

DEVELOPMENT OPPORTUNITY

Land and Buildings at Feeder Road and Small Street, St Phillips, Bristol
BS2 0SH

c.1.12 hectares | 2.76 acres



Summary

- Major brownfield regeneration opportunity.
- Proposals invited for the Freehold interests subject to the terms of an existing Landowners Collaboration Agreement.
- Combined site area of c.2.76 acres (1.12 hectares).
- Existing total floor area of approximately 61,713 sq ft GIA (according to the VOA) across a range of operational businesses.
- Situated on the main throughfare through St Philips, opposite the prominent mixed-use regeneration of Silverthorne Lane that is currently under development.
- Significant re-development potential to masterplan the next key regeneration area of Bristol city centre.
- 10 minute walk time from Bristol Temple Meads
- Situated alongside the Temple Quarter Enterprise Zone, backed by the University of Bristol.
- Suitable for an extensive range of alternative commercial and residential uses, subject to planning to form a comprehensive mixed-use re-development opportunity.



Location

Situated in the St Philips area of the city centre to the immediate east of Bristol Temple Meads, the site is strategically positioned within walking distance of the city's most significant regeneration areas in and around Bristol Temple Meads at St Philips. The site is bound by the Feeder Canal and Road to the north and Chapel Street to the south which in turn leads to further industrial premises, most notable of which is the Bristol Fruit Market situated on the southern side of the railway tracks.

Within the locality of the site, there are a range of significant regeneration proposals with a number of them now on site and being delivered. Most notably, the Bristol University Enterprise Campus, Temple Quarter Enterprise Zone, Temple Island and Silverthorne Lane alongside the wider St Philip's Marsh regeneration vision.

Whilst visually the areas remains heavily industrial in nature, a variety of developments are now coming forward north of Feeder Road and the canal reflecting the prospect of extensive change of use as the area undergoes comprehensive regeneration.

