



Indicative Site Boundary

 JLL SEE A BRIGHTER WAY

# *For Sale – Development Opportunity*

**Land at Colston Mews, 174A Cheltenham Road, Bristol, BS6 5RB**

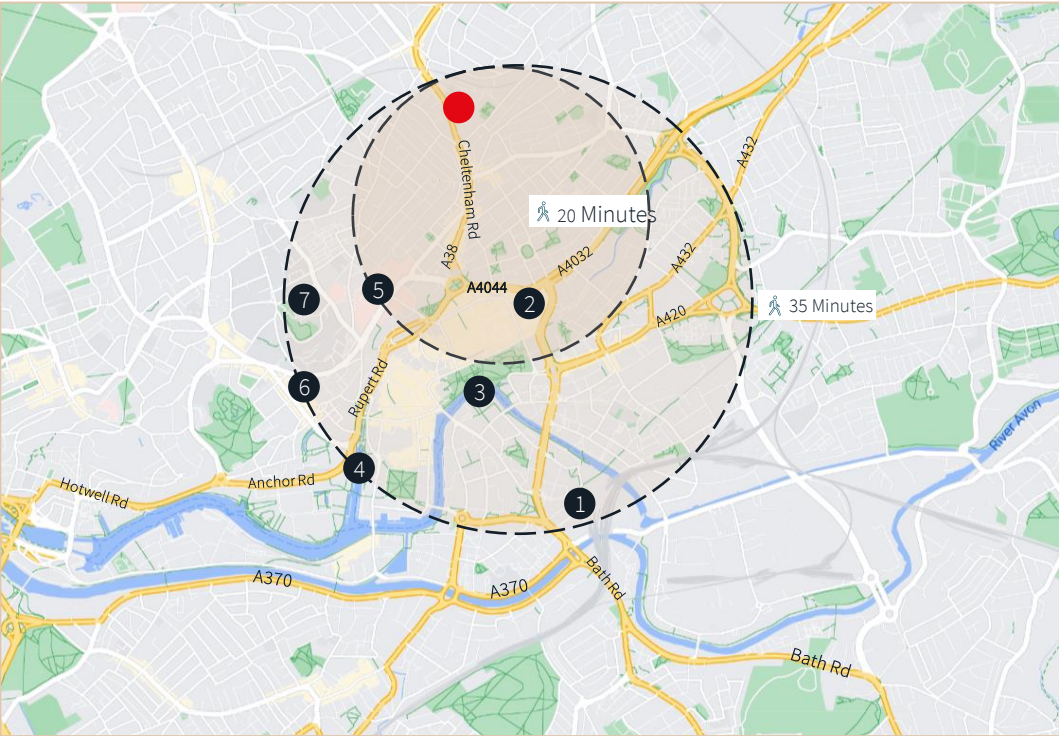
*An excellent opportunity to acquire a central site with significant redevelopment potential*







## Opportunity Highlights

- An excellent opportunity to acquire a central site with significant redevelopment potential for a variety of uses (subject to obtaining the necessary consents)
- Located in an extremely desirable residential location within a short walk from Bristol city centre and the University of Bristol.
- Situated between Gloucester Road and Stokes Croft offering a wide range of local amenities, independent shops, cafes and restaurants.
- A gross site area extending to approximately 0.25 acres (0.10 hectares)
- For sale by Informal Tender with both unconditional and conditional (subject to planning) offers considered.
- Freehold



### Key Travel Times

				
1. Temple Meads	11 mins	9 mins	20 mins	34 mins
2. Cabot Circus	5 mins	5 mins	12 mins	16 mins
3. Finzels Reach	8 mins	10 mins	18 mins	27 mins
4. Harbourside	9 mins	9 mins	14 mins	29 mins
5. Bristol Royal Infirmary	4 mins	4 mins	12 mins	17 mins
6. Park Street	9 mins	10 mins	15 mins	28 mins
7. Bristol University	5 mins	6 mins	15 mins	20 mins

### Location and Connectivity

The site is located approximately one mile north of Bristol city centre on Cheltenham Road within the Montpelier area of the city, which is perfectly situated in between Gloucester Road and Stokes Croft.

