

Clevedon Five Twenty, Clevedon, North Somerset

Client

Nicholson Estates Properties

Services Provided

Industrial Agency

Timescale

Completed

Alder King Contact



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The Project

Clevedon Five Twenty Business Park, is a 25 acre (10.18ha) site, just off Junction 20 on the M5.

The land had originally been designated within the Local Plan for employment use with an outline consent being obtained after a Master Planning exercise for B1, B2 and B8 development.

Alder King were instructed by Nicholson Estates to advise on sales and lettings and on the future strategy for the site. Whilst the outline Planning Application was being considered by North Somerset District Council, the first 5 acre (2.02ha) site was sold to BOC Edwards, who relocated to the scheme from Nailsea.

This first land sale triggered Nicholson Estates constructing the preliminary site infrastructure. A full-scale marketing campaign was undertaken, promoting the site for new leasehold or freehold production/distribution buildings to be delivered via design build contracts.

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Land sales to the following were subsequently agreed:

Palm Equipment	-	2 acres (0.810ha)
Gordano Packaging	-	2.5 acres (1.2ha)
W H Ware	-	2.3 acres (0.93ha)
LA Developments	-	1.83 acres (0.74ha)
Yates Removals	-	0.83 acres (0.34ha)
GPN Ltd	-	1.2 acres (0.48ha)
Longborough Ltd	-	1.6 acres (0.65ha)
LA Developments	-	1.2 acres (0.48ha)
LA Developments	-	1 acre (0.405ha)
Glebe Developments	-	2.5 acres (1.2ha)

With improving market conditions and the shortage of office accommodation in the Bristol area, the frontage plot was re-marketed for office development with terms subsequently agreed with Longborough Developments, who speculatively built 28,000 sq ft (2,601 sq m), known as Rivermead Court.

As a consequence of strong demand from owner occupiers seeking freehold accommodation, LA Developments acquired three sites and speculatively developed schemes - known as Windmill Court, Millers Court and Barnes Court - where units ranging from 1,000 sq ft – 4,000 sq ft (93 sq m – 372.sq m) were built, a significant proportion being pre-sold from plans.