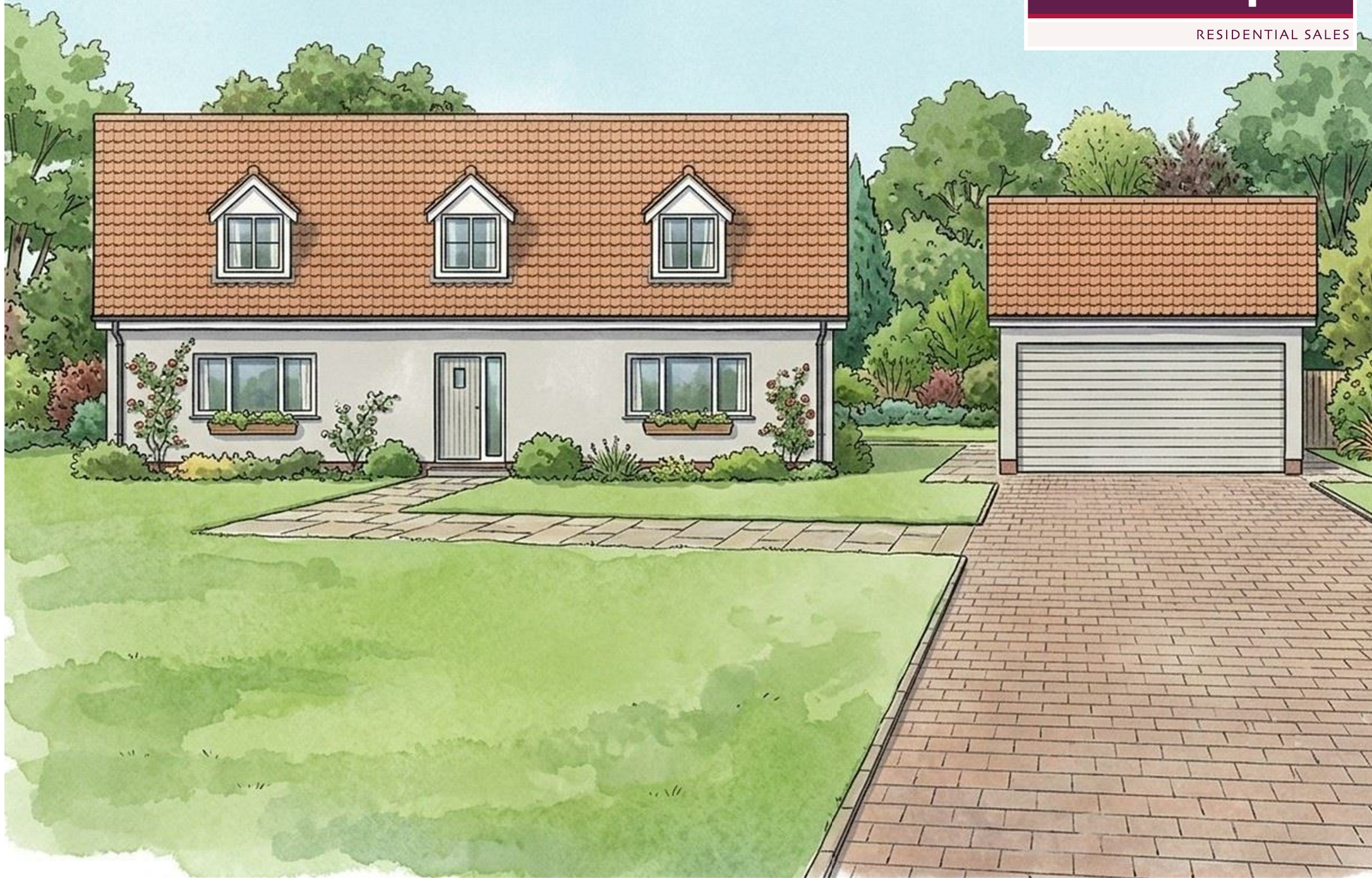


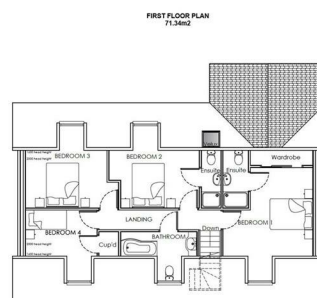
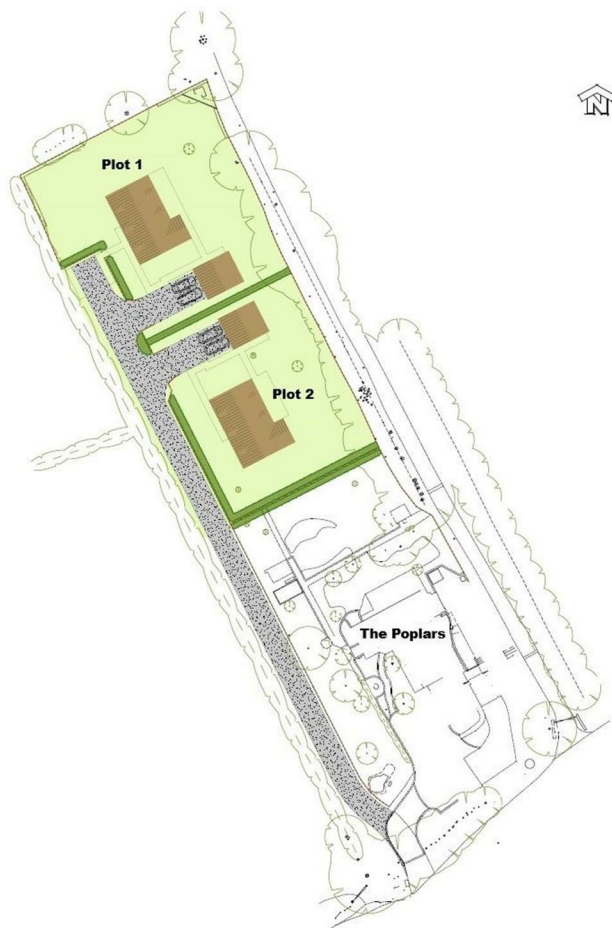
Plot 1, Old Lane Tickenham BS21 6RZ

