

For Sale

Consented Development Opportunity

The Old Bottle Works & Former Coroners Court, 6 Upper York Street, Bristol, BS2 8QN

Indicative Site Boundary



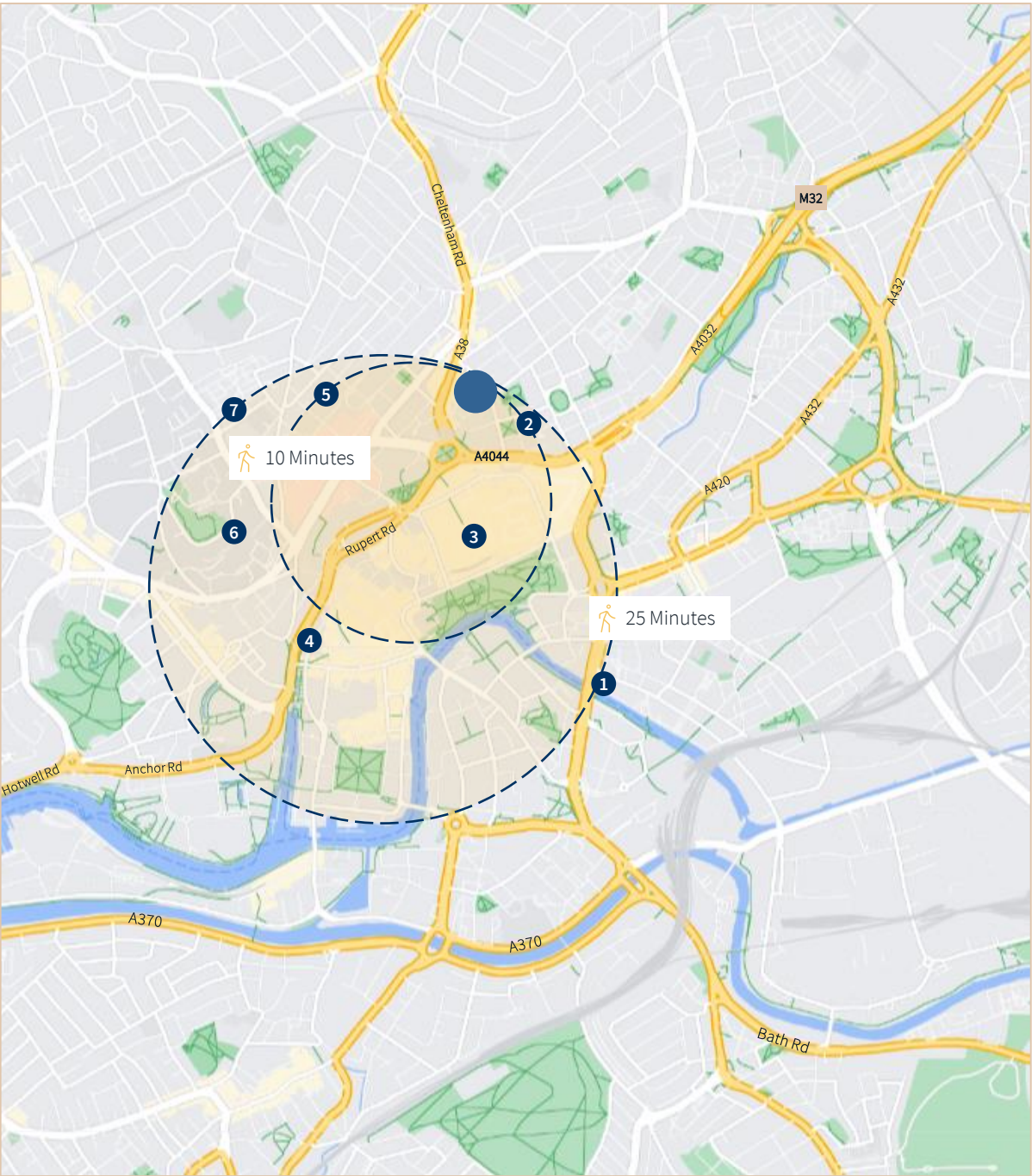


Indicative CGI Image







Opportunity Highlights

- An excellent opportunity to acquire a central site with planning consent for 46 residential units alongside business space (A2/B1 uses)
- Centrally located in Stokes Croft within a short walk from Bristol city centre, Cabot Circus, Bristol Royal Infirmary (BRI) and Temple Meads Station
- Situated within close proximity to Gloucester Road, one of the most vibrant and active areas for both retail and development in the city
- A gross site area extending to approximately 0.60 acres (0.24 hectares)
- For sale by Informal Tender with both unconditional and conditional (subject to planning) offers considered
- Freehold



