



RESIDENTIAL DEVELOPMENT OPPORTUNITY

PARKVIEW

WHITCHURCH LANE BRISTOL BS14 0TJ



EXECUTIVE SUMMARY

- ◆ Freehold residential development opportunity
- ◆ A rare opportunity to acquire a site of approximately 3.57 acres (1.445 ha) in Bristol
- ◆ The site comprises a prominent vacant B1 office building arranged over part three / part four storeys, with 192 car parking spaces
- ◆ Total scheme provides 162 apartments (44 x one bed, 118 two beds) via office conversion
- ◆ 100% private accommodation
- ◆ The total consented proposed residential accommodation comprises an approximate NSA of 8,040 sq m (86,542 sq ft)
- ◆ Potential for further scheme optimisation and massing and further new build development on the existing car park subject to obtaining all necessary planning consents
- ◆ The property will be sold with the benefit of vacant possession

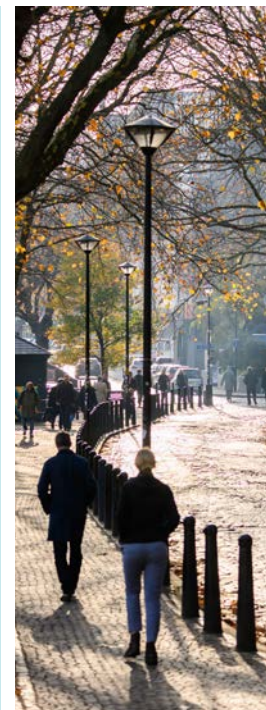


