



 Boulevard View

RESIDENTIAL DEVELOPMENT OPPORTUNITY

7 APARTMENTS AT BOULEVARD VIEW, WHITCHURCH, BRISTOL BS14 0TL



Long Leasehold



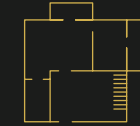
Total of 8,922 sq. ft GIA/
6,135 sq ft NSA



Floorspace can
accommodate 7 new
apartments



Front Terraces/
Outdoor Space for
each apartment



Proposed
accommodation of
6 x 2-bed and
1 x studio apartments



On site car parking and
cycle storage provision

Executive Summary

The site offers an excellent residential development opportunity at the Parkview Campus, Whitchurch Lane. The original consent for the conversion of the former office accommodation has now been completed with 7 additional apartments remaining to be converted on the ground floor of the existing building.

The additional 7 apartments will look out onto the consented new build development of 91 dwellings on the former car park site situated to the west of the main building that is being developed by Keepmoat PLC.



Location

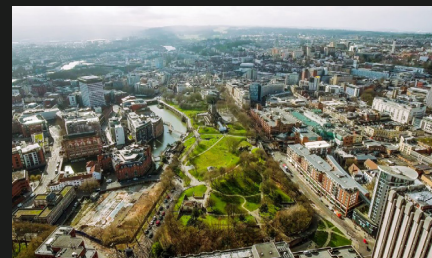
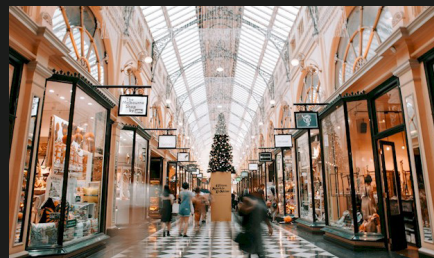
Bristol is a vibrant city in the South West of England with a population of approximately 724,000, the 8th-largest in the UK. The site is located to the south of the city centre. Parkview Campus is located on the south side of Whitchurch Lane and adjacent to the Bridge Learning Campus and City of Bristol Gymnastic Centre.

The immediate surroundings have seen significant investment in recent years and are now occupied by a variety of use classes including offices, a healthcare centre, a community hospital, light industrial units, Cineworld, schools and a mixture of residential. The Imperial Retail Park is also located nearby along with green spaces including Hengrove Park. The site is exceptionally well connected by road via the new Metrobus service to the city centre and the recently completed south Bristol link road.

Bristol Regeneration

Following the completion of key infrastructure in the area, the Bristol Local Plan Review Consultation (February 2018) outlines the new spatial framework planned for the delivery of new homes in the Hengrove Park, Hartcliffe Campus and Whitchurch Park vicinity. This includes a neighbourhood plan for the community with an aim to provide improved employment and housing opportunities. The council have identified a number of sites as priority within the local plan, including Filwood Broadway, Inns Court, Novers Hill and Airport Road.

Infrastructure improvements include the new MetroBus Route and South Bristol Link (Colliter's Way) providing enhanced access to the South West of the city.



Connectivity

Bristol offers excellent connectivity via the M4, M5, and M49, situated some 115 miles from Central London, 70 miles from Oxford, 89 miles from Birmingham and 46 miles from Cardiff.

Bristol has a number of train stations including Bristol Temple Meads Station, which is just 6.1 km (3.8 miles) north of the site and provides direct services to London Paddington, Birmingham New Street and Exeter St David's. Bristol Parkway Station is located 18.5 km (11.5 miles) north of the site and provides rail links to Cardiff Central, London Paddington and Gloucester.

The Boulevard Bus Stop is located adjacent to the site entrance on Whitchurch Road and provides access to numerous routes including to the station and city centre via the new MetroBus service.

Bristol International Airport is located 10.3 km (6.4 miles) southwest of the site, which provides flights to various destinations in the UK and Europe.