M4



15 mins

Bristol Temple Meads



0.5 miles

Bristol City Centre



1 mile

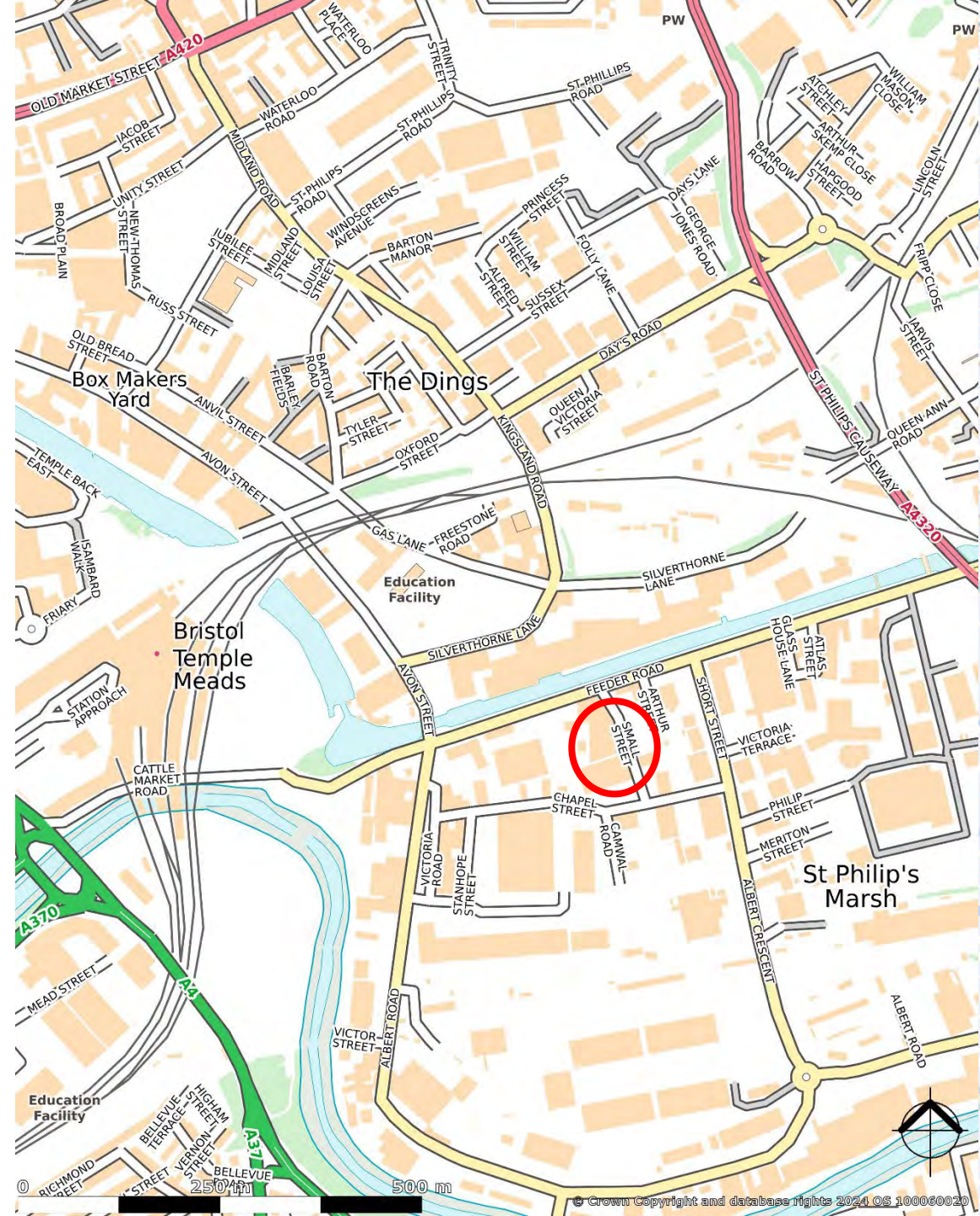
Bristol University Enterprise Zone

5 min walk

Bristol Airport



8 miles



Illustrative boundary



Site Description

The site extends to a total of approximately 2.76 acres (1.12 ha) as outlined approximately on the plan above and table below:

Area	Total	
Site Area	2.76 ac	1.12 ha
Existing Floor Area (approx VOA)	61,713 sq ft	5,733 sq m

Note floor areas are extracted from VOA data and have not been verified on site.

The site fronts Feeder Road, a thoroughfare through the St Philips area of the city. The site is arranged in two parcels, separated by Small Street that runs from north to site centrally linking Feeder Road to Chapel Street to the south. The existing accommodation on site ranges in condition, quality and use comprising commercial premises encompassing mainly industrial workshops, open storage and ancillary office accommodation. There are a range of operational businesses that utilise the site at present, all within E class (formerly B8 Use Class).

Within the vicinity, all neighbouring properties are commercial in nature albeit this is rapidly changing with Silverthorne Lane, directly opposite the site on the opposing side of Feeder Canal currently under development as part of the comprehensive regeneration to include high density PBSA, Educational, Commercial and Residential uses.

Vehicular access is available from various points from Small Street with additional access from Chapel Street. The site is not within a Conservation Area and there are no listed buildings on site. The site sits within Flood Zone 3.

Redevelopment Opportunity

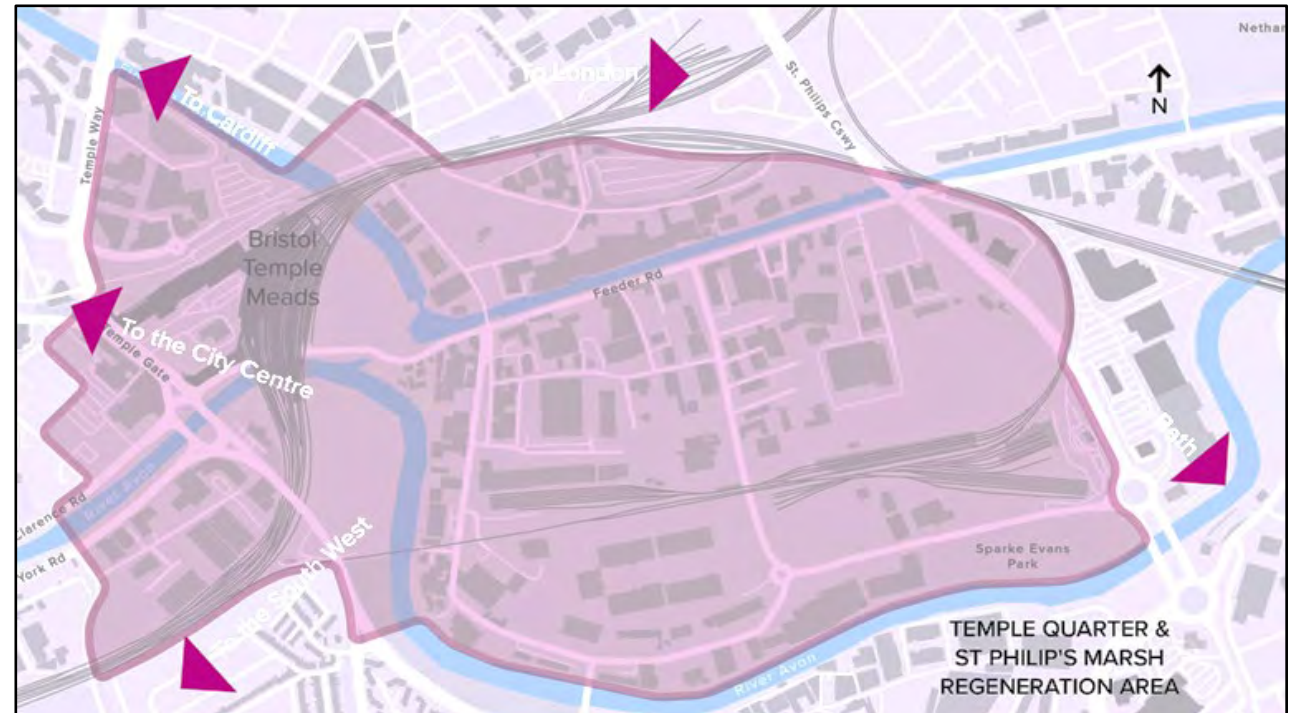
The site presents an exceptionally well positioned regeneration opportunity with substantial future re-development potential for a range of alternative commercial and living uses (subject to planning). The site is situated in an area of key development focus for the city, with the Local Authority and key stakeholders actively encouraging regeneration of the wider St Philip's area.