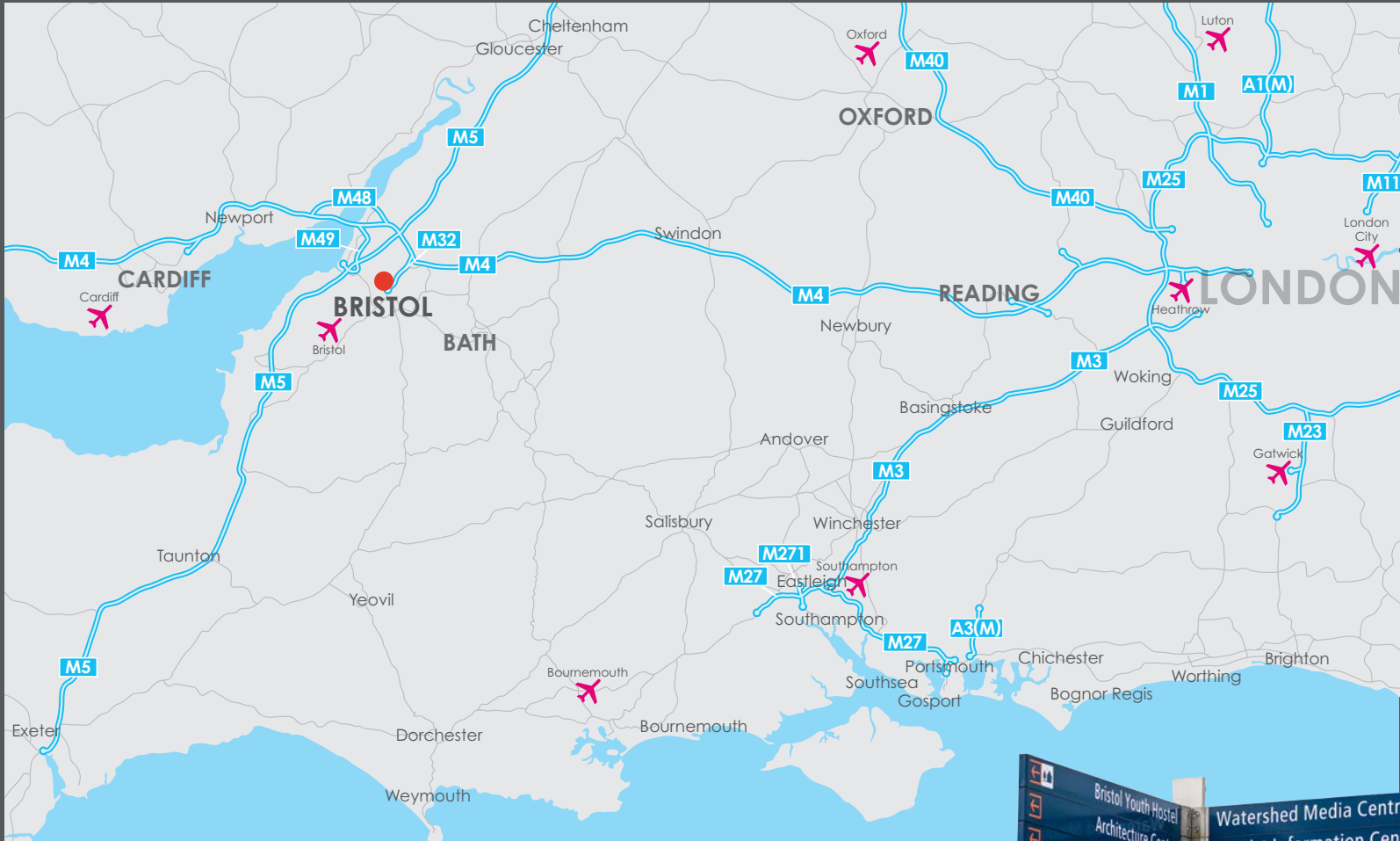
LOCATION

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.

The property forms part of a larger site totalling approximately 10 acres (4.047 hectares). The remaining part of the site is undergoing conversion to residential use, which commenced in November 2018 and will be retained by the owner as a rental/affordable product.





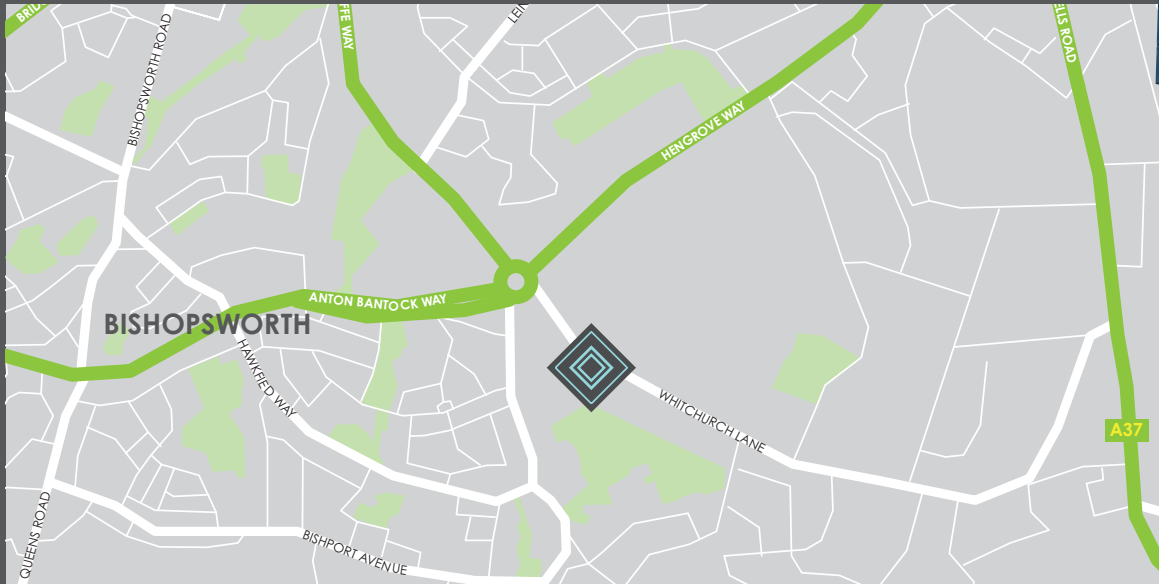
CONNECTIVITY

Bristol offers excellent communications 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 train lines to London Paddington (1 hour 37 minutes), Birmingham New Street (2 hours 11 minutes) and Exeter St David's (56 minutes). Bristol Parkway Station is located 18.5 km (11.5 miles) north of the site and provides train lines to Cardiff Central (35 minutes), London Paddington (1 hour 27 minutes), and Gloucester (39 minutes).

