



**Station Road, Congresbury**  
**£325,000**





**Number of rooms: 10**

**Bathrooms: 2**

**Receptions: 2**

This former medical practice occupies a prominent position in Congresbury and offers an opportunity for continued commercial/community use or potential conversion/redevelopment for alternative uses, including possible residential use, subject to obtaining necessary planning permissions, building regulations approval and statutory consents.

The property was previously occupied by Mendip Vale Medical Practice as its Congresbury surgery and is now vacant following the relocation/consolidation of services.

The accommodation of approximately 2,101 sq. ft., provides a range of rooms, formerly utilised as consulting/treatment rooms, reception and waiting areas, together with ancillary accommodation and WC facilities. The property may therefore be of interest to owner occupiers, investors, medical/healthcare operators, community organisations and purchasers seeking a building with potential for residential conversion. The site has extensive off-road parking.

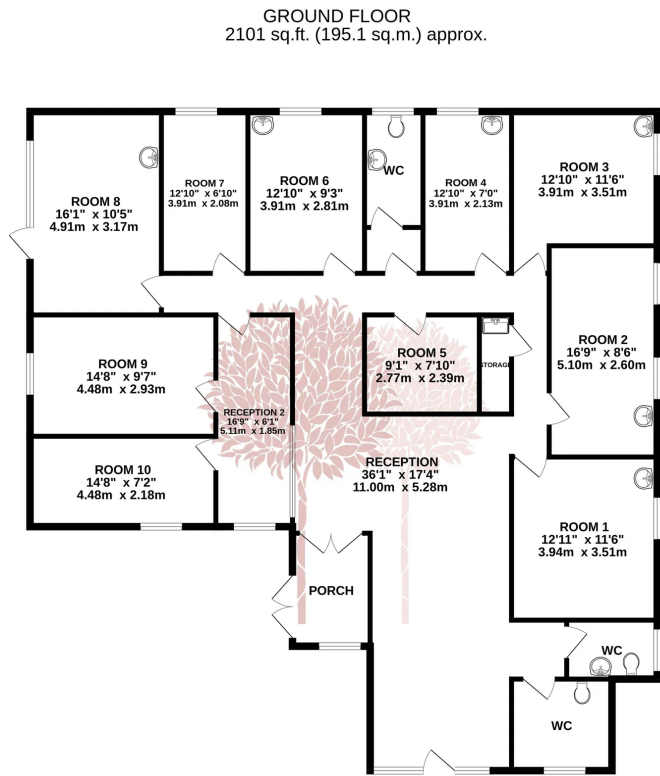
## **DEVELOPMENT / RESIDENTIAL POTENTIAL**

The property is currently a commercial premises and is not being marketed as an existing residential dwelling.

No representation is made that residential planning permission will be granted. Prospective purchasers are advised to make their own enquiries with North Somerset Council and satisfy themselves as to the acceptability and viability of their proposed use and any associated alterations or development.



**Situation:** Located in the thriving village of Congresbury, a community that combines the charm of village life with a range of amenities usually associated with a larger town. Residents enjoy a variety of shops, a supermarket, a doctor's surgery, chemist, church, library, and three welcoming public houses. Families are well catered for, with a well-supported primary school and pre-school, alongside a variety of local clubs and societies. Secondary education is available at nearby Churchill Academy and Sixth Form Centre, which benefits from a modern sports complex and provides daily transport for local children. There are also further schooling options in Bristol, Backwell, Wraxall, and Chew Magna. The surrounding North Somerset countryside offers a wealth of outdoor activities, with opportunities for walking, cycling, riding, fishing, sailing, and even dry skiing all within easy reach. Congresbury also offers convenient transport links: the A370 provides access to nearby towns, the motorway network is accessible at Clevedon (Junction 20) and St. Georges (Junction 21), and there is a mainline railway station at Yatton as well as Bristol International Airport at Lulsgate. This combination of village amenities, countryside access, and practical transport links makes Congresbury an ideal location for a home that balances a peaceful, community-focused lifestyle with everyday convenience.



TOTAL FLOOR AREA: 2101 sq.ft. (195.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan ©2026





## EXISTING USE

The property was formerly occupied as a medical practice. The existing lawful planning use/class should be confirmed independently by the purchaser and their professional advisers.

**Directions:** From our office in Congresbury, follow the road at the traffic lights left onto Station Road, continue driving, and the property will be found shortly on your left with a Debbie Fortune Estate Agents' For Sale board.

**What3Words:** ///symphonic.steaming.gracing

