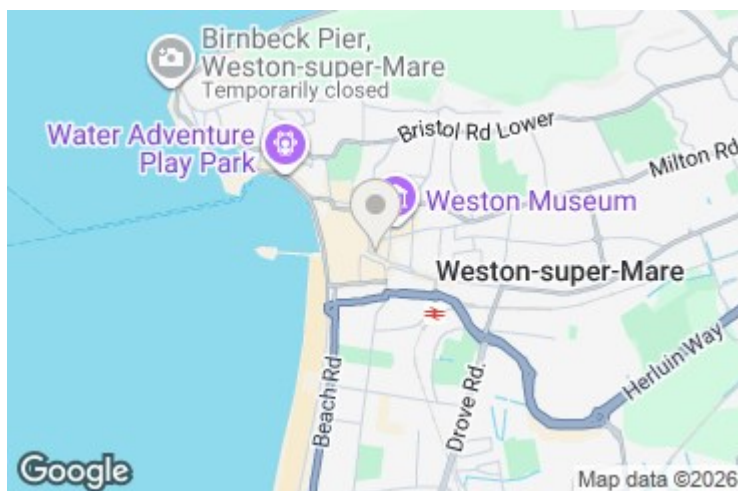
am always happy to advise investors on maximising their investment.

LOCATION

Weston Super Mare is a popular seaside town located on the Bristol Channel coast of North Somerset situated approximately 18 miles (29 km) south-west of Bristol and has a population of approximately 80,000 people. The town has a long history as a popular holiday destination, with a sandy beach that stretches for over two miles (3.2 km) and a variety of attractions and activities for visitors. The town centre has a mix of old and modern buildings, with several historic landmarks such as the Grand Pier, the Winter Gardens Pavilion, and the Birnbeck Pier. Westons main attraction is its beach, which is backed by a wide promenade and a range of amenities such as cafes, restaurants, and shops. The Grand Pier is a popular destination for families, with a variety of fairground rides, arcade games, and attractions. The town also has several parks and green spaces, including the 12-acre Grove Park, which has a children's play area, a boating lake, and a miniature railway. Other popular parks include Clarence Park and Ashcombe Park, both of which offer picturesque settings for picnics and walks. Weston is well connected with the M5 motorway running nearby and regular train services to Bristol, Bath, and other major cities. The town also has its own railway station, which is located within walking distance of the town center and the beach.

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.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

551.4 m²
5934 ft²

Reduced headroom

0.6 m²
6 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

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