Gloucester Road and Stoke Croft 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 benefits from being close University of Bristol which is within walking distance making the surrounding area popular with higher education students in addition to the strong traditional residential sales market.

The nearest train station is Montpelier Station which is located off Cheltenham Road on Station Road which lies directly north of the site. It is approximately a 13 minute train journey from Montpelier Station to Bristol Temple Meads which provides regular direct intercity services to the UK's major cities .

Montpelier is served by several bus routes, providing convenient connections to different parts of Bristol providing various sustainable travel options.

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





## Description

The site represents a rare and exciting opportunity to acquire a well-located brownfield site with significant redevelopment potential for a variety of uses (subject to planning) in the heart of Bristol.

The gross site area extends to approximately 0.25 acres (0.10 hectares) and comprises two separate buildings, an office and a workshop. The site and buildings are situated behind two retail units (not included in the sale area) which front Cheltenham Road and is accessed by a single road, which leads to a yard/parking area which is surfaced and fully enclosed with a gated entrance. The office building is two-storeys and abuts the rear of the retail units. The two-storey workshop comprises a series of smaller rooms/offices at ground floor level with an open plan first floor. The site is bounded to the north by Montpelier High School.

The site offers an excellent opportunity to redevelop and deliver a scheme of scale which is likely to attract strong demand for a range of living uses given the proximity to the city centre and surrounding amenities.



## Existing Accommodation

The site offers the following approximate existing floor areas:-

Description	Sq M	Sq Ft
174A Cheltenham Road – Office, Ground Floor	148.38	1,597
174A Cheltenham Road – Office, First Floor	135.31	1,456
<b>Total Area – Office (NIA)</b>	<b>283.69</b>	<b>3,053</b>
174A Cheltenham Road – Workshop, Ground Floor	180.74	2,224
174A Cheltenham Road – Workshop, First Floor	156.96	1,690
<b>Total Area – Workshop (GIA)</b>	<b>337.7</b>	<b>3,914</b>



## Feasibility Study

Illustrative massing scheme layouts have been prepared by Wotton Donoghue for a student led development and are available in the Dataroom (please contact Freddie Wotton - [freddie@wdarchitects.co.uk](mailto:freddie@wdarchitects.co.uk))

The feasibility options are indicative only and provide context as to the scale, density and massing of a potential scheme.



*Proposed CGI – East Side*



*Proposed CGI – North Side*



*Proposed CGI – South Side*





## Method of Sale

The Freehold interest is offered for sale by Informal Tender.

JLL are instructed to dispose of the site with a strong preference for offers sought on an unconditional basis.

Alternative proposals (conditional/subject to planning) will be considered on their own merits but will require confirmation of the detail of any conditions 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 Nicholas Rumble ([nicholas.rumble@jll.com](mailto:nicholas.rumble@jll.com)) and Martha Freer ([martha.freer@jll.com](mailto:martha.freer@jll.com)) of JLL by **midday Friday 31<sup>st</sup> May**.

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 - COLSTON MEWS](#)

Please contact the 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** - The site is not elected for VAT, 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 sole agents, JLL.

