

# Residential Development Land Sales



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

**Auction Guide Price +++ £350,000**

Hollis Morgan – MAY LIVE ONLINE AUCTION – 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

## FOR SALE BY LIVE ONLINE AUCTION

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

Lot Number TBC

The Live Online Auction is on Wednesday 20th May 2026 @  
12:00 Noon

Registration Deadline is on Friday 15th May 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis  
Morgan website & you can choose 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”

## THE PROPERTY

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

### 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

### PLANNING INFORMATION

Full details of the proposed scheme and drawings can be  
downloaded with the online legal pack.

### LOCATION

Weston Super Mare is a popular seaside town located on the

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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.

### SOLICITORS & COMPLETION

Richard Jones  
Hugh James  
033 3016 2222  
Richard.Jones@hughjames.com  
<https://www.hughjames.com/>

### EXTENDED COMPLETION

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

### IMPORTANT AUCTION INFORMATION

#### 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.

### 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.

### 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 they are uploaded.

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

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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.

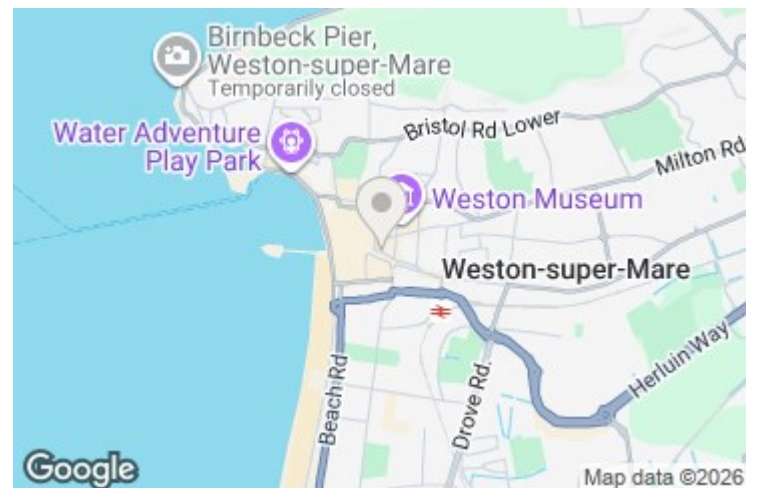
### 2026 CHARITY OF THE YEAR

Hollis Morgan are proud to be supporting Bristol Schools Rugby Union as our 2026 Charity of the Year. BSRU ( working in association with Bristol Bears ) oversee and support rugby in all schools, State and Independent , in the Greater Bristol area. Bristol Schools provide School Rugby Development opportunities and County level fixtures for secondary boys and girls. Including playing fixtures at U18s against the leading

Independent Schools in our region, schools such as Clifton College, BGS, QEH, Collegiate and Millfield. For more information and details of the fixture list please follow them on Instagram.

### 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.





**Approximate total area<sup>(1)</sup>**

551.4 m<sup>2</sup>  
5934 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
6 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.

GIRAFFE360

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