Old Lane Clevedon BS21 6RZ | Guide Price £575,000

marktempler
RESIDENTIAL SALES









Property Type
Land - Building Plot

How Big
4000.00 sq ft

Bedrooms
10

Reception Rooms
4

Bathrooms
8

Warmth
TBC

Parking
Double Garages

Outside
0.9 acre plot

EPC Rating
n/a

Council Tax Band
TBC

Construction
TBC

Tenure
Freehold

An exciting development opportunity occupying an enviable position on the edge of Tickenham Golf Course, with full planning permission granted by North Somerset Council (Planning Reference: 26/P/0753/FUL) for the construction of two substantial five-bedroom detached homes. Set within an impressive 0.9-acre plot, this rare opportunity offers a private and peaceful setting with attractive views across the golf course towards Cadbury Camp.

Designed in a traditional dormer style, each home has been thoughtfully planned to provide spacious and versatile accommodation each extending to approximately 2,000 sq ft. The approved scheme features mirrored layouts, offering flexible family living with impressive open-plan kitchen/dining/family spaces, separate sitting rooms, the option for a ground floor bedroom, four bathrooms and a choice of four or five bedrooms depending on individual requirements. Each property will also benefit from a private driveway, double garage and generous gardens, providing the opportunity to create outstanding family homes in a highly sought-after location.

Tickenham is a highly regarded village positioned between the popular towns of Clevedon and Nailsea, offering the perfect combination of countryside surroundings and convenient access to everyday amenities. The village is well connected with regular bus routes providing links towards Bristol and surrounding areas, while the nearby motorway network offers excellent commuter connections.

Opportunities of this nature are rarely available, particularly in such a desirable location with views across Tickenham Golf Course, Cadbury Camp and the surrounding countryside. This unique opportunity is likely to appeal to self-builders, families or developers seeking to create exceptional homes in a prestigious village setting.

Viewing is strictly by appointment only.





"A rare opportunity to create two exceptional family homes in one of Tickenham's most desirable locations."





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

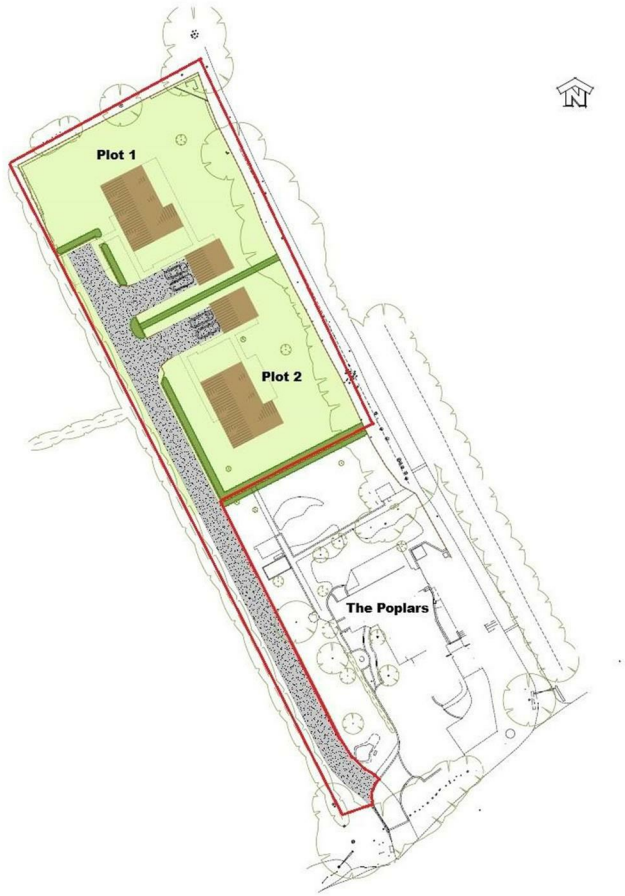
Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.







Material Information

PLANNING PERMISSION

Full planning permission has been granted by North Somerset Council under planning reference 26/P/0753/FUL for the construction of two substantial five-bedroom detached homes. The approved scheme provides two dormer-style properties, each extending to approximately 2,000 sq ft and benefiting from private driveways, double garages, generous gardens. The development is subject to the usual planning conditions and Community Infrastructure Levy (CIL) obligations on approved plans = £51,806.43.

CGI IMAGES

The CGI images shown have been created for marketing purposes to help illustrate the proposed development and provide an impression of the finished homes. While they have been carefully prepared using the approved planning application drawings, they are intended as a visual guide only and should not be relied upon as an exact representation of the final specification, finishes, landscaping or completed development. Buyers are advised to refer to the approved planning documents and drawings for full details of the scheme.

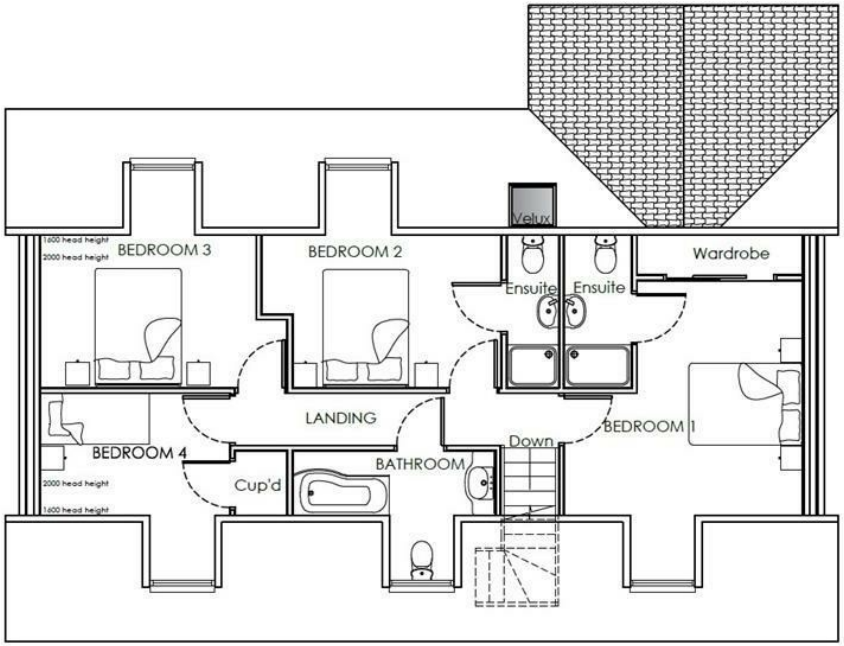
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GROUND FLOOR PLAN
114.81m2



FIRST FLOOR PLAN
71.34m2



The Property Ombudsman

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Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be confirmed with the seller.