

# FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY  
2 POTENTIAL CONVERSION SCHEMES

£500,000 - 8 x Flats  
£180,000 - 3 x Flats

(OIEO)



## THE TRIANGLE CENTRE

Clevedon  
Somerset  
BS21 6HX

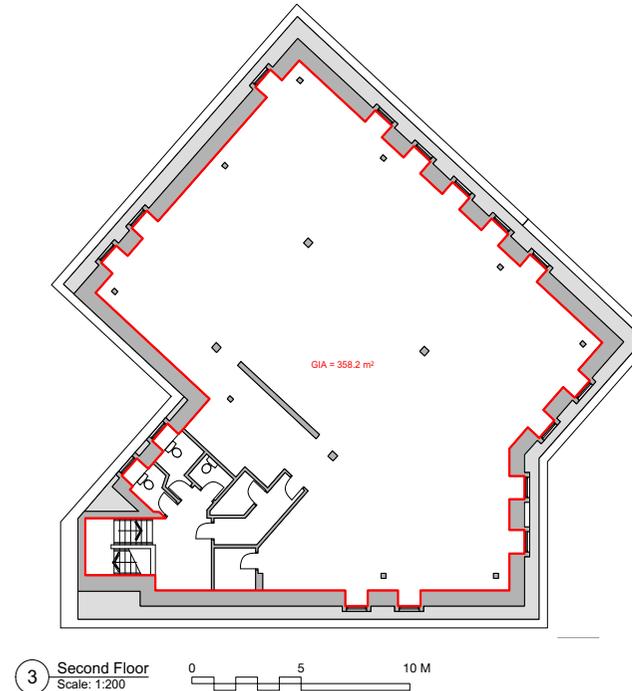
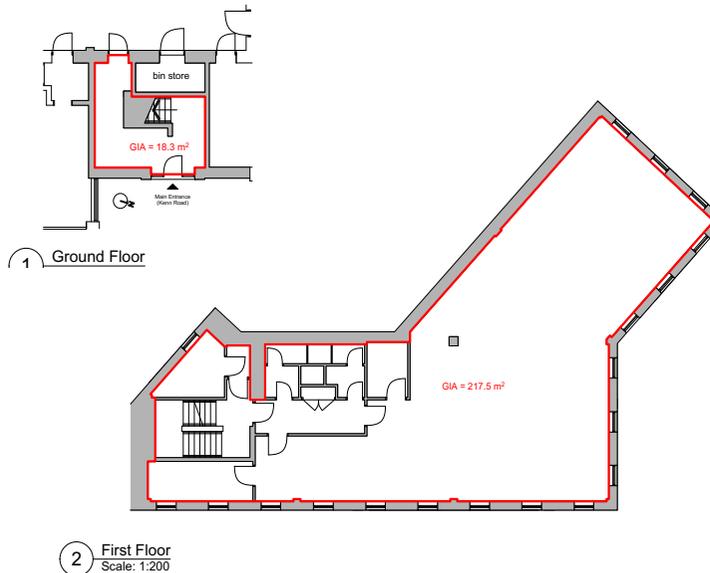


01384  
400123

lcpgroup.co.uk



## Existing Plans



This vibrant neighbourhood shopping precinct — anchored by B&M and a mix of national and local retailers such as Card Factory, Superdrug and various charity shops — offering a well-established commercial setting.

**OVERVIEW**

There are two potential conversion schemes identified.

**8 flats** – conversion of the existing office accommodation.  
**Purchase price:** £500,000 (OIEO)

**3 flats** – conversion of the first-floor ancillary storage space (to the rear and opposite the offices).  
**Purchase price:** £180,000 (OIEO)

**CONVERSION OPPORTUNITY**

The space presents strong potential for residential conversion under permitted development regulations.

**PARKING**

Private parking will be provided for the residential scheme/s, which will be located in the rear service yard.

10 spaces allocated to the 8-flat scheme (inclusive of refuse/recycling store), and 4 to 5 spaces for 3-flat scheme.