Key Travel Times

				
1. Temple Meads	8 mins	8 mins	15 mins	24 mins
2. Cabot Circus	2 mins	3 mins	-	6 mins
3. Finzels Reach	5 mins	12 mins	17 mins	18 mins
4. Harbourside	9 mins	11 mins	10 mins	20 mins
5. Bristol Royal Infirmary	4 mins	3 mins	-	10 mins
6. Park Street	6 mins	7 mins	14 mins	19 mins
7. Bristol University	6 mins	6 mins	17 mins	19 mins

Location and Connectivity

The site is located approximately one mile north of Bristol city centre on Upper York Street within the Stokes Croft area of the city, which provides the main retail thoroughfare and leisure destinations and includes a number of highly regarded independent bars and restaurants and ample local amenities.

The site is connected to the wider road network via the A38 (Cheltenham Road), offering easy access to various major routes, including the M32 motorway that leads to the M4 and M5.

Bristol Temple Meads Railway Station located 2 miles south of the site provides regular direct services to Bath (approximately 12 minutes) in addition to a high-speed rail service to London Paddington, with an approximate journey time of 1hour 30 minutes.

Cheltenham Road, directly accessed via Upper Moon Street, is served by several bus routes, providing convenient connections to different parts of Bristol providing various sustainable travel options.

The surrounding area comprises a mix of uses including residential, student and commercial. With Bristol city centre, Bristol Royal Infirmary and the University of Bristol all within close walking distance of the site, the area is a popular choice for the residential sales market.

Description

The site represents a rare and exciting opportunity to acquire a well-located brownfield site in the heart of Bristol, which benefits from full planning consent for 46 residential units.

The gross site area extends to approximately 0.60 acres (0.24 hectares) and comprises two separate buildings, the Old Bottle Works and the Former Coroners Court, alongside an outdoor courtyard garden. The Old Bottle Works is a 4-storey building including a basement level abutting Upper York Street and Moon Street and the Former Coroners Court is a 3-storey Grade II listed building fronting Backfields. Each building comprises a series of smaller rooms with a central staircase and direct access to the outdoor courtyard. The site and buildings are currently occupied and run under the Lakota nightclub brand.

The site's main entrance can be accessed via Upper York Street, with an additional entrance located on Moon Street providing direct access to the courtyard. The site is fully enclosed by a perimeter wall and secured by a gated entrance.

The site offers an excellent opportunity to redevelop and deliver a scheme of scale which is likely to attract strong demand from the residential sales market given the proximity to the city centre and surrounding amenities.



Planning / Consented Scheme

The site benefits from full planning consent subject to conditions, granted in August 2021 (planning reference: 19/00066/F) for the *Conversion and extension of 6 Upper York Street and the former Coroner's Court and erection of a four-storey building to create 46 no. residential units; business space for Class A2/Class B1 uses; associated cycle storage and landscaping.*

The scheme is designed to restore and enhance the characteristics of the existing buildings, while creating a vibrant and attractive development through the new build element and modern landscaping designs. The proposed scheme includes a mix of one-bed, 2-bed and three bed apartments, as well as one split level commercial unit. A full accommodation schedule, along with proposed floor plans can be found in the data room.

A link to the planning application via the Bristol City Council planning portal can be found [here](#).



Existing Business Continuation/Vacant Possession

The vendors of the site are currently looking at options for the continuation of their business under their brand Lakota.

Vacant possession can be provided at completion. Alternatively, consideration will be given to leaseback proposals, with terms to be agreed.

Please contact the joint agents for more details.



Method of Sale

JLL and CJ Hole, acting as joint agents, are instructed to dispose of the site by Informal Tender.

