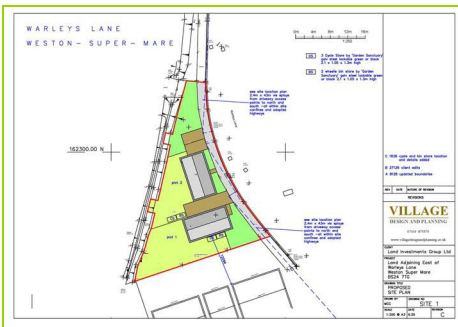




Land at Warleys Lane, West Wick, Weston-super-Mare, North somerset, BS24 7PG

Guide Price £175,000

Hollis Morgan – LAND AND DEVELOPMENT – DEVELOPMENT LAND | FULL PLANNING for 2 x 1076 SqFt (100 SqM) DETACHED 3 BED HOUSES in WESTON-SUPER-MARE.

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INTRODUCTION

Hollis Morgan Land & Development have been appointed by the owners on the sale of this Freehold property known as the Land at Warleys Lane, BS24 7PG, in the popular seaside Town of Weston-super-Mare in North Somerset.

This 0.14 acre parcel of land has the benefit of full planning for 3 x detached houses with parking, and gardens.

The land is sold with Vacant Possession upon Completion.

The Guide Price is £150,000 to £200,000 for this Freehold land.

THE OPPORTUNITY

PLANNING GRANTED | 2no. 3 BED DETACHED HOUSES

Full planning (26/P/0582/FUL) has been granted for the erection of 2no. detached (100 Sqm/ 1076 Sqft) dwellings with parking and gardens.

Community Infrastructure Levy (CIL): £11,243.94

(We await for the formal CIL Liability Form from the Local Authority to be issued, however this figure is based on 2026 chargeable rate of £55.94 per SqM with the chargeable area being 201 SqM)

HOLLIS MORGAN NEW HOMES

Our opinion on GDV: £350,000 to £375,000 per dwelling = £700,000 to £750,000 total.

If you require any advice on potential schemes and GDV appraisal please contact Dan Harris @ Hollis Morgan New Homes.

PLANNING

Reference 26/P/0582/FUL

Application Received Mon 16 Mar 2026

Application Validated Wed 25 Mar 2026

Address Land West Of Warleys Lane Weston-super-Mare

Proposal Proposed erection of 2no. dwellings with parking and associated works.

Status Decided

Decision Approve

Decision Issued Date Tue 04 Aug 2026

LOCATION

<https://what3words.com/seashell.behalf.boasted>

The site is located on the west of Warleys Lane, a quiet road with 8 existing properties located on the adjacent road (Primrose Gardens).

Weston Super Mare is a popular seaside town located on the Bristol Channel coast of North Somerset situated approximately 18 miles (29 km) south-west of Bristol and has a population of approximately 80,000 people. The town has a long history as a popular holiday destination, with a sandy beach that stretches for over two miles (3.2 km) and a variety of attractions and activities for visitors.

The town centre has a mix of old and modern buildings, with several historic landmarks such as the Grand Pier, the Winter

Gardens Pavilion, and the Birnbeck Pier. Westons main attraction is its beach, which is backed by a wide promenade and a range of amenities such as cafes, restaurants, and shops. The Grand Pier is a popular destination for families, with a variety of fairground rides, arcade games, and attractions.

The town also has several parks and green spaces, including the 12-acre Grove Park, which has a children's play area, a boating lake, and a miniature railway. Other popular parks include Clarence Park and Ashcombe Park, both of which offer picturesque settings for picnics and walks. Weston is well connected with the M5 motorway running nearby and regular train services to Bristol, Bath, and other major cities. The town also has its own railway station, which is located within walking distance of the town center and the beach.

METHOD OF SALE

The site is to be sold by Private Treaty, Subject to Contract.

We are seeking unconditional offers for the purchase of the freehold.

DETAILS TO ACCOMPANY OFFERS

As part of your offer, please provide:

Proof of finance

Price

Conditions of the purchase

Timescales for purchase

DEVELOPMENT FINANCE

Contact a member of our team if you require aid with your seeking competitive development finance, or would like a second opinion on available rates.

DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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