# THE TRIANGLE CENTRE

## Proposed Plans - Prior Approval Application

### Schedule of Accommodation

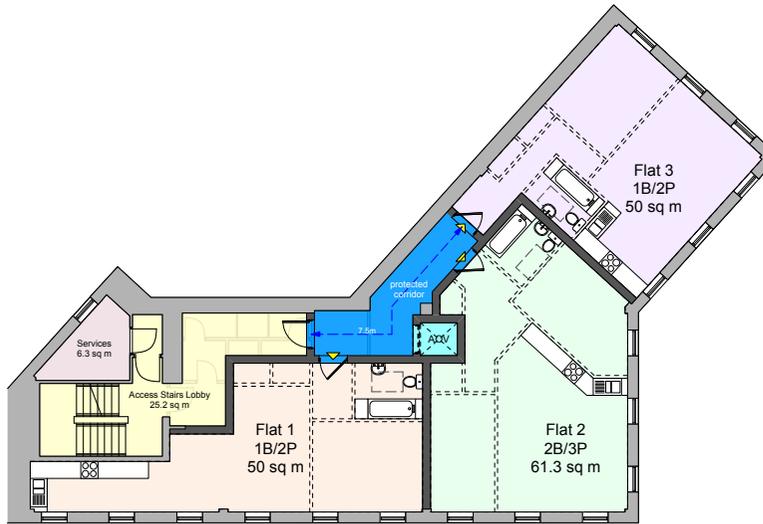
2nd Floor:		
Flat 8	2B4P	71.9 m <sup>2</sup>
Flat 7	2B3P	65.1 m <sup>2</sup>
Flat 6	2B3P	63.7 m <sup>2</sup>
Flat 5	1B2P	51.3 m <sup>2</sup>
Flat 4	1B2P	54.6 m <sup>2</sup>

1st Floor:		
Flat 3	1B2P	50.0 m <sup>2</sup>
Flat 2	2B3P	61.3 m <sup>2</sup>
Flat 1	1B2P	50.0 m <sup>2</sup>

