 JLL SEE A BRIGHTER WAY

For Sale

Freehold Development/Investment Opportunity

Combe Park Car Park, Bath, BA1 3NE



ST JOHN'S
FOUNDATION EST. 1174

On behalf of St Johns Foundation

Opportunity Highlights

- Freehold interest, subject to the existing tenancy (£16,000 pa)
- A gross site area of approximately 0.97 acres (including Potential Expansion Land)
- Sought after residential location
- Extant Planning Consent (1998) for a 34-bed residential nursing home provides precedent for redevelopment
- For sale by Informal Tender with both unconditional and conditional (subject to planning) offers considered

Location

Bath is a small, affluent spa City located in the southwest of England, situated approximately 21km (13 miles) southeast of Bristol and 185 km (115 miles) west of London.

Bath is located approximately 13km (8 miles) south of Junction 18 of the M4, via the A46 trunk road. Bath also benefits from the A4 which links the City to Bristol from the west and Chippenham to the east, as well as the A36 Lower Bristol Road connecting Bath to Trowbridge, Warminster and Frome.

Bath Spa Railway Station provides regular direct services to Bristol (approximately 12 minutes) in addition to a high-speed rail service to London Paddington, with an approximate journey time of 1 hour 25 minutes.

The site is situated to the west of Bath City Centre, with access provided off Combe Park. The surrounding area is predominately residential in nature and consists of detached and semi-detached dwellings. Lansdown Cricket Club is situated immediately north of the site, with Royal United Hospital sitting just behind.

Description

The site offers a fantastic development/investment opportunity on the outskirts of Bath city centre. The site is situated to the west of Combe Park and occupies a broadly rectangular parcel of land currently being used as a car park.

The site is gravel surfaced and fully enclosed with a barrier entrance. Mature trees are located on the eastern and southwestern boundaries which provides significant screening from the surrounding uses.

The site is bounded to the north by the access road and Lansdown Cricket Club, to the east by Combe Park and existing residential properties, to the south by existing residential properties and to the west by SJF Almshouse accommodation.

Vehicular and pedestrian access is from Combe Park to the west of the site. The road is well used, providing direct access the A4 (Upper Bristol Road).

The sole access into the site is via an access road off Combe Park.

Potential Expansion Land

The possibility exists to acquire an additional 0.13 acres (0.05 hectares) of expansion land to the southwest of the site. The area available is currently used as overflow car parking and is illustrated in the adjacent images, edged in blue.

Please confirm your intention to include this land or otherwise as part of your proposal.

Site Areas

Description	Area (approx.)
Main Site	0.84 acres (0.34 hectares)
Expansion Land	0.13 acres (0.05 hectares)
Total	0.97 acres (0.39 hectares)



Tenancy

The site is subject to an existing lease, let to Royal United Hospital (RUH) on a 5-year lease from 22nd July 2021 (expiring on 21st July 2026). The passing rent is £16,000 per annum (with the provision of a rental increase if RUH’s two hourly parking charge increases, linked to a formula).

The lease is subject to a rolling mutual break option on 6 months notice and excludes the security of tenure provisions of the Landlord and Tenant Act 1954.

Legal Title

Freehold. The current title for the site forms part of a larger title encompassing the wider SJF ownership. The Vendor’s preference is to avoid a shared access with the Almshouse. It is therefore expected that access will be separated to allow the site to form its own independent legal title and access/egress.



Planning

The site is currently used as a car park. There is an extant planning permission granted under 98/00801/FUL for both the Almshouse (54 flats), now constructed, but also a three-storey residential nursing home (34 beds) on the site.

As a brownfield site within the built-up area of Bath, the principle of redevelopment of the site is supported and this has been established both from previous planning permissions and historic pre-application discussions (see Data Room).

A brownfield site such as this is considered to be a windfall opportunity. Potential alternative land uses considered to be acceptable in principle include residential care home, health, hospital, senior living; residential including houses, flats, build to rent; and student/key worker accommodation. B&NES recently confirmed that the principle of redevelopment for care provision was supported and encouraged.

The site is significantly well screened on its eastern and southern boundary to surrounding residential properties. The site is not specifically allocated but will need to comply with policies regarding tree preservation orders and heritage. A three-storey scheme is likely to be acceptable given the immediate surrounding area with the potential for four storeys if appropriately positioned within the site.

Subject to appointment, JLL can provide planning advice to the successful bidder through to the submission of an application.

Design Feasibility Study

A design feasibility undertaken by Nash Partnership considered how the potential future uses may occupy the site.

Combe Park car park was identified as being suitable for either a care home (71 Bedrooms) or residential scheme with the option of this being either apartments (34 Units) or townhouses (7 Units).

No formal pre application process was undertaken; however, the indicative scheme illustrations provide context as to the scale, density and massing of a potential scheme

Indicative Scheme Layouts



Apartment Scheme (34 Units)



Town House Scheme (7 Units)



Care Home Scheme (71 Bedrooms)



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Subject to Contract. May 2023.

