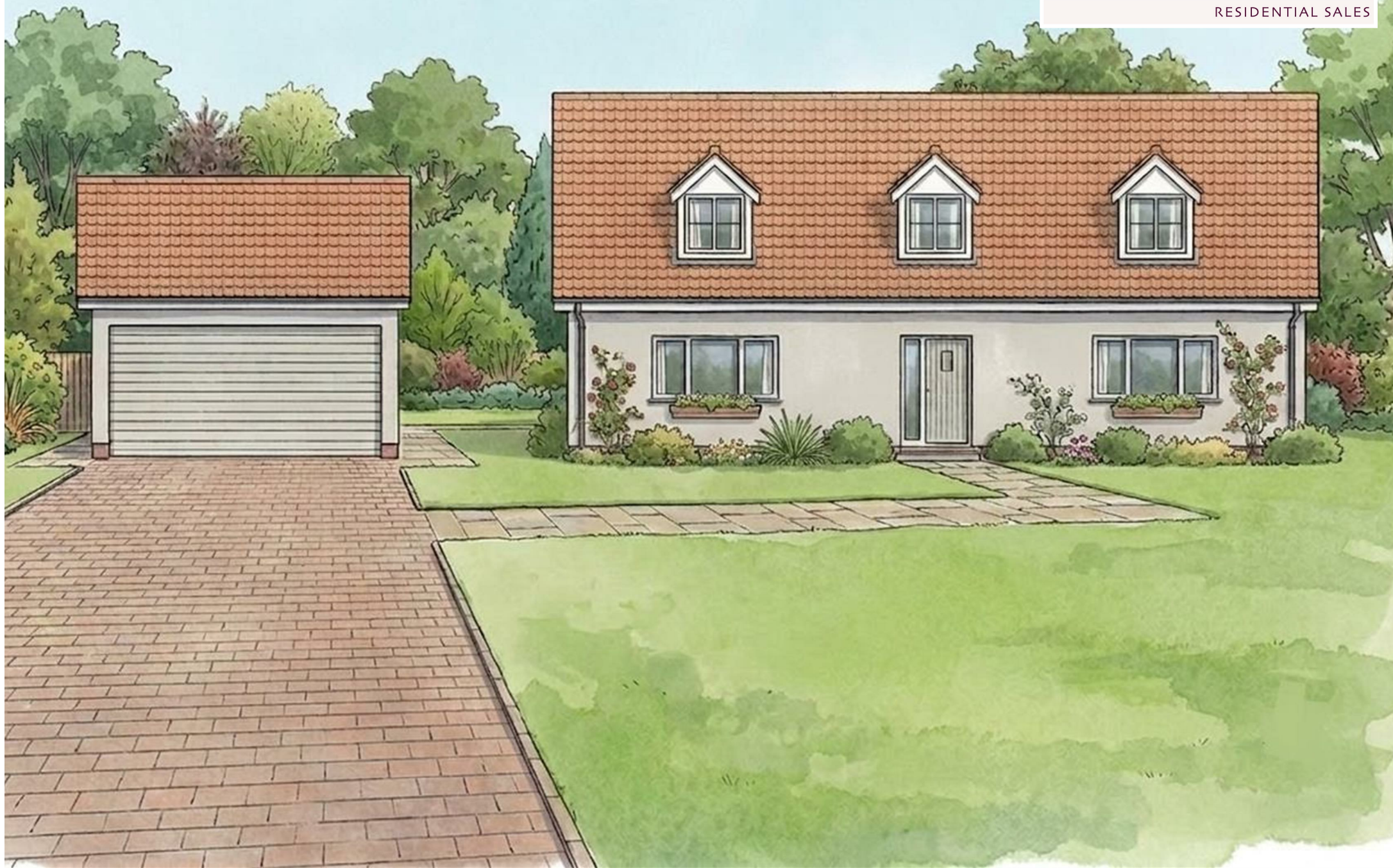


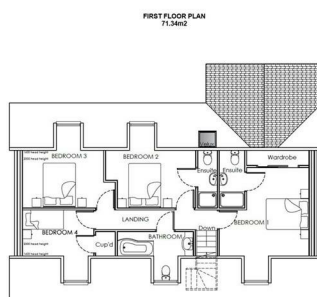
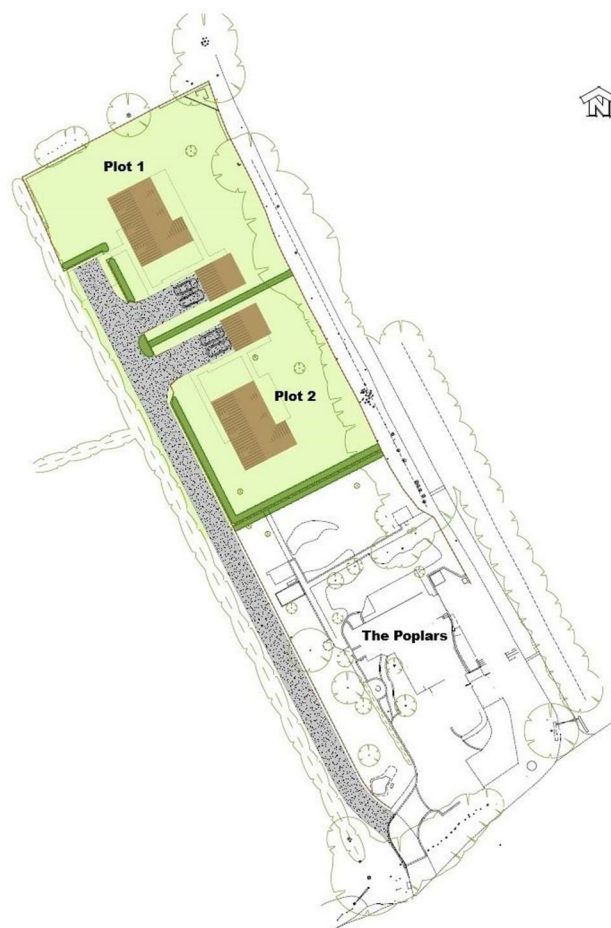
Plot 2, Old Lane Tickenham BS21 6RZ

Guide Price £350,000

marktempler

RESIDENTIAL SALES





Property Type
Land - Building Plot



How Big
Circa 2000 Sq Ft



Bedrooms
5



Reception Rooms
2



Bathrooms
4



Warmth
TBC



Parking
Driveway & Double
Garage



Outside
Approx 0.3 Acre



EPC Rating
TBC



Council Tax Band
TBC



Construction
TBC



Tenure
Freehold

An exceptional opportunity to acquire one of only two individual building plots in one of Tickenham's most desirable locations, enjoying a secluded position adjoining Tickenham Golf Course with attractive views towards Cadbury Camp. Extending to approximately 0.3 acres, this plot provides a superb opportunity for those looking to design and build a substantial bespoke home within a sought-after village setting.

Full planning permission has been granted by North Somerset Council (Planning Reference: 26/P/0753/FUL) for a stylish five-bedroom detached dormer-style residence with a detached double garage. Designed with modern family life in mind, the proposed accommodation extends to approximately 2,000 sq ft and provides a flexible layout combining generous living spaces with practical family accommodation.

The proposed design incorporates a spacious open-plan kitchen/dining/family area, separate reception room, potential ground floor bedroom or additional living space, four further bedrooms and three bathrooms arranged across the first floor. Outside, the generous plot provides the opportunity for landscaped gardens, private outdoor areas, parking and a detached double garage.

The seller will be constructing the access road and providing services to the edge of the first plot, creating a clear route to the site and assisting with the early stages of the build process. Whilst planning permission is already in place, there may be potential for purchasers to explore alternative design options or amendments, subject to approval, enabling the finished home to reflect individual preferences.

Occupying a peaceful position on the edge of Tickenham Golf Course, this is a rare self-build opportunity combining privacy, open views and village living. Tickenham offers a highly regarded primary school, excellent countryside walks and convenient access to Clevedon, Nailsea and Bristol, making it an ideal location for creating a truly special family home.



An individual building plot extending to approximately 0.3 acres, offering the chance to create a bespoke five-bedroom family home in a sought-after setting.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



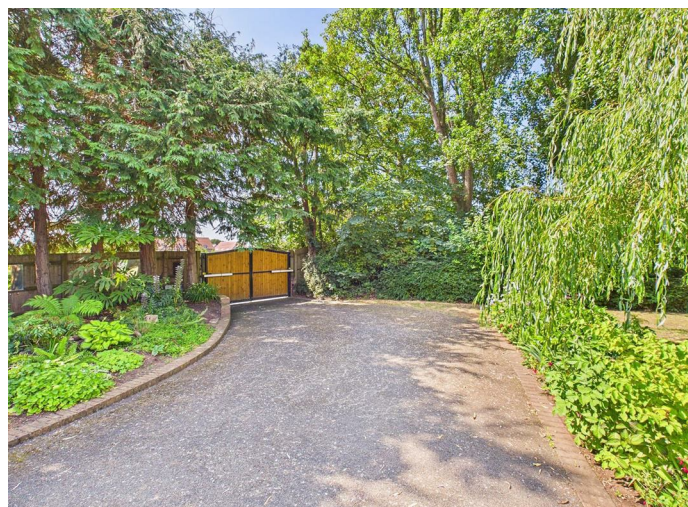
Material Information

PLANNING PERMISSION

Full planning permission has been granted by North Somerset Council under planning reference 26/P/0753/FUL. The development is subject to the usual planning conditions and Community Infrastructure Levy (CIL) obligations. Full planning documents, approved drawings and further information are available upon request.

CGI IMAGES

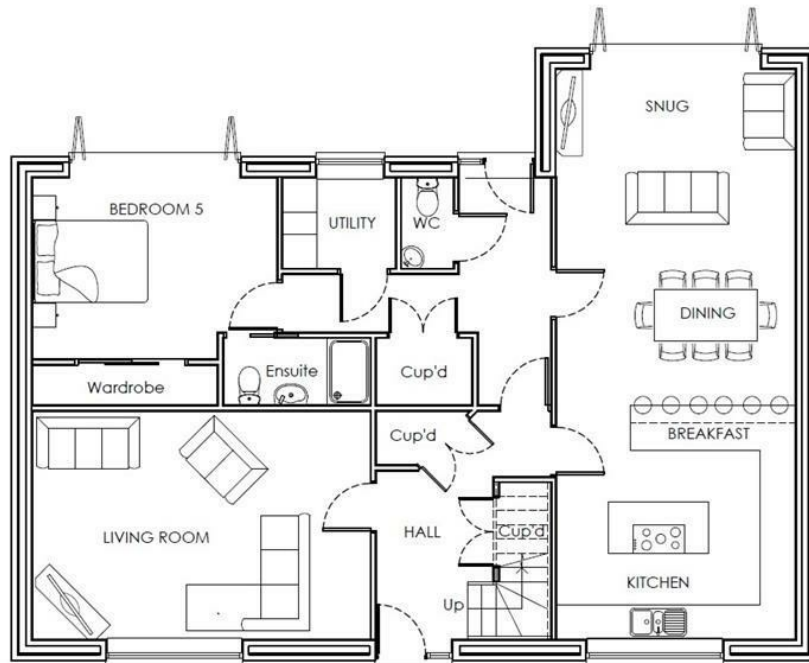
The CGI images shown have been created for marketing purposes to help illustrate the proposed development and provide an impression of the finished homes. While they have been carefully prepared using the approved planning application drawings, they are intended as a visual guide only and should not be relied upon as an exact representation of the final specification, finishes, landscaping or completed development. Buyers are advised to refer to the approved planning documents and drawings for full details of the scheme.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



GROUND FLOOR PLAN
114.81m²



FIRST FLOOR PLAN
71.34m²