Guide Price £375,000

marktempler

RESIDENTIAL SALES





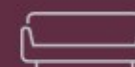
Property Type
Land - Building Plot



How Big
Circa 2000 Sq Ft



Bedrooms
5



Reception Rooms
2



Bathrooms
4



Warmth
TBC



Parking
Driveway & Double
Garage



Outside
Approx 0.35 Acre



EPC Rating
TBC



Council Tax Band
TBC



Construction
TBC



Tenure
Freehold

A rare opportunity to purchase one of only two individual building plots in the highly sought-after village of Tickenham, occupying a peaceful and enviable position on the edge of Tickenham Golf Course. Extending to approximately 0.35 acres, this generous plot offers the chance to create an exceptional family home in a private setting with attractive views across the golf course towards Cadbury Camp.

The plot benefits from full planning permission granted by North Somerset Council (Planning Reference: 26/P/0753/FUL) for the construction of an impressive five-bedroom detached family home with a detached double garage. The proposed property has been thoughtfully designed in a traditional dormer style, providing approximately 2,000 sq ft of flexible accommodation arranged around modern family living.

The planned home offers a superb open-plan kitchen/dining/family space, separate sitting room, the option of a ground floor bedroom and four further bedrooms on the first floor, together with three bathrooms. The generous plot allows for extensive gardens, ample parking and a detached double garage, creating an ideal setting for a long-term family residence.

The seller will be providing the access roadway and bringing services to the edge of the first plot, helping to provide a practical starting point for the creation of this outstanding home. The existing planning permission offers an excellent foundation, with scope to consider amendments subject to the necessary consents, allowing purchasers the opportunity to tailor the design to their own requirements.

Situated on the gentle south-facing slopes of Tickenham, this is a rare chance to build a bespoke home in one of North Somerset's most desirable villages, whilst remaining conveniently positioned for Clevedon, Nailsea, Bristol and Clifton. The village offers excellent schooling, including Tickenham Primary School, together with beautiful countryside walks and easy access to local amenities.



A rare self-build opportunity on a generous 0.35-acre plot with planning for a substantial five-bedroom home overlooking Tickenham Golf Course.



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. The development is subject to the usual planning conditions and Community Infrastructure Levy (CIL) obligations. Full planning documents, approved drawings and further information are available upon request.

CGI IMAGES

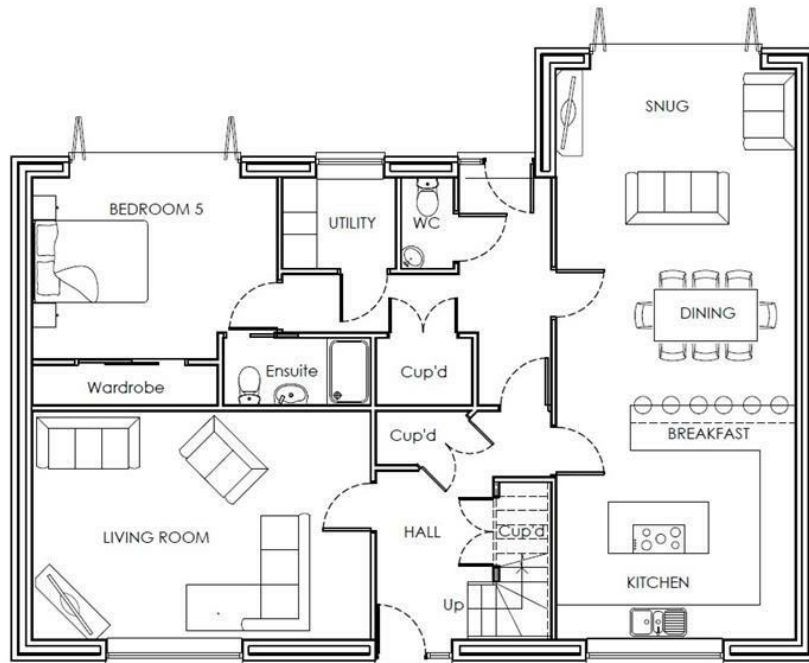
The CGI images shown have been created for marketing purposes to help illustrate the proposed development and provide an impression of the finished homes. While they have been carefully prepared using the approved planning application drawings, they are intended as a visual guide only and should not 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.



For the latest properties and local news follow Mark Templer Residential Sales, Clevedon on:



GROUND FLOOR PLAN
114.81m²



FIRST FLOOR PLAN
71.34m²