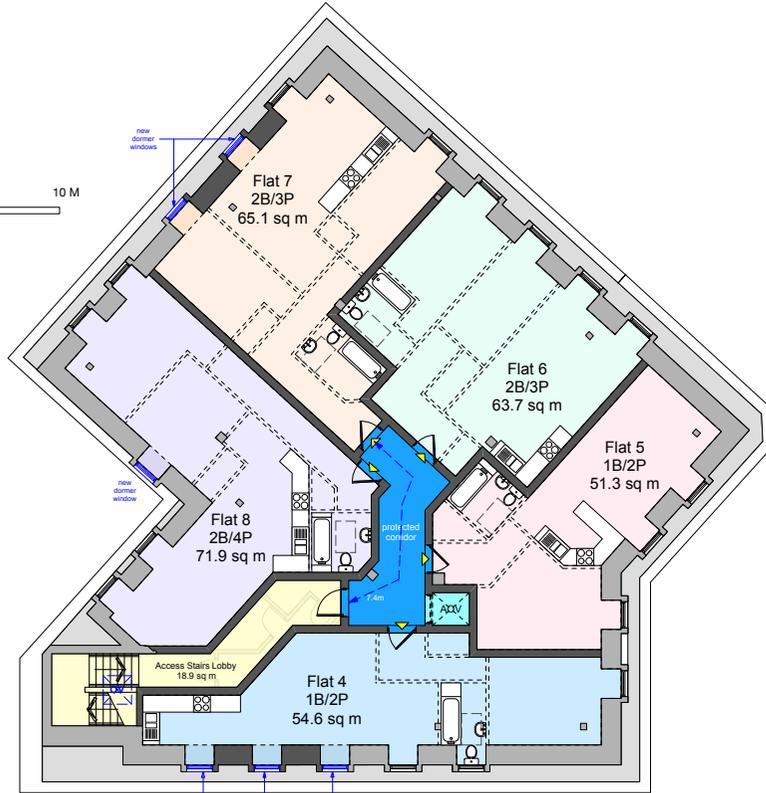
O/A 4no. 1-bed + 4no. 2-bed = 8 flats



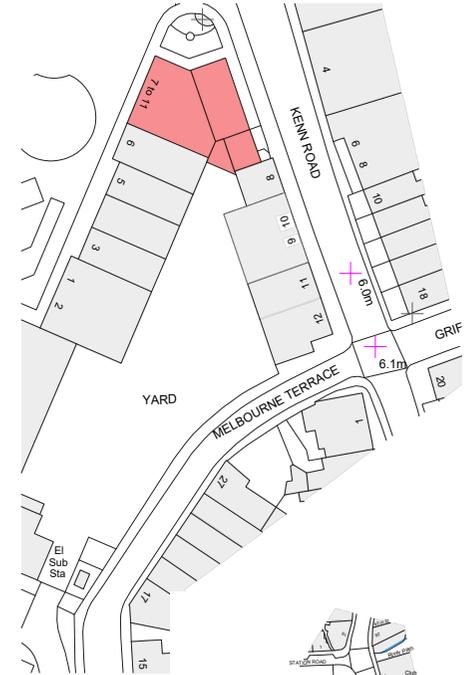
1 Ground Floor Scale: 1:150



3 First Floor Scale: 1:150



2 Second Floor Scale: 1:150



Site Layout Plan Scale 1:500



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Location Plan Scale 1:1250

## Existing Plans



### TENURE

Long Leasehold - 150 years.

### LOCAL AMENITIES & TRANSPORT

The Triangle Centre is focal point for the Clevedon's retail offer and is located between Great Western Road, which forms the principal vehicular route through the town centre, and Station Road.

The scheme provides over 59,000 sq.ft of accommodation and includes a customer car park with approximately 167 spaces with provides the town's principal parking provision.

### COMMUNITY SETTING

The area benefits from a strong community atmosphere, serving around 30,787 local residents.

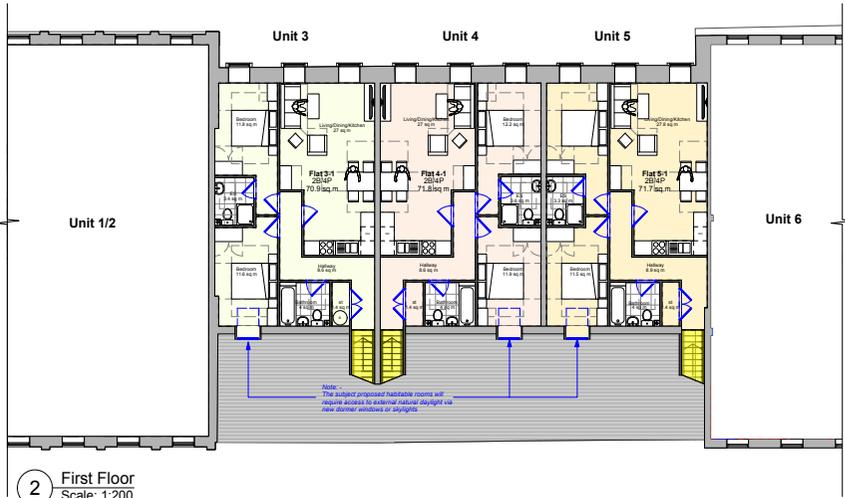
### LIFESTYLE APPEAL

Clevedon is a commuter town for Bristol and a popular seaside destination with a loyal catchment population. In October 2023, North Somerset Council's executive approved their final pre-submission version of the local plan, which is set to run from 2024 to 2039 in which the council has stated its desire to build approximately 15,000 homes by 2039 equating to almost a thousand new homes a year.