Legal and Professional Costs

Each party to be responsible for their own professional and legal costs.

Services

Interested parties are advised to make their own enquiries in respect of the site services to all the relevant providers.

VAT

To be confirmed shortly. Please assume all offers are to be made exclusive of VAT.

Tenure

The site will be sold subject to the existing lease unless sold 'subject to planning' with an agreed vacant possession date. Further details and title information is available within the data room.

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 barrier controlled. Viewings are strictly by appointment only with the sole agents.

Data Room

A data room has been prepared containing technical and planning information. Further information is available at

<https://combepark.live.jll.com/>

Please contact the agents to request access details.

Method of Sale

The site is offered for sale by Informal Tender.

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

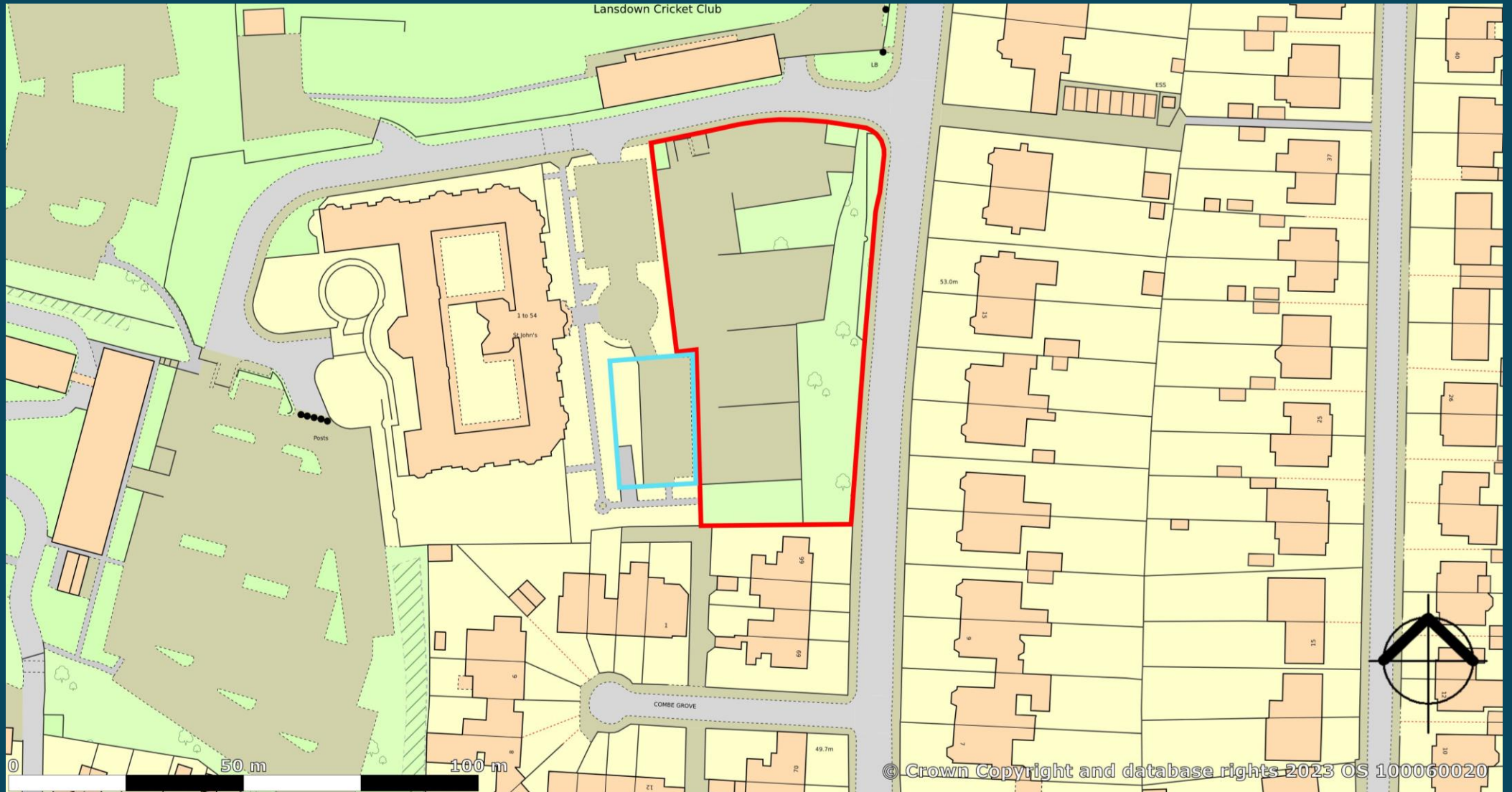
The acceptance of any proposals will be balanced between the financial offer and the risk of delivery, particularly in the context of planning risk.

A bid deadline has not yet been set and full details relating to the submission of offers and bidding guidance will be provided from the agents in due course.

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.



Indicative Boundary Plan



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