

estate agents **auctioneers**

**hollis  
morgan**



100 Walton Road, Clevedon, North Somerset, BS21 6AN

£650,000



Hollis Morgan – Offers invited - GUIDE £550,000 to £650,000. Family House with planning granted for EXTENSION + RENOVATION, plus planning granted for new build adjacent.

- GUIDE PRICE - £550,000 to £650,000
- OFFERS INVITED | PRIVATE TREATY
- FAMILY HOME plus planning for NEW BUILD
- PLANNING GRANTED
- EXISTING HOUSE - PROPOSED GIA: 1622 SqFt
- NEW HOUSE - PROPOSED GIA: 1268 SqFt
- PROPOSED GDV £1,150,000 to £1,200,000
- FREEHOLD SALE | VACANT POSSESSION
- VIEWINGS – REFER TO DETAILS

**THE PROPERTY**  
ADDRESS | 100 Walton Road Clevedon, BS21 6AN

This Freehold family home is for sale via Private Treaty and is 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.

The existing property, if renovated and extended, would make a highly attractive family home, even without the additional dwelling.

Tenure - Freehold  
Council Tax - TBC  
Current EPC - D

**THE OPPORTUNITY**  
FAMILY HOME WITH PLANNING GRANTED FOR NEW BUILD PLOT

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.

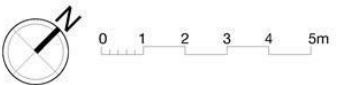
If the existing house were renovated and extended in line with the consented plans, whilst staying as a detached property, it would be worth between £625,000 and £650,000.

**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



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Report all discrepancies to the project administrator.  
All dimensions to be checked on site.

17.02.25 Proposed plans omitted A



- Schedule of Existing Areas:**
- Ground Floor- 71.4m2
  - First Floor - 60.0m2
  - Total internal habitable area - 131.4m2
  - Garage and Lobby - 41.4m2
  - Workshop and Gym - 19.3m2
  - Gross Internal Area - 192.1m2



Existing First Floor



Existing Ground Floor

Existing House Floor Plans



BRISTOL DESIGN  
+ ARCHITECTURE

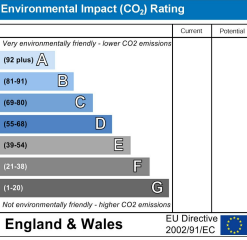
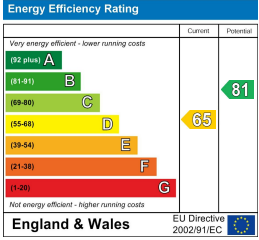
**Existing House - Floor Plans**

PROPOSED DWELLING  
100 Walton Road, Clevedon BS21 6AN

BRISTOL DESIGN + ARCHITECTURE LTD  
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1:100 @ A3  
Drg no **PL-003**

Chartered Architect  
EB53  
June 2025



hollis  
morgan

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