

Residential Development Land Sales



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

£650,000

Hollis Morgan – LAND AND DEVELOPMENT - Offers invited - GUIDE £550,000 to £650,000. FAMILY HOME in need of RENOVATION + BUILDING PLOT.

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 - £575,000 to £600,000
New Build - £575,000 to £600,000

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.

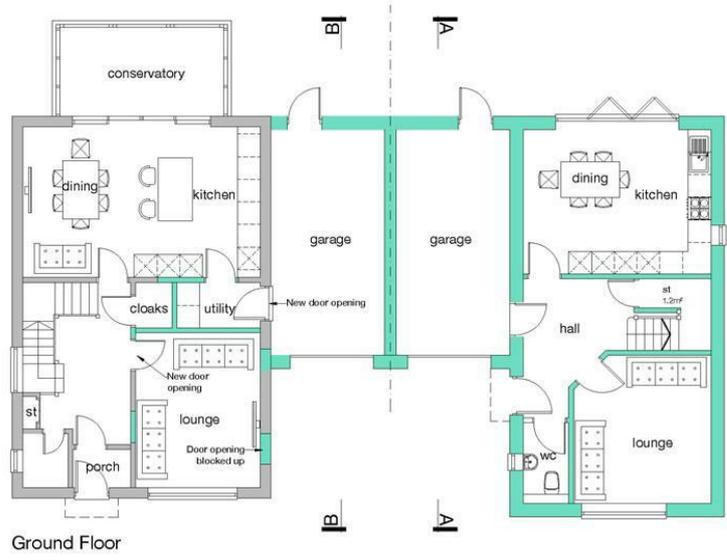
VIEWINGS

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

PROPERTY DETAILS 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. Computer generated images are purely for illustrative purposes only and are not exact images of the approved plans, parties should undertaken their own due diligence on the designs and plans. 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.





Ground Floor

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First Floor

Schedule of Areas:

Existing House:	
Ground Floor - 71.4m ²	
First Floor - 79.3m ²	
Gross Internal Floor Area - 150.7m ²	
Garage - 18m ²	
Proposed House:	
Ground Floor - 49.2m ²	
First Floor - 68.6m ²	
Gross Internal Floor Area - 117.8m ²	
Garage - 19m ²	



Proposed Floor Plans

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

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