

BROWNFIELD DEVELOPMENT OPPORTUNITY

Lower Bristol Road, Bath

0.15 acres / 6,450 Sq Ft of brownfield land situated 2km from Bath city centre
Suitable for development, subject to necessary planning consents

Connells



For more information, contact:
Patrick Addison, Senior Land Manager
07917 26 44 65
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Ownership boundary different to line shown – see page 3

BROWNFIELD DEVELOPMENT OPPORTUNITY

Former 10 - 11 Avon buildings, Old Ferry Road, Lower Bristol Road, Bath, BA2 1ES



OPPORTUNITY

The site is an attractive proposition for potential development in Bath, situated on the main south-western approach into the city centre.

Historically the site was host to two buildings fronting Lower Bristol Road, as well as the large workshop/garage that remains. The front section of the site was demolished in 2020, leaving it as it is today.

The site is 0.15 acres or 6,450 square feet in size.

The site represents a rare, freehold, opportunity within Bath to create a new mixed use, commercial or residential development, subject to necessary consents.

LOCATION

The site is approx. 2 kilometres from Bath city centre and Bath Spa railway station. Adjacent to the site is a bus stop with regular buses directly into the city.

In addition, Oldfield Park railway station is within a short walking distance of the site, giving excellent connectivity to Bristol via regular trains to Temple Meads railway station.

With public transport so easily accessed, the site could be considered for a car free/car limited development, (subject to necessary consents).

PLANNING HISTORY & POTENTIAL

2007 - 07/02313/OUT – Refusal

“Development to include a mixed use development with office accommodation at ground floor and residential accommodation above at 11 Avon Buildings”

2018 – 18/02657/DEM – Prior Approval NOT Required
Demolition of 10 & 11 Avon Buildings.

“Bathwick Tyres” site opposite

References: 21/04147/FUL & 22/01299/FUL

Successful appeals allowing change of use and development to create 66 & 25 student bedspaces across the site.

The site falls within the ‘Twerton Riverside Enterprise Area’, which is highlighted in the currently adopted local plan as being *“suitable for a broader range of uses and there is scope to redevelop the area to provide new business premises and housing”*.

The local plan also highlights that improvements are needed for sites fronting Lower Bristol Road, a key approach to the city centre.

As such there is substantial development occurring along the Lower Bristol Road, which includes different residential tenures, such as student housing, residential sale, affordable housing and build to rent. *See Policy B3 – BANES Core Strategy 2014*

Prospective purchasers are advised to make their own enquiries with the Local Planning Authority, Bath and North East Somerset Council regarding their intended use:

Tel: 01225 394 041

Email: Planning.Registration@Bathnes.gov.uk

TENURE

Freehold available for sale.

FEES

Connells are retained for the sale of this site as sole agents.

Our fees of 2% + VAT based on the final purchase price are to be paid by the purchaser.

We ask that our fees be incorporated into any interest from prospective purchasers at the point of offer.

METHOD OF SALE

The freehold of the subject land is offered for sale by private treaty. Offers are sought on an unconditional basis.

For more details please contact us.

GUIDE PRICE

The property is offered for sale with a Guide Price of £750,000.

VIEWINGS & SITE VISITS

Viewings & site visits are strictly by appointment only.

Important Notice: Connells is not authorised to make or give any representations or warranties in relation to the property. Connells assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans for guidance only. Connells has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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CONTACT DETAILS

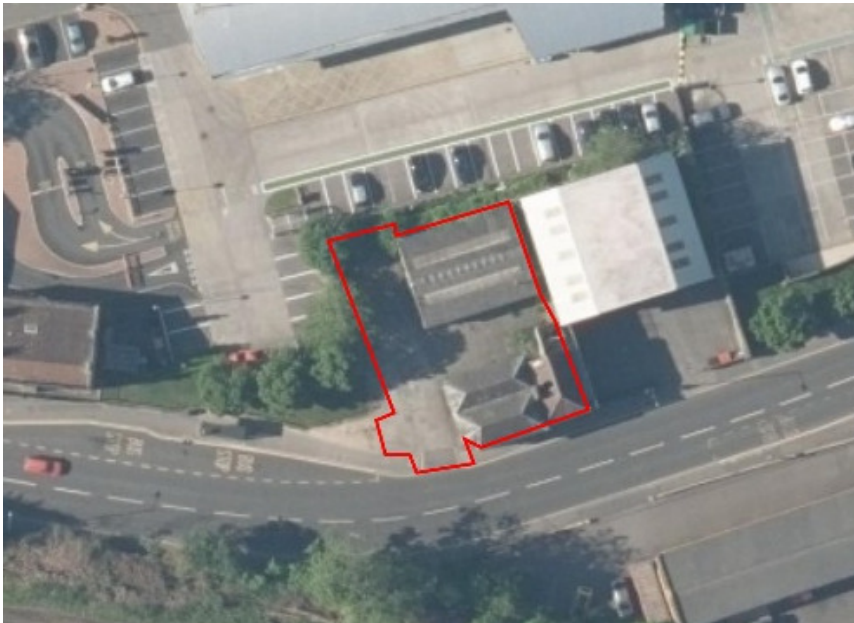
For more information, or to make an offer for the subject land, please contact:

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W: 72-74 Station Road, Yate, Bristol, BS37 4PH



Regulatory: Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 (as amended) requires us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Connells employee, or certified copies be provided



1. Image of Site from 2019, prior to demolition of the front buildings