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.

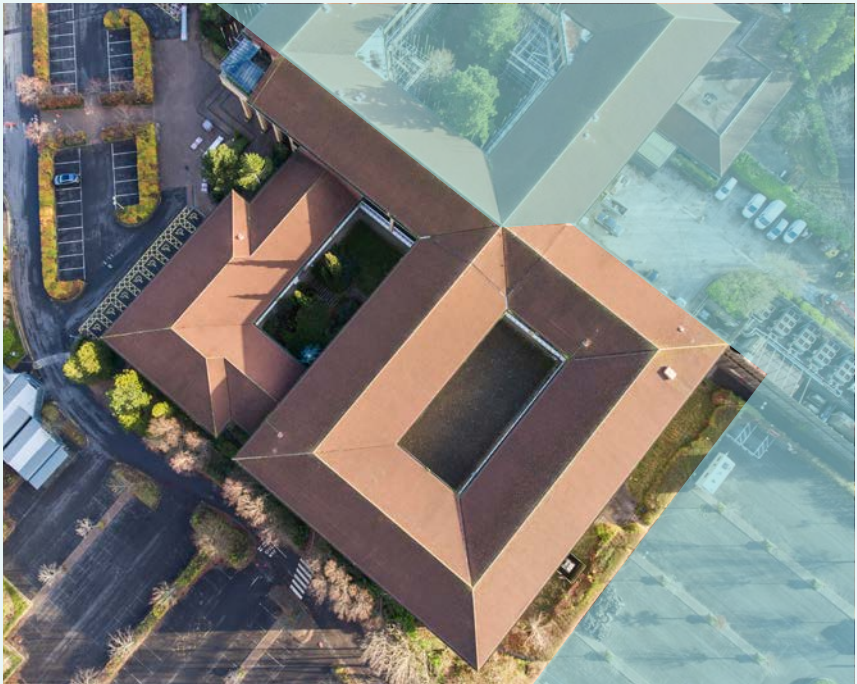
Bristol International Airport is located 10.3 km (6.4 miles) southwest of the site, which provides flights to destinations in the UK and Europe.



London Paddington	1 hr 37 mins
Birmingham New Street	2 hr 11 mins
Exeter St David's	56 mins
Cardiff Central	35 mins
London Paddington	1 hr 27 mins



Central London	115 miles
Oxford	70 miles
Birmingham	89 miles
Cardiff	46 miles





DESCRIPTION

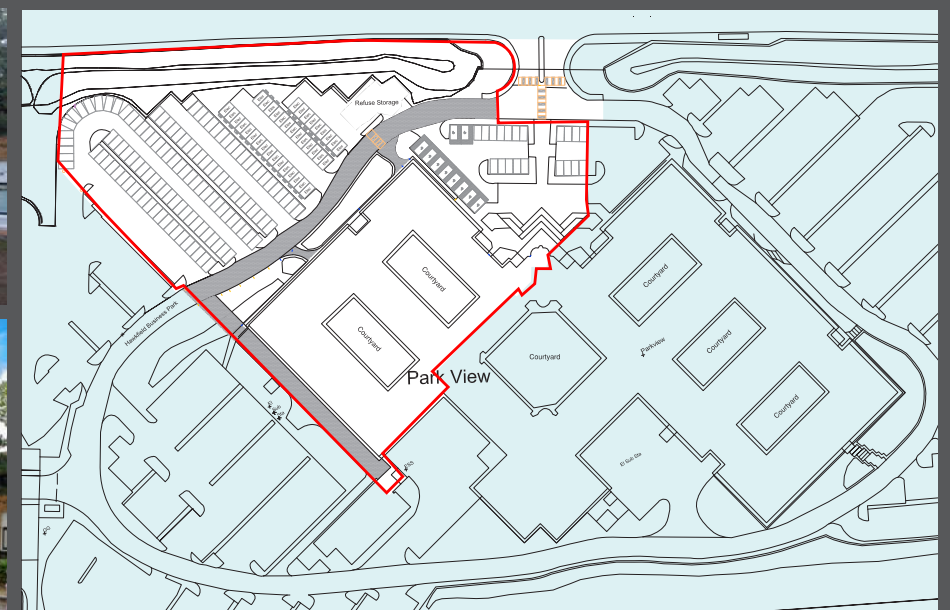
The site extends to approximately 3.57 acres (1,445 ha) bounded by Hawkfield Way to the west, William Jessop Way to the east and Whitchurch Lane to the north.

