

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

22 Tynning Road, Saltford, Bristol, BS31 3HL



Price Guide £950,000

DEVELOPMENT OPPORTUNITY.

- Rarely available development opportunity
- Detached dormer bungalow needing complete refurbishment set on level 0.56 acre plot
- Planning consent for demolition and replacement with 4 new bungalows
- Prime village location close to amenities
- Bungalow has 3 receptions, 4 beds and 2 bathrooms
- Double garage
- Potential for alternative development options - subject to planning
- Excellent resale prospects for new homes
- All mains services understood to be available.
- Further details on request



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22 Tyning Road, Saltford, Bristol, BS31 3HL

This substantial 1950s detached dormer bungalow requires complete refurbishment and has been in the same family ownership for many years. It is set on a large level plot of 0.56 acres with planning consent for demolition and replacement with 4 new residential properties.

There is scope to explore other development options (subject to planning) including retaining and refurbishing the existing property and building new dwellings in part of the rear garden.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

Briefly, the existing bungalow comprises: (all measurements are approximate)

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor

SITTING ROOM (Front) 6.85m to max x 3.93m (22'5" to max x 12'10")

CONSERVATORY (Rear) 7.14m x 3.16m (23'5" x 10'4")

DINING ROOM (Front) 4.09m x 3.76m (to max) (13'5" x 12'4" (to max))

KITCHEN (Side) 4.10m x 3.76m (max measurements) (13'5" x 12'4" (max measurements))

UTILITY ROOM 3.0m x 2.90m (9'10" x 9'6")

BEDROOM (Rear) 3.52m x 2.88m (11'6" x 9'5")

BEDROOM (Rear) 4.15m x 3.48m (13'7" x 11'5")

BATHROOM (Side)

FIRST FLOOR

LANDING

Access to roof space

BEDROOM (Rear) 4.49m x 4.0m (14'8" x 13'1")

ENSUITE SHOWER ROOM 3.88m x 3.84m (12'8" x 12'7")

BEDROOM/STUDY (Rear) 3.22m x 3.10m (10'6" x 10'2")

DOUBLE GARAGE 5.65m x 4.23m plus 8.86m x 3.67m

GUIDE PRICE AND METHOD OF SALE

The Guide Price is £950-1,000,000. The property is to be sold by informal tender with best offers submitted in

writing to Stephen Morris, Davies and Way, 489 Bath Road, Saltford , Bristol BS31 3BA by close of business on 5th August 2026. The seller is not obliged to accept the highest or any offer submitted. Offers should be unconditional and include full details of how the purchase is to be funded.

TENURE

Understood to be freehold. The title is presently unregistered.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

PLANNING

Planning Consent was granted subject to conditions by Bath And North East Somerset Council on 12th June 2026 under reference 26/01089/FUL for the demolition of the existing bungalow and construction of 4No bungalows including new access road off Tyning Road. The decision notice, plans etc are available to view on the website of Bath And North East Somerset Council. The planning history of the site can also be viewed.

It is the agent's opinion that potential exists for alternative redevelopment of the site including the retention and refurbishment of the existing property, subject to obtaining the necessary planning and other relevant consents

NEW UNITS

It is the agent's opinion that the likely Gross Development Value of the new units proposed by the current planning consent is circa £2.5m

ADDITIONAL INFORMATION

Local Authority: Bath And North East Somerset Council
All mains services understood to be available. It is the buyers responsibility to ensure the adequacy of the service supplies.

Good outdoor mobile coverage via EE & 3. Variable via O2 & Vodafone. (Source - ofcom)

Ultrafast 1000Mbps broadband available (Source - ofcom)