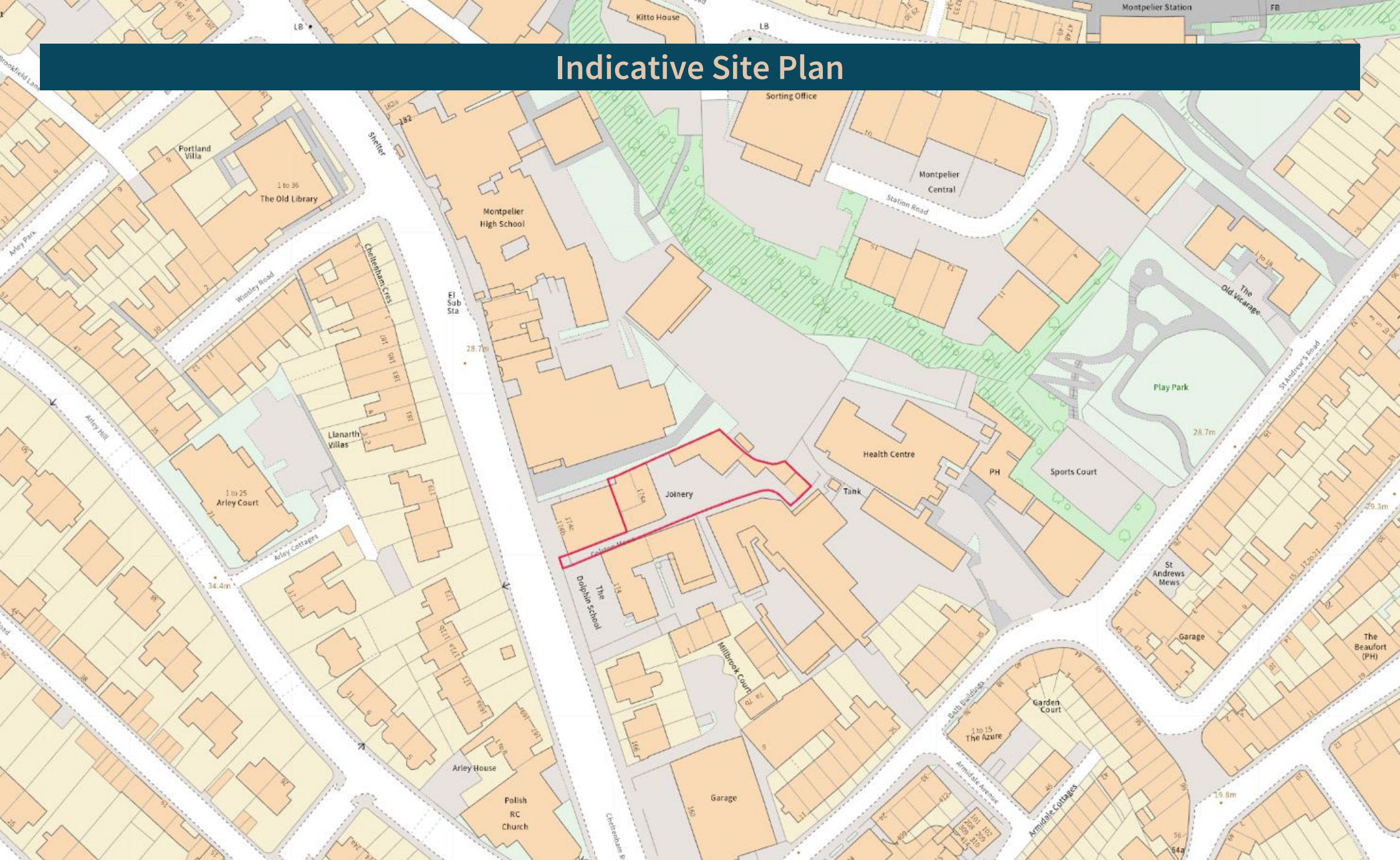
## Proposal

Please provide the following information:

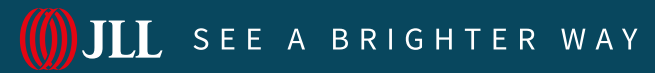
1. Full contact details of proposed purchaser and track record of recent or similar acquisitions
2. Confirm the basis of your offer (unconditional or conditional) together with relevant conditions
3. Your offer expressed exclusive of VAT. Please include details of the proposed deposit paid on exchange 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. As a disposal on behalf of a Charity, Anti-Embarrassment (Clawback) arrangements will be requested as part of any proposal. Please contact JLL for further information.
8. Proposed timescales for exchange and completion
9. Full contact details for your solicitors



# Indicative Site Plan







For further information please contact:

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