Offers are invited for the freehold of the entire site with both unconditional and conditional offers (subject to planning) being considered.

Conditional offers will be considered on their own merits but will require confirmation of the detail of any conditions, proposed scheme layout, planning due diligence and timescales to be clearly provided as part of your offer. The acceptance of any proposals will be balanced between the financial offer and the risk of delivery, particularly in the context of planning risk.

Offers are to be submitted by email to the joint agents (details below) JLL and CJ Hole by midday Friday 5th July 2024.

Each party will be responsible for their own legal costs in connection with the purchase. The vendors are not obliged to accept the highest offer or indeed any offer. They reserve the right to interview prospective purchasers and seek best and final bids, if necessary.

Data Room – A dataroom has been prepared containing supporting technical and property information. Further information is available at: [JLL BOX – THE OLD BOTTLE WORKS & FORMER CORONERS COURT](#)

Please contact the joint agents to request access details.

Legal & Title – Freehold. Further details and title information is available within the data room.

Services – Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage and should rely on their own enquiries.

VAT – To be confirmed, however please express offers exclusive of VAT.

Anti-Money Laundering – In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents before the transaction is completed.

Viewings – The site is secure, and viewings are strictly by appointment only with the joint agents, JLL and CJ Hole.

Proposal

Please provide the following information:

1. Full contact details of proposed purchaser and track record of recent or similar acquisitions
2. Confirm the basis of your offer (unconditional or conditional) together with relevant conditions and supporting information
3. Your offer expressed exclusive of VAT. Please include details of the proposed deposit paid on exchange of contracts
4. Confirmation of the source and availability of finance to undertake the purchase
5. Details of any formal or informal conditions and further technical due diligence required to support your proposal together with a timeline to complete
6. Details of board or other (internal or external) approvals required together with timeline to complete
7. Proposed timescales for exchange and completion
8. Full contact details for your solicitors

Indicative Site Plan



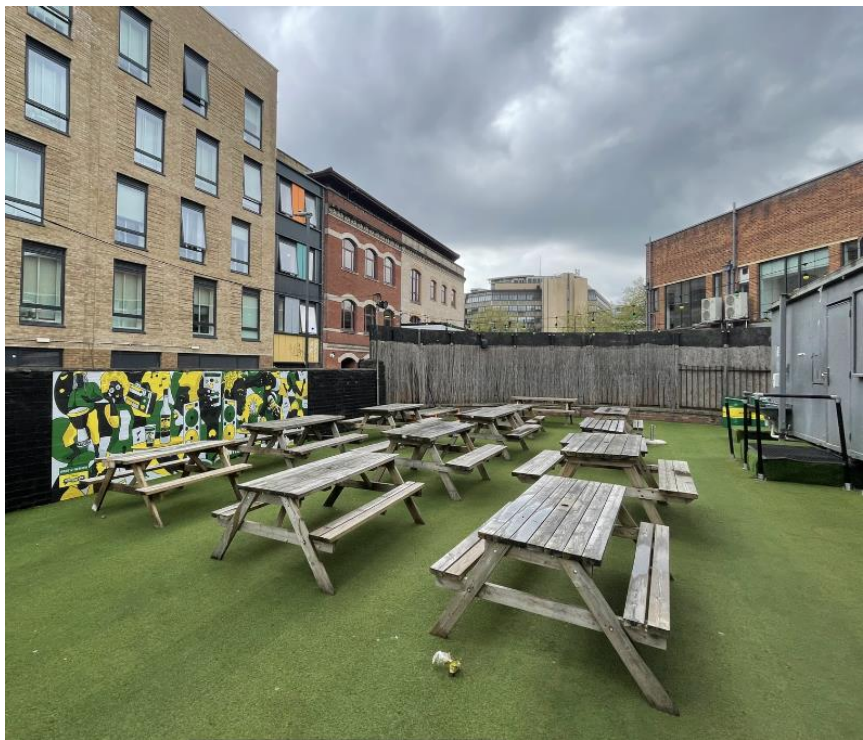
Indicative Elevations



Elevation 1



Elevation 2





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JLL

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CJ Hole

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