Bristol City Centre
4.5 miles | 20mins

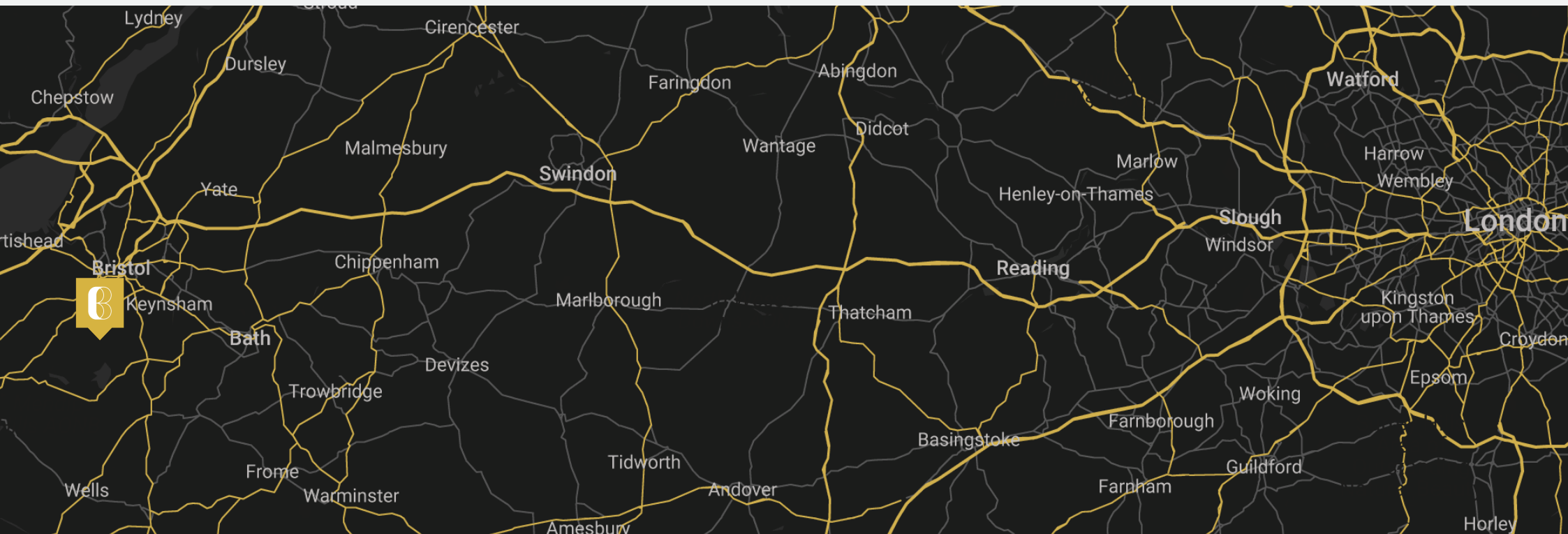
London
122 miles | 2hrs 30mins

Bath
12.5 miles | 40minutes



Birmingham New Street
1hr 20mins

London Paddington
1hr 35mins



Accommodation

The proposed scheme comprises a total of 7 new apartments consisting of 6 x two-bed apartments and 1 x studio apartment.

All planning obligations and contributions have been settled with the LPA on the conclusion of the main building development under the main consent but interested parties should satisfy themselves on this point and make their own enquiries.

Accommodation	Sq. M	Sq. Ft
Apartment 1	85	915
Apartment 2	85	915
Apartment 3	85	915
Apartment 4	85	915
Apartment 5	85	915
Apartment 6	85	915
Apartment 7	60	646
Total	570	6,135

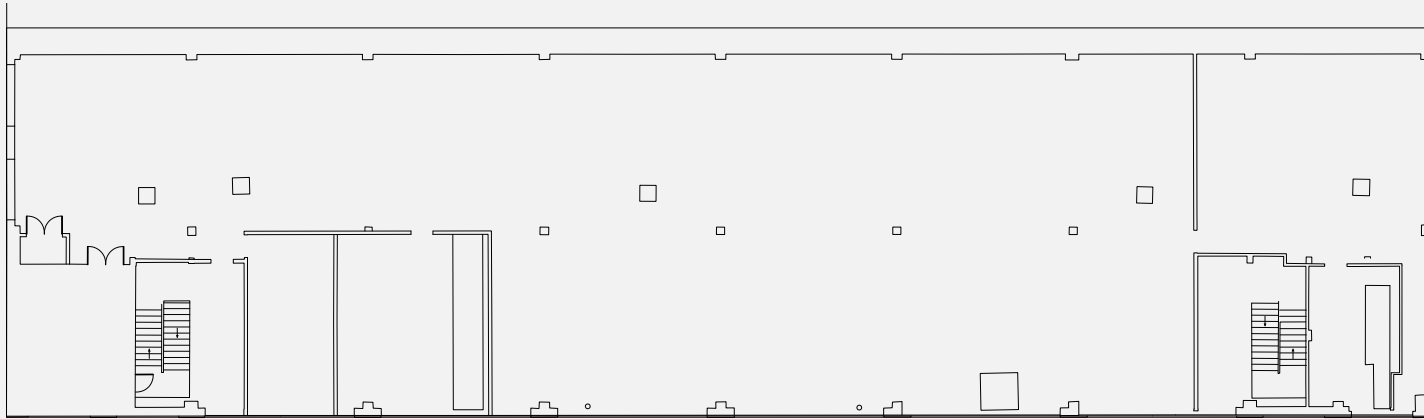
Planning

A section 73 planning permission was granted under reference number 19/04124/X by Bristol City Council, permitting the development of 7 apartments. Further planning application details are provided in the data room.