# THE TRIANGLE CENTRE

## Proposed Elevation - Prior Approval Application

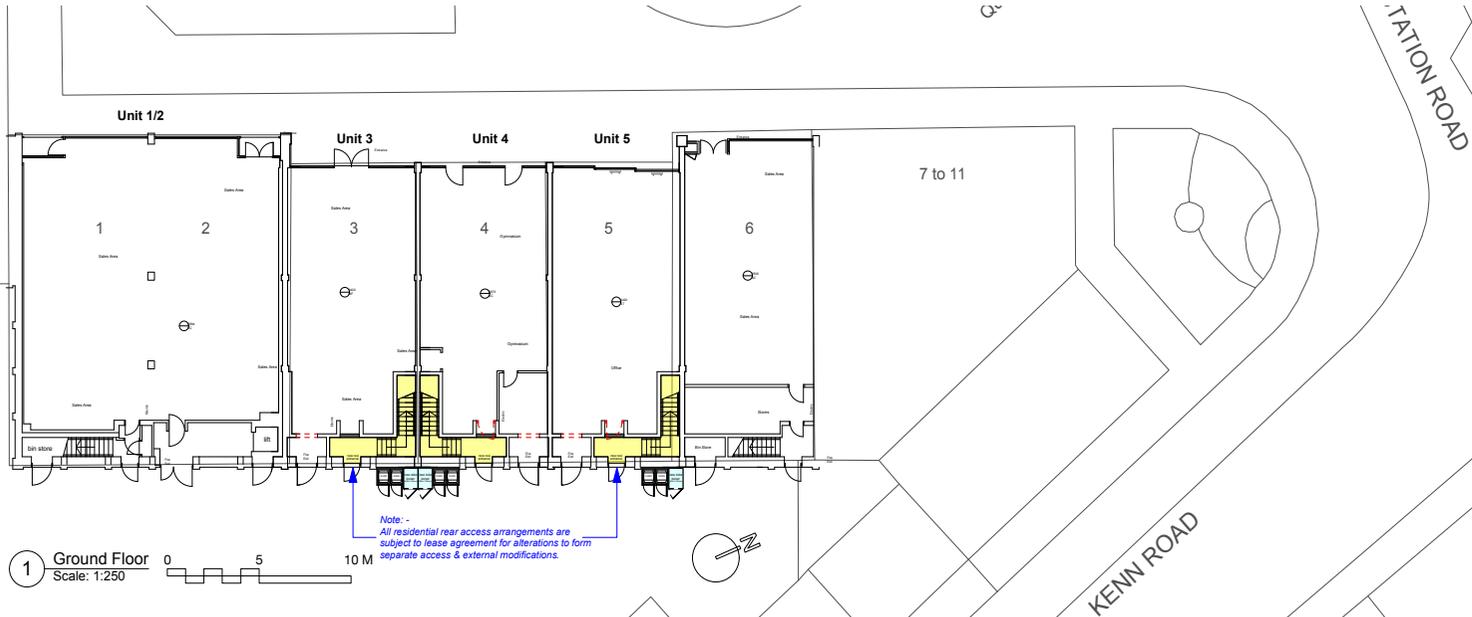
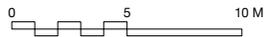


### Schedule of Accommodation\*

<b>Unit 3:</b>		
Flat 1	2B4P	70.9 m <sup>2</sup>
<b>Unit 4:</b>		
Flat 1	2B4P	71.8 m <sup>2</sup>
<b>Unit 5:</b>		
Flat 1	2B4P	71.7 m <sup>2</sup>

O/A 3 flats

\* Conversion within Unit 3 to 5 are subject to new rear dormer extension or roof-light windows.



## SUMMARY

This first-floor space in a bustling local retail hub, supported by strong transport links and village-like ambience, ticks all the boxes for residential conversion in an area widely acknowledged for its high quality of life.

## SERVICE CHARGE AND INSURANCE

£900 per annum combined for service charge and insurance, per flat once developed.