Block 1 & 2, which do not form part of the sale are currently being converted into residential apartments providing 467 units. The conversion of these blocks commenced in November 2018. The vendor will retain Blocks 1 & 2 for their own rental/affordable products

The subject site, Block 3, comprises a vacant part three / part four storey B1 office building totalling a NIA of approximately 8,090 sq m (87,080 sq ft) excluding the lower ground floor, which contains the services for the building. The site also includes 192 car parking spaces and a bike store.

TENURE

Freehold.





PLANNING

The Local Authority is Bristol City Council.

Website: www.bristol.gov.uk

The buildings are not listed, nor do they fall within a conservation area.

The site benefits from planning consent for 162 units via two planning consents:

17/07134/COU Notification of Prior Approval for the part change of use of the building from B1(a) (Offices) to C3 (Dwellinghouses) comprising a total of 162 units (44 no. 1-bed flats and 118 no. 2-bed flats).

17/05826/F Extension to existing office building. This planning consent is for the adjoining buildings as well and provides for the modification of the roof pitch and installation of dormer windows on all buildings.

The remaining two blocks, that do not fall within this demise have planning for another permitted development scheme for 467 units:

18/02209/COU Notification of Prior Approval for the proposed change of use of Blocks 1 & 2 from B1(a) (Offices) to C3 (Dwellinghouses) comprising a total of 368 units (206 no. studio flats, 2 no. 1-bed flats and 160 no. 2-bed flats).

18/02207/COU Notification of Prior Approval for the part change of use of the building from B1(a) (Offices) to C3 (Dwellinghouses) comprising a total of 99 units (53 no. studio flats, 8 no. 1-bed flats and 38 no. 2-bed flats).

There is potential to further optimise the scheme. This includes enhancing the bulk and massing through new build development on the car park and converting the existing basement, subject to obtaining all necessary consents.