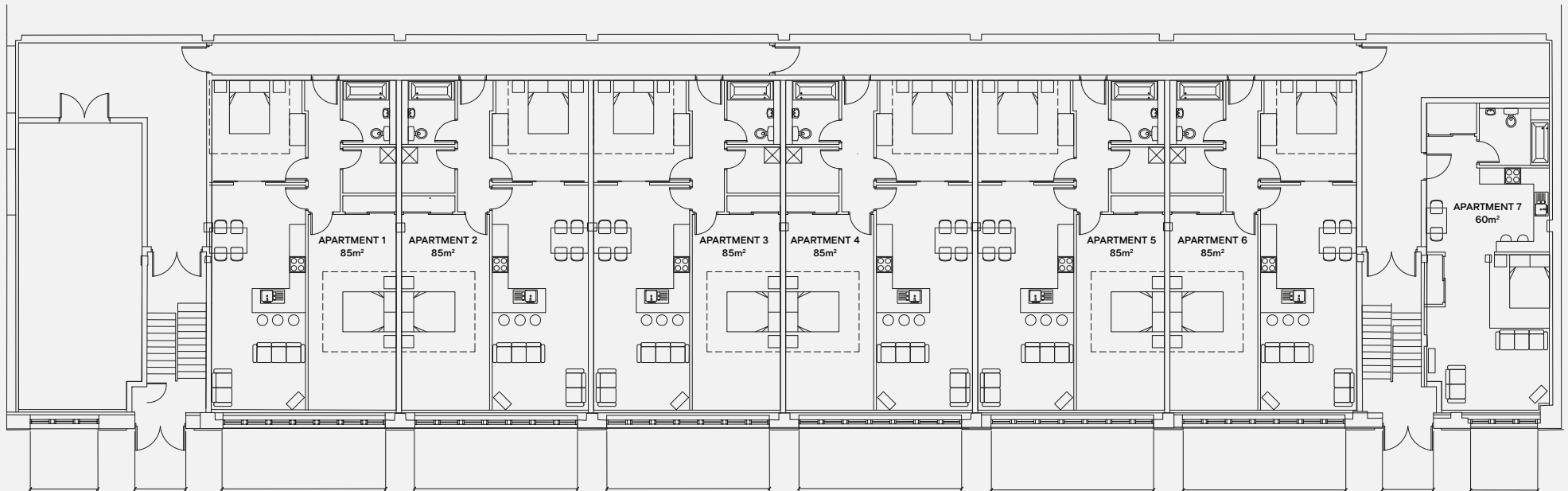


Floor Plan

Existing Plan

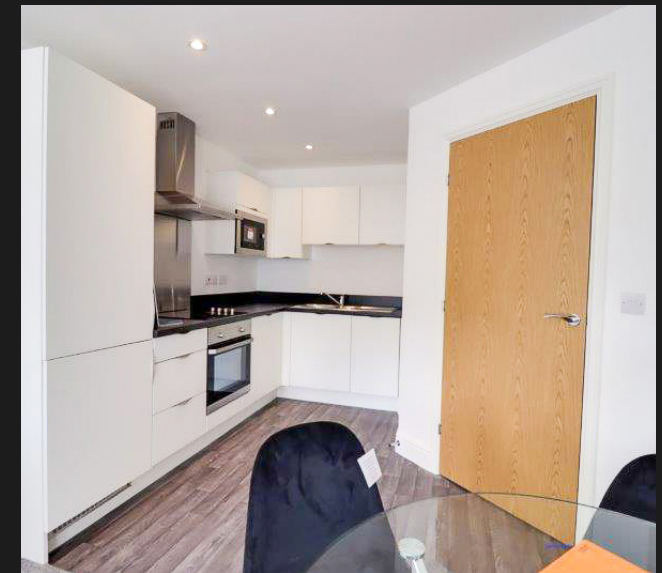
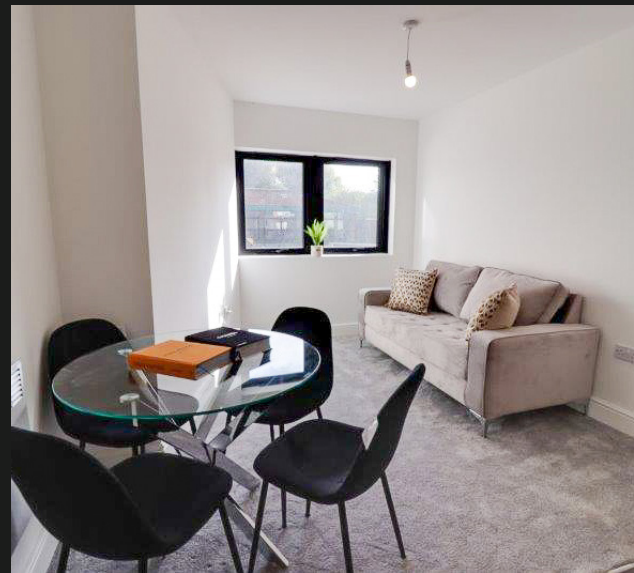


Proposed Plan



Completed Apartment Examples

Across the Parkview building, all 162 apartments have been converted so far, all of which have been sold. Examples of those apartments are below.