## ENERGY PERFORMANCE

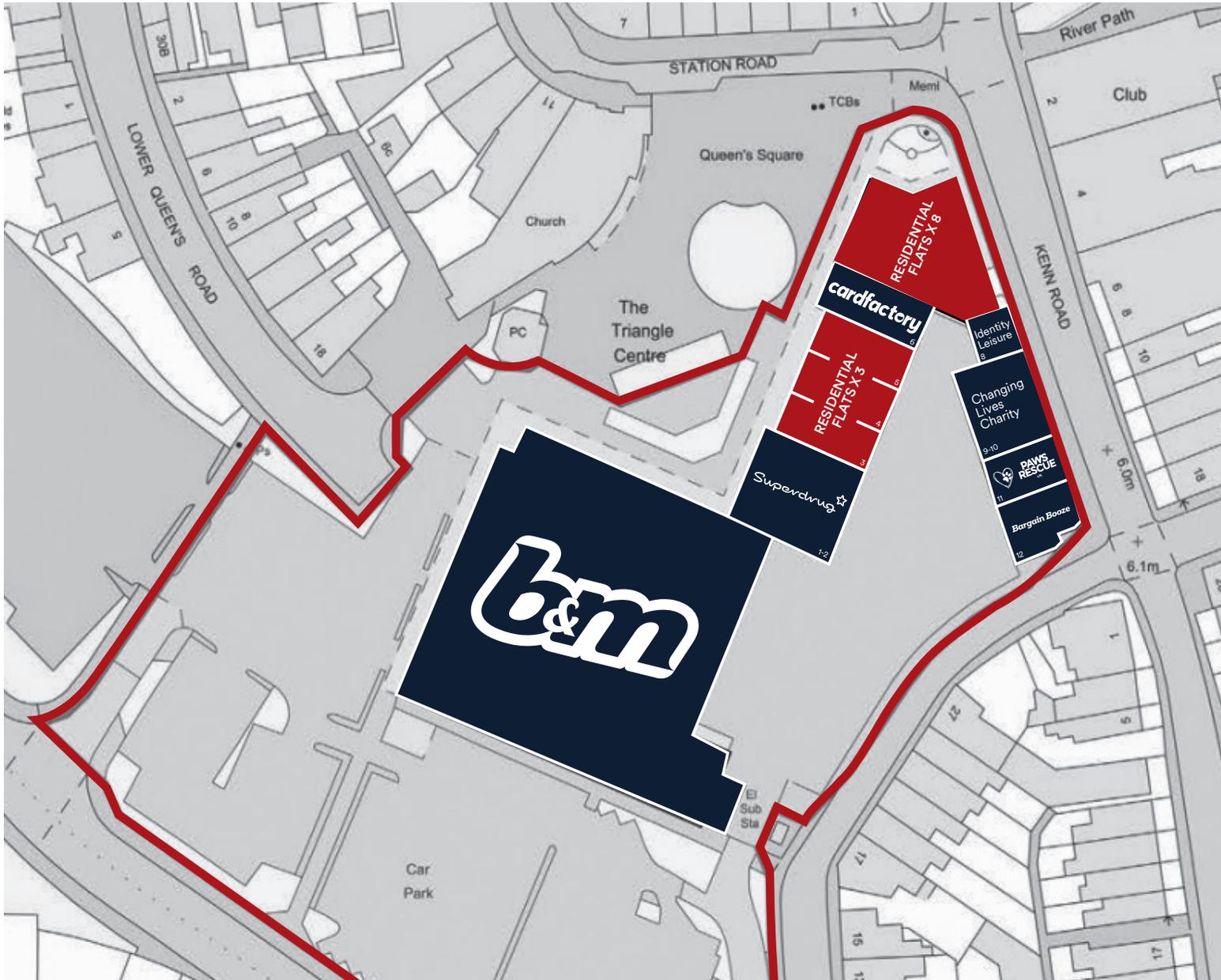
Further information available upon request.

## LEGAL COSTS

Each party is responsible for their own legal costs.



# THE TRIANGLE CENTRE



**Viewing**  
Strictly via prior appointment  
with the appointed agents.



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