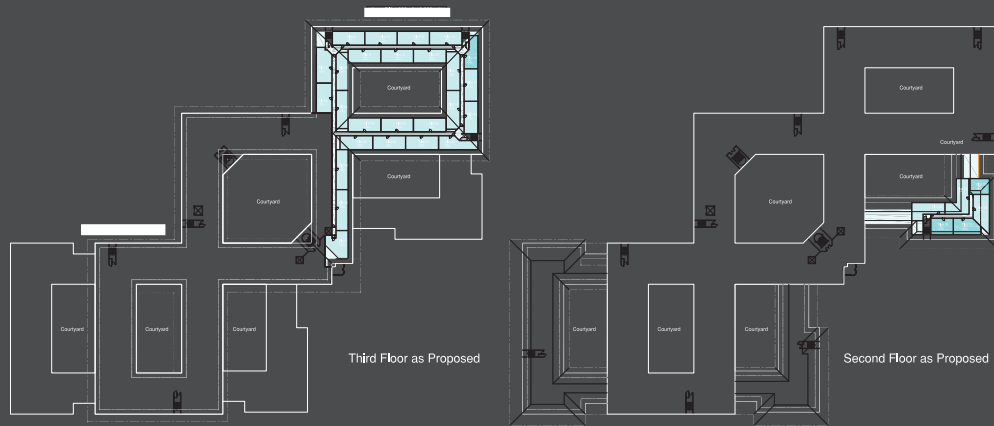


PROPOSED SCHEME

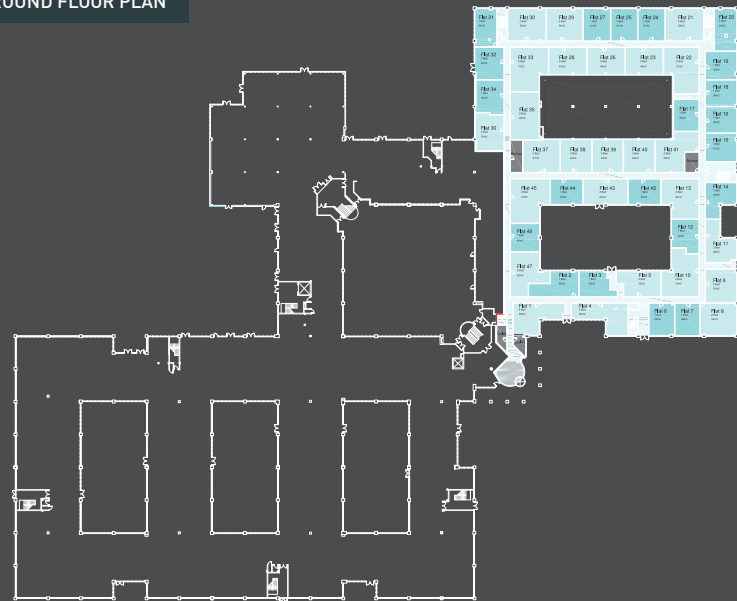
The total consented proposed residential accommodation comprises 162 private apartments providing an approximate NSA of 8,040 sq m (86,542 sq ft). The scheme provides for 44 x one bed and 118 x two bed apartments.

A full accommodation schedule and floor plans are included within the dataroom.

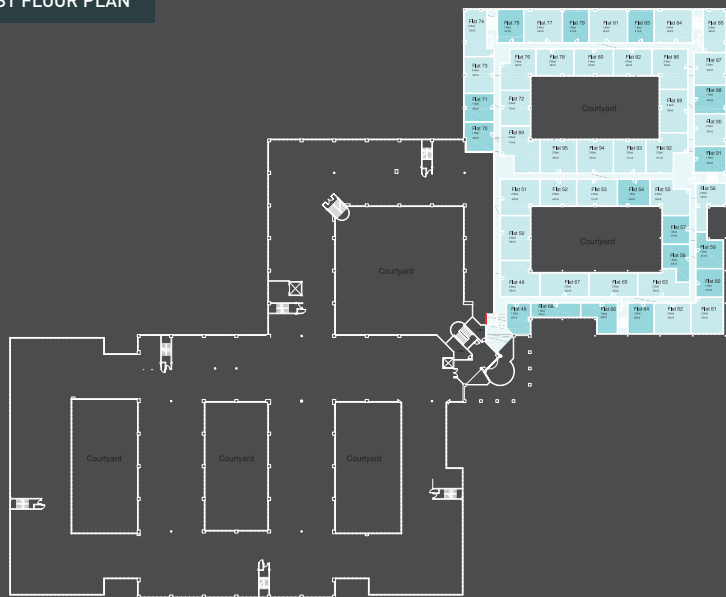
PROPOSED ROOF PLANS



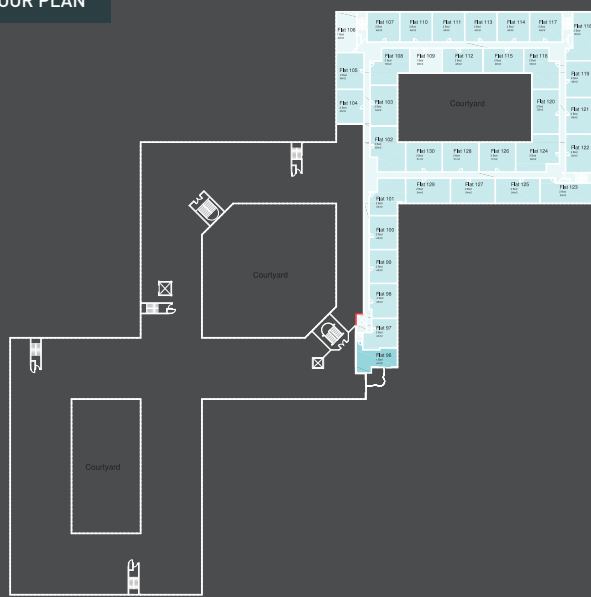
PROPOSED GROUND FLOOR PLAN