The immediate vicinity has and continues to generate strong demand for uses associated with the flagship developments of the University of Bristol's investment in the Enterprise Campus, in and around Bristol Temple Meads Station. Alternative proposed uses include high density residential, student and co-living developments amongst other alternative complimentary uses such as Life Sciences, where demand stems from the University. There is significant scope for an alternative/residential use on site to substantially increase density and massing in line with similar proposals nearby.

The Temple Quarter and St Philip's Marsh Regeneration Area as shown below covers 130 hectares of brownfield land in the areas around Temple Meads station and St Philip's Marsh to the east of where the sites lies.

A number of key public sector organisations are stakeholders within the wider Bristol Temple Quarter regeneration including; Bristol City Council, Homes England, West of England Combined Authority, Network Rail in addition to the University of Bristol. The level of investment in the area to date has stimulated significant regeneration progress over more recent years with delivery of various developments now underway and the first are due for completion in the next 18 - 24 months.

The definitive focus for development and regeneration of the area creates a significant opportunity to control a key landholding in the further regeneration of this area of Bristol.





Further Information

TENURE

The site is held Freehold under various titles. Further title information is available on request/within the data room.

LANDOWNERS AGREEMENT

The landowners have entered into an Agreement and further information on this can be sought directly from the agents.

VAT

We understand that the ownerships across the property have a varied VAT status that will be rationalised as part of the proposed transaction.

Please contact the agents for more information.

VIEWINGS

Whilst much of the site is visible from the roadside, the existing businesses are all fully operational and we would ask parties to remain mindful of this.

Therefore, all viewing requests are to be made direct to the sole agents, Alder King. Please contact the agents to arrange access to the site and premises.

SERVICES

Interested parties are to satisfy themselves in respect of the on-site provision and capacity of all services. Parties to rely on their own enquiries with the statutory providers.

ENERGY PERFORMANCE CERTIFICATE

The premises have a current ratings ranging from D to F.

All EPC certificates are available in the supporting data room.

ANTI-MONEY LAUNDERING

In order to comply with legislative requirements any successful bidder will be required to provide necessary identification documents to support and enable the conclusion of any transaction.

DATAROOM

A data room containing supporting information is available on request from Alder King.

LEGAL & PROFESSIONAL COSTS

The purchaser will be required to make a contribution to the landowner's legal and agent costs. In addition, the purchaser will be required to provide a legal undertaking for landowner's abortive legal and agent costs which may be drawn upon by the landowner in the event that exchange of contracts is not reached.

Proposals

METHOD OF SALE

Offers are invited for the site in whole or part by way of Informal Tender.

The vendors will consider unconditional and subject to planning offers (and variations of this) assessing each proposal on its own merits.

For further guidance on bidding, please contact the agents.

A bid deadline has not yet been set but will be in due course.

The vendors are not obliged to accept the highest offer or indeed any offer throughout the marketing process. They reserve the right to interview prospective purchasers and seek best and final bids at any point in the process if considered necessary.

If you require any further information on the opportunity or wish to arrange an inspection of the site and premises, please do not hesitate to contact the agents.

For further information or to arrange an inspection, please contact the agents:



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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.