

Ladye Bay Clevedon, BS21 7BU

Outstanding waterfront residential development opportunity for sale

PLOTS 1 - 4



The opportunity.

- A stunning waterfront development in Clevedon, one of the most desirable locations to live in the South West
- Exceptional uninterrupted views across the Bristol Channel and the Welsh Hills
- Peaceful and prestigious location in the fabulous seaside town of Clevedon with its waterfront heritage and close proximity to Bristol
- Full planning permission for 4 architect designed detached dwellings
- The site extends to approximately 1.71 ha (4.23 acres)
- The freehold interest of the site is offered for sale by informal tender



Location.

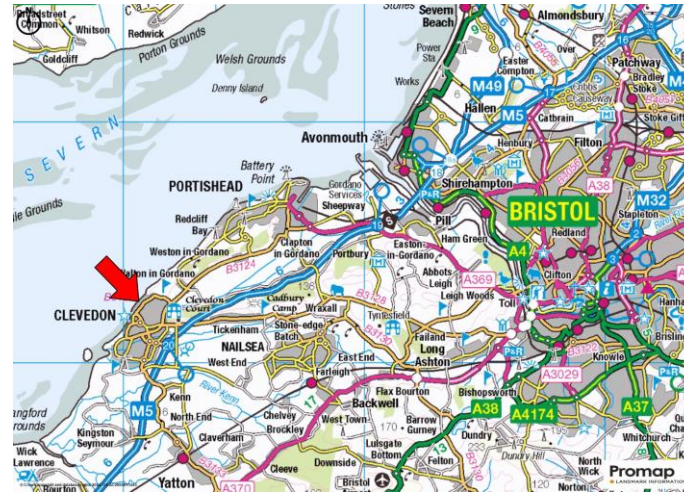
Clevedon is a desirable seaside town in North Somerset, part of the ceremonial county of Somerset. It's located in a prominent position on the Somerset coastline looking out on to the Severn Estuary.

The site is situated in the north western edge of Clevedon on Ladye Bay, a private cu-de-sac which extends north from Bay road at the edge of the headland. It consists of the two southernmost properties on Ladye Bay road and is boarded by upmarket residential houses to the north, east and south and the Severn Estuary and Bristol Channel to the west.

The location up on the headland is outstanding with magnificent views across the water. These unique statement and architect designed houses capitalise on the fantastic vantage point over the nautical seascape and across to the Welsh Hills.

It is within a mile of the town centre which provides a variety of amenities. In close proximity is to be found Clevedon Golf Club, a church and the historic Walton Castle.

Clevedon is a short drive from Bristol (14 miles), the M5 and M4 as well as Bristol Parkway and Bristol Temple Mead railway stations. It is also only 10 miles from Bristol International Airport.



Description.

The proposed development site has a steep gradient that ascends eastward and is west facing with wonderful views across the Bristol Channel. Two derelict bungalows currently sit on the land. The remainder of the site is open green space, void of formal landscaping or arrangement.

The elevated position of the land above Ladye Bay benefits from extensive panoramic views from North to South across the Bristol Channel, providing some of the country's most spectacular sunsets.

Local area.

The Sunday Times Best Places to Live 2024 lists Clevedon as one of the best places to live in the South West. Judges from the Sunday Times praised the “smart Victorian villas” and the “elegant pier”.

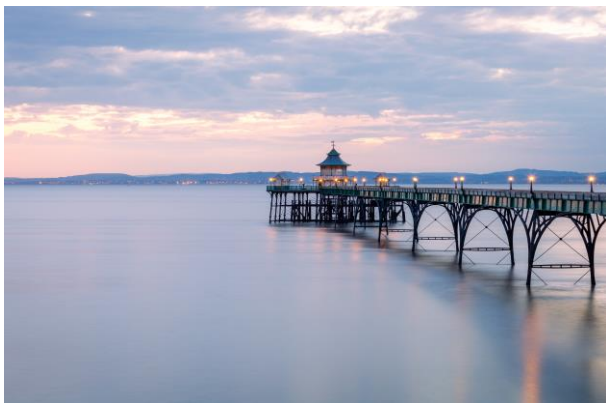
Clevedon has retained its Victorian charm and these days it is a great option for families with lots going on. Residents can enjoy beautiful views and spectacular sunsets especially on the headland in the prime position of Ladye Bay.

The town benefits from good road and bus links to surrounding towns and cities, including Bristol, Portishead and Weston-Super-Mare via the M4 and M5 motorways. The seafront boasts ornamental gardens, a Victorian bandstand and other attractions including Clevedon pier, the only grade 1 listed pier in England and described by Sir John Betjeman as “the most beautiful pier in England”. The pier is almost 150 years old and features a shop, award winning fine dining restaurant and visitor centre as well as holding a host of events throughout the year.

The shore consists of pebbled beaches and low rocky cliffs and the fantastic Marine Lake, very popular with swimmers and paddle boarders and as a training location for long distance swimming.

This thriving town offers a plethora of independent cafes, restaurants and bustling shops. The Sunday Times notes that the town also benefits from “good parks and cracking walks in woodland along the coast”.

There are six primary schools and a secondary school within the town and a wide selection of leading private schools within driving range.



Planning.

The site benefits from full planning consent (ref: 22/P/1539/FUL) dated February 2023 for the demolition of the 2no. Bungalows on site to be replaced by 4no. detached residential dwellings (Use Class C3) together with associated parking and landscaping.

A further non material amendment to this application (ref: 23/P/1887/NMA) to allow for minor elevations changes and revisions to floor plans was approved in September 2023.

The landowner has applied for discharge of condition numbers 3 (Ecological Scheme), 4 (LEMP), 15 (External Materials) and 16 (Construction Method Statement) of application 22/P/1539/FUL and the decision on this remains pending.

Proposed Scheme

The proposed scheme comprises four large statement architect designed five bedroom detached houses with outstanding sea views within easy commuting distance of Bristol. The homes will be situated in one of the most prestigious locations in the South West.

The 4 individual units are proposed to be 4 storeys in height with the exception of Plot 4 which is 3 storeys.

Each property includes minimum five large double bedrooms with associated bathrooms, boot room / utility spaces, as well as a gym, studio and a number of alternative living spaces. They further provide a generous amount of private external amenity space, which is split between lawn and patio/decking areas.

The houses have been strategically positioned with their internal arrangement designed to limit or obscure any overlooking between properties from and to habitable rooms, or into adjoining existing or proposed amenity spaces.



Further information.

Information pack

Further information including planning details, surveys, title and floor plans is available upon request.

Viewings

The site can be viewed from Ladye Bay or by appointment with the sole agent Knight Frank. Prospective bidders should be aware that inspections are made entirely at their own risk and neither the Vendor nor their Agent accept liability.

VAT

The Property has not been elected for VAT and therefore VAT will not be applicable to the sale of the Property.

Legal fees

Each party to be responsible for their own legal costs.

Tenure

The property is being sold Freehold with vacant possession and full title details can be found in the Information Pack.

Services

We recommend that prospective purchasers satisfy themselves in respect of the location and capacity of services for their individual scheme proposals.

Method of sale

The freehold interest of the property is offered for sale by informal tender with offers sought on an unconditional basis.



Contacts.

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Particulars dated May 2024.

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