Site Photographs

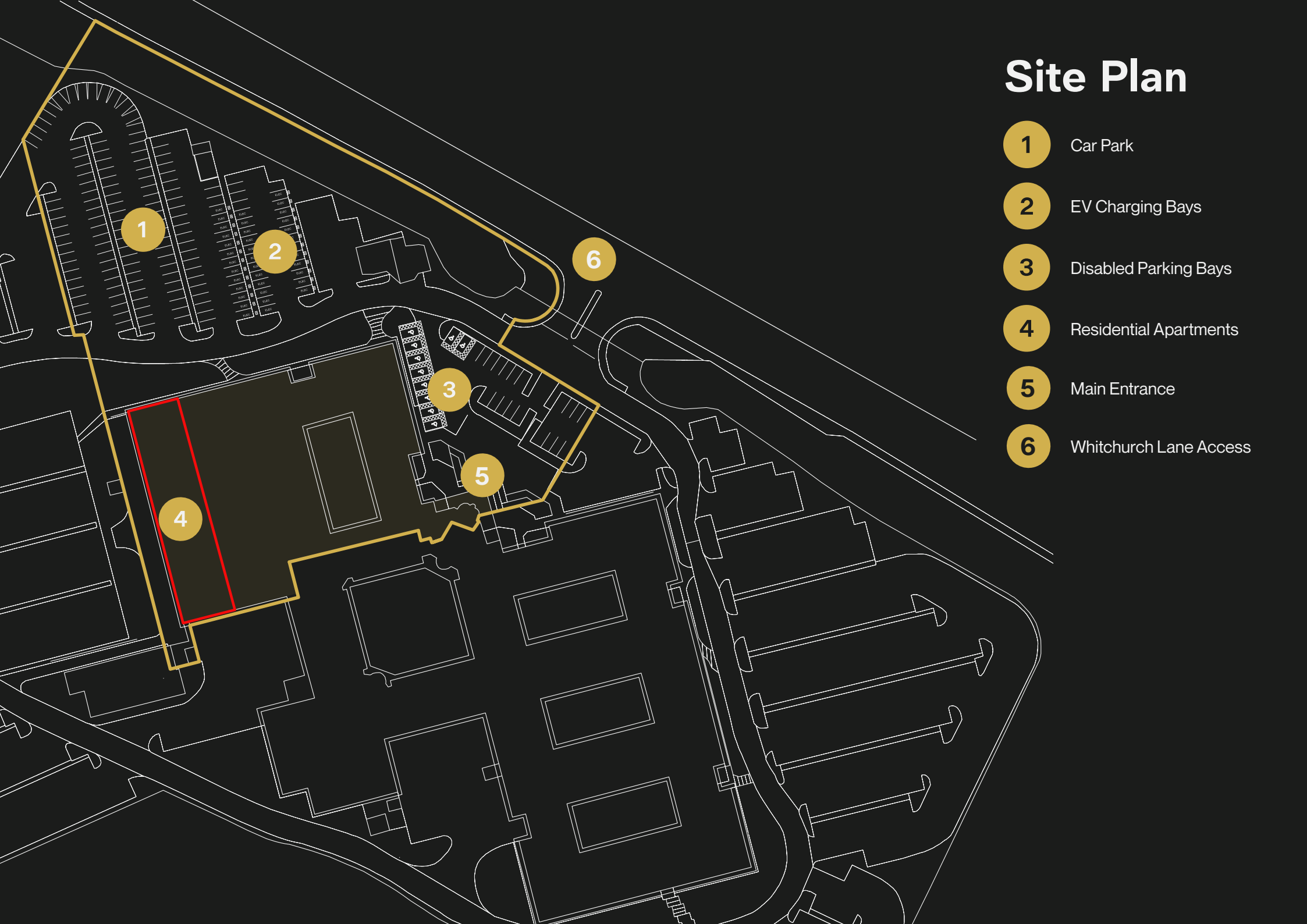


Main Entrance



Lobby

Site Plan



1

Car Park

2

EV Charging Bays

3

Disabled Parking Bays

4

Residential Apartments

5

Main Entrance

6

Whitchurch Lane Access

VAT

The property is elected for VAT and VAT will be charged at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering

In accordance with anti-money laundering regulations, 2 forms of ID and confirmation of the source of funding would be required from the successful purchaser.

OFFERS INVITED

Viewing

Strictly by prior appointment with MCR Property Group.

Data Room

Data room access available on request.



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