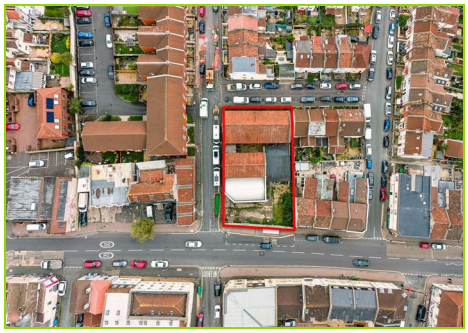
Residential Development Land Sales









Development Land @ Stanley Street South, Bedminster, Bristol, BS3 3PG

Offers Invited £1,200,000

Hollis Morgan LAND AND DEVELOPMENT - Freehold PBSA DEVELOPMENT SITE with PLANNING GRANTED for 44no. STUDIOS. Easy access to TEMPLE QUARTER UNIVERSITY CAMPUS.

Development Land @ Stanley Street South, Bedminster, Bristol, BS3 3PG

INTRODUCTION
Hollis Morgan Land & Development have been appointed on the sale of this Freehold property known as the former United Reformed Church on the corner of West Street / Stanley Street South, Bedminster, Bristol, BS3 3PG.

THE SITE
The development site is set over 0.2 acres and has detailed planning consent (granted in May 2026) for the erection of a Purpose Built Student Accommodation (PBSA) building and Community Hub.

The existing church hall will be converted, refurbished and repurposed to form half of the development, together with the demolition of the remaining buildings and erection of a new build accommodation block.

THE OPPORTUNITY
Located in Bedminster, Students will have easy access to a host of local amenities, as well as having multiple public transport links to both the new Bristol University Temple Quarter Enterprise Campus (TQEC), the main university campus in Clifton and the City Centre.

- The project will deliver a total Gross Internal Area of 16,642 SqFt / 1,546.1 SqM
- With 10,411 SqFt / 967.2 SqM of student accommodation (Net Sales Area) across the converted church and four storey new accommodation building.
- The plans also include 2,443 SqFt / 227 SqM Net Internal Area of shared facilities, including bicycle storage and the Community Hub.
- Local student letting specialists have estimated the potential rent roll for the project based on nearby PBSA buildings in this area of Bedminster.
- The average studio is estimated to yield circa £1,150 to £1,200 pcm for 2027 to 2028 academic year.
- This calculates to over £51,000 per month and over £614,700, on an annualised basis, once fully let.
- These rents will make the URC one of the most affordable PBSA schemes in the city and in keeping with its target tenant and location.
- We anticipate that there will be circa 3% rental growth per annum for student accommodation in the City of Bristol based on past rental growth.

RENTS & COSTS
Bristol has a very limited and high cost PBSA market driven by a rapidly increasing student population, tight planning environment and lack of existing direct let stock.

In recent years, approximately 70% of students with a requirement for a bed cannot access PBSA. This statistic is unlikely to change significantly, or quickly, as both universities have significant business plans for growth, fuelling their capital commitments to their academic estates.

Across Bristol the PBSA Direct let market for ensuites currently stand at around an average of £346 per week and studios £420 per week. We have benchmarked the direct let rents for the studios at URC at circa £270 to £290+++ per week, making the scheme significantly cheaper than similar products elsewhere in the city.

There is built in room for growth. Additionally, in recent years student rents have grown at an average of 3.0% per annum.

PROPOSED RENTS

The average studio is estimated to yield circa £1,150 to £1,200 pcm for 2027 to 2028 academic year.

This calculates to circa £51,225 per month and £614,700, on an annualised basis, once fully let.

LOCATION
West Street is situated to the south west of the city centre, in Bedminster, an area experiencing significant reinvention and regeneration. In recent years Bristol' s city centre has essentially expanded towards Bedminster with new connections like the Metro Bus route and the A1 Airport Flyer bus, providing seamless accessibility with the city centre. Notwithstanding, Bedminster benefits from an established and thriving community with an extensive retail and leisure offering leading through to Southville.

There are a number of nearby amenities on West Street itself, in addition to nearby North Street & East Street. North Street is a popular area of Southville with many well known, pubs and restaurants. East Street and Bedminster Parade are home to many large and independent retailers and artisan establishments to support the large resident and student population.

Immediately beyond this area there is access to Bristol’s most popular independent retail and F&B offerings at Wapping Wharf, Queen Square, Harbourside and Finzels Reach which are home to Pasture, Spicer + Cole, BOXPARK food hall, Bocobar, Gambas, Mokoko and Mud Dock. URC is located 400m from Parson Street train station with a journey time to Bristol Temple Meads station of just 8 minutes, the multiple bus options are just 16 minutes to the University’s new Temple Quarter campus.

PLANNING
Planning References - Bristol City Council

- Full Application consent: 25/12551/F

- Approved: May 2026

COMMUNITY INFRASTRUCTURE LEVY (CIL)
The CIL payment required is £183,931.07

S106 COSTS
Within the Section 106 agreement it outlines the following costs:

Transport Contribution: £58,052
Local Employment Contribution: £2,000
Parties are to satisfy themselves of the costs involved in the development.

VACANT POSSESSION
The freehold property is available with Vacant Possession

VAT
We understand the property is not elected for VAT.

Development Land @ Stanley Street South, Bedminster, Bristol, BS3 3PG

DATA ROOM
Access to Data Room available upon request.

Contact Hollis Morgan for more information.

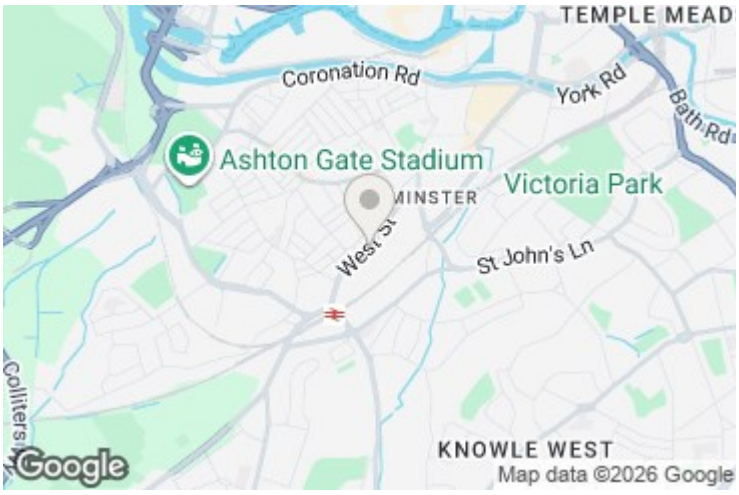
SITE VISITS
Site visits are to be arranged by appointment only through Hollis Morgan Land & Development

METHOD OF SALE
It is our client's preference to sell the site unconditionally, however offers conditional to a revised scheme maybe considered.

We will expect all offers to take account of the section 106 agreement and the obligations contained within, CIL and the technical information provided.

Contact the Land & Development team at Hollis Morgan for more information on offer criteria and bid deadlines.

DISCLAIMER
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.
Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





3 North East Elevation - Stanley Street South
1 : 100

CDM 2015 Health & Safety Information

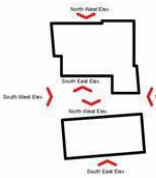
This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

Material Key

- Existing stonework
- Existing brickwork to church base
- Standing seam roof - VMZINC's Colour light grey
- PPC Aluminium windows/door - Colour dark grey RAL 7021
- Brickwork (Red) Bespoke Brick Company - Dudley Smooth Multi
- Brickwork (Cream) Bespoke Brick Company - White Smooth
- Feature arch
- Feature arch



2 North West Elevation - West Street
1 : 100



Rev	Date	Revision Details	Dr	Ch
P13	27/02/26	Planning Issue	TC	TC
P12	02/09/25	Planning Issue	TC	TC
P11	01/09/25	Dormer removed from Buckingham Street	TC	TC
P10	13/08/25	Amended Planning Issue	TC	TC
P09	11/06/25	Updated for planning meeting	TC	AV
P08	31/05/25	Planning Issue - Levels updated	TC	AV
P07	15/05/25	Planning Issue	TC	AV
P06	24/03/25	Issued for DRP	TC	AV
P05	19/03/25	PBSA - Issued to consultant team	TC	AV
P04	26/02/25	Draft PBSA	TC	AV
P03	23/01/25	Building height increased by 500mm. Lift omitted	TC	AV
P02	19/01/25	Stair core updates	TC	AV
P01	06/01/25	First Issue	TC	AV

ATT CAPITAL

Building Roots.

Client's Name: ATT CAPITAL

Job Title: URC BEDMINSTER

Drawing Title: Elevations Sheet 01

Scale: 1 0 1 2 3 4 5 m

Scale 1:100 @A1

Drawn	Checked	Date
TC	AV	06/01/25

Job No	Origin	Vol	Level	Type	Role	Number	Status	Rev
BR010	BR	ZZ	XX	DR	A	0300	S0	P13

Status: PLANNING

CAD File Date: [illegible]

No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

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