

estate agents **auctioneers**

**hollis
morgan**



Development Site @ 100 Walton Road, Clevedon, BS21 6AN
£650,000

- GUIDE PRICE - £550,000 to £650,000
- OFFERS INVITED | PRIVATE TREATY
- DEVELOPMENT COMBO
- RENOVATION + EXTENSION | NEW BUILD
- PLANNING GRANTED | 2 x 4 BED HOMES
- EXISTING HOUSE - PROPOSED GIA: 1622 SqFt + GARAGE
- NEW HOUSE - PROPOSED GIA: 1268 SqFt + GARAGE
- PROPOSED GDV £1,150,000 to £1,200,000
- FREEHOLD SALE | VACANT POSSESSION
- VIEWINGS – REFER TO DETAILS

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 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 - £625,000 to £650,000
New Build - £525,000 to £550,000

Total = £1,150,000 to £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

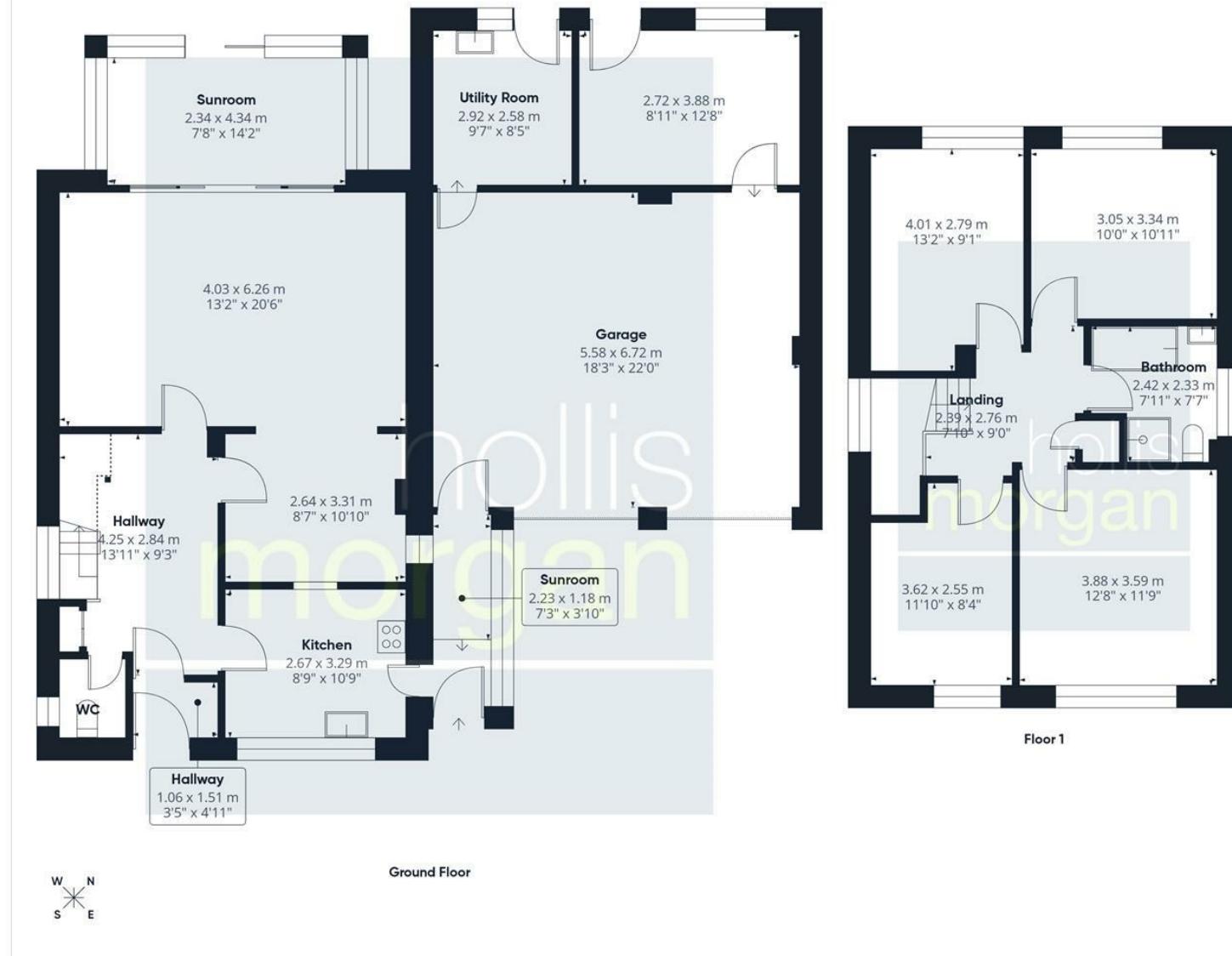
Located in the popular part of Clevedon known as the Swiss Valley, the area is ideal for families and commuters alike, offering quick access to Clevedon Secondary School and Clevedon Golf Club. Clevedon Town Centre is within comfortable walking distance, while the M&S food store is conveniently close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

VIEWINGS

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



Proposed Visibility Splay
PROPOSED DWELLING
100 Walton Road, Clevedon BS21 6AN
Site area = 800m²
Proposed DWELLING
100 Walton Road, Clevedon BS21 6AN
Site area = 800m²
Proposed DWELLING
100 Walton Road, Clevedon BS21 6AN
Site area = 800m²



Energy Efficiency Rating

Rating	Score Range	Cost Range
A	92 plus	Very energy efficient - lower running costs
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	Not energy efficient - higher running costs

Current: Peter
EU Directive: 2002/81/EC

86

65

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2009/81/EC			

hollis
morgan