

# Residential Development Land Sales



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**Development Site @ 100 Walton Road, Clevedon, North Somerset, BS21 6AN**

**Offers Invited £550,000**

Hollis Morgan – LAND AND DEVELOPMENT - Offers invited - FAMILY HOME in need of RENOVATION + BUILDING PLOT for 4 BEDROOM HOME.

# Development Site @ 100 Walton Road, Clevedon, North Somerset, BS21 6AN

## THE PROPERTY

ADDRESS | Development Site @ 100, Walton Road Clevedon, BS21 6AN

This Freehold property and development opportunity is for sale by Private Treaty and is being sold with Vacant Possession.

The existing dwelling is a four bedroom detached house within a generous plot with a side along double garage and workshop. Detailed planning consent has been granted in January 2026 for the extension of the existing dwelling and a the construction of a four bedroom semi-detached house.

Tenure - Freehold  
Council Tax - TBC  
Current EPC - D

## THE OPPORTUNITY

DEVELOPMENT COMBO | PLANNING GRANTED | RENOVATION + EXTENSION + NEW BUILD

Planning (25/P/1350/FUL) has been granted for the proposed demolition of existing single storey garage, extension and outbuildings. Erection of a two-storey side extension to the existing dwelling and erection of a 4-bed dwelling alongside the expansion and alteration of the parking area and hardstanding.

## PROPOSED SCHEDULE OF DEVELOPMENT

Existing:

4 Bedroom Detached House | 1414 SqFt plus Garage and outbuildings | Total GIA of 2068 SqFt  
0.2 acre plot

Proposed:

Renovated & Extended House - 4 Bed Semi-Detached with new Utility, Walk in Wardrobe and Ensuite to Master | 1622 SqFt excluding Garage

Proposed New Build House - 4 Bed Semi-Detached with Ensuite to Master | 1268 SqFt excluding Garage

## PROPOSED GDV

Renovated & Extended Dwelling - £600,000  
New Build - £600,000

Total = £1,200,000

For further information on GDV and sales advice, please contact Dan Harris from the Hollis Morgan New Homes Team.

## PLANNING INFORMATION

Reference = 25/P/1350/FUL

Application Received = Wed 02 Jul 2025

Application Validated = Wed 02 Jul 2025

Address = 100 Walton Road Clevedon BS21 6AN

Proposal = Proposed demolition of existing single storey garage, extension and outbuildings. Erection of a two-storey side extension and 1no. 4-bed dwelling alongside the expansion and alteration of hardstanding.

Status = Decided

Decision = Approved

Decision Issued Date = Tue 06 Jan 2026

## LOCATION

Located in the popular part of Clevedon known as the Swiss

Valley, the area is ideal for families and commuters alike, offering quick access to Clevedon Secondary School and Clevedon Golf Club. Clevedon Town Centre is within comfortable walking distance, while the M&S food store is conveniently close by for everyday essentials.

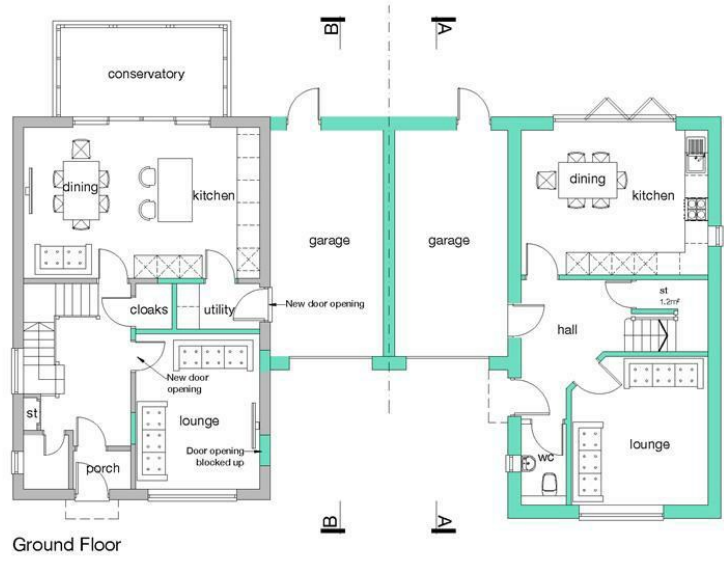
## VIEWINGS

By appointment only. Please call Hollis Morgan to arrange an inspection of the property.

## PROPERTY DETAILS DISCLAIMER

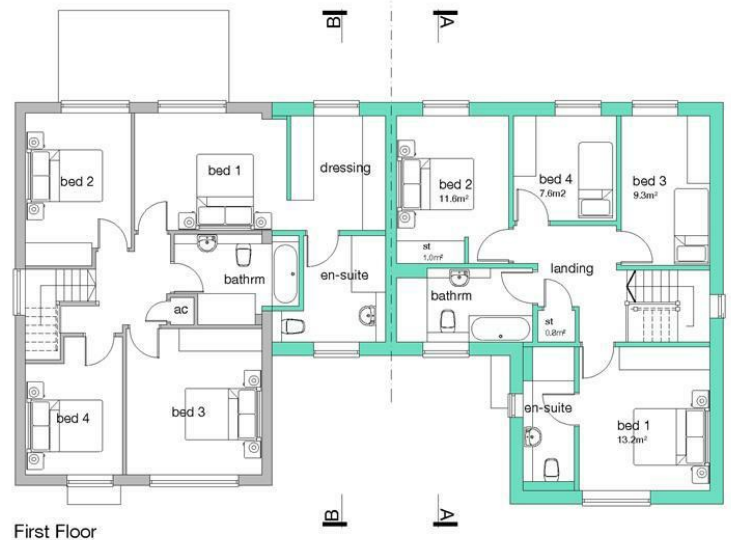
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Ground Floor

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First Floor

**Schedule of Areas:**

Existing House:	
Ground Floor - 71.4m <sup>2</sup>	
First Floor - 79.3m <sup>2</sup>	
Gross Internal Floor Area - 150.7m <sup>2</sup>	
Garage - 18m <sup>2</sup>	
Proposed House:	
Ground Floor - 49.2m <sup>2</sup>	
First Floor - 68.6m <sup>2</sup>	
Gross Internal Floor Area - 117.8m <sup>2</sup>	
Garage - 15m <sup>2</sup>	

Existing structure  
Proposed

Proposed Floor Plans

	<b>Proposed Floor Plans</b> 1:100 @ A3 Dwg no <b>PL-005</b>
	PROPOSED DWELLING 100 Walton Road, Clevedon BS21 6AN BRISTOL DESIGN + ARCHITECTURE LTD 1 Rayens Cross Road Long Ashton BS41 9EA 07821 335 870 rjm@bristoldesign.co.uk
	Chartered Architect E853 June 2025

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