



**Development Plot at Esplanade Road Portishead,
North Somerset, BS20 7HB
Guide price £250,000**

A rare opportunity to acquire a residential building plot in a highly sought after coastal location, with the potential to create an attractive new home in Portishead offered **For Auction on Tuesday 27th October 2026 at 19:00pm - Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT and held online.**

Description:

An exciting opportunity to acquire a development plot situated on Esplanade Road, Portishead within the popular North Somerset Coastal town.

The site offers an opportunity for a purchaser looking to create a new residential property in an established residential setting, benefiting from an attractive setting and subject to planning and final design, offers the potential to create a desirable family home.

The proposed development is illustrated within the particulars and provides for an attractive, traditionally styled dwelling designed to complement the surrounding properties and a previous application that was submitted.

Prospective purchasers are strongly advised to inspect the site and satisfy themselves as to the boundaries, access, services and development prior to the **Auction Evening on Tuesday 27th October 2026 at 19:00pm.**

Location:

Situated close to the town of Portishead which offers an excellent range of everyday amenities as well as the picturesque Portishead Marina and waterfront are close-by.

Conveniently positioned for access to Bristol, Clevedon, Weston-super-Mare and the M5 motorway.

What3Words:

///robes.habits.flirts

Tenure:

Leasehold with vacant possession.

Local Authority:

North Somerset

Solicitors:

Hayley Turner- Bennetts Solicitors, Long Lane, Wrington, BS40 5SA

Agents Notes:

There is a £2,000 plus VAT Buyers Contribution fee per lot payable to the Agents upon completion.

Right of Way & Designations:

We are not aware of any Rights of Way which cross the plot.

There has been previous planning application submitted for a dwelling on the plot, purchasers are to do their own research.

Viewings:

Strictly and only by prior appointment through the Vendors Sole Agents Nancekivell & Partners Limited either Richard Nancekivell 07770 966372 or Chloe Brown 07475 031835.

Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect your interest in the property in order that you do not make a wasted journey.

Important Notice:

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(1) They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

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The text, photographs and plans are for guidance only and are not necessarily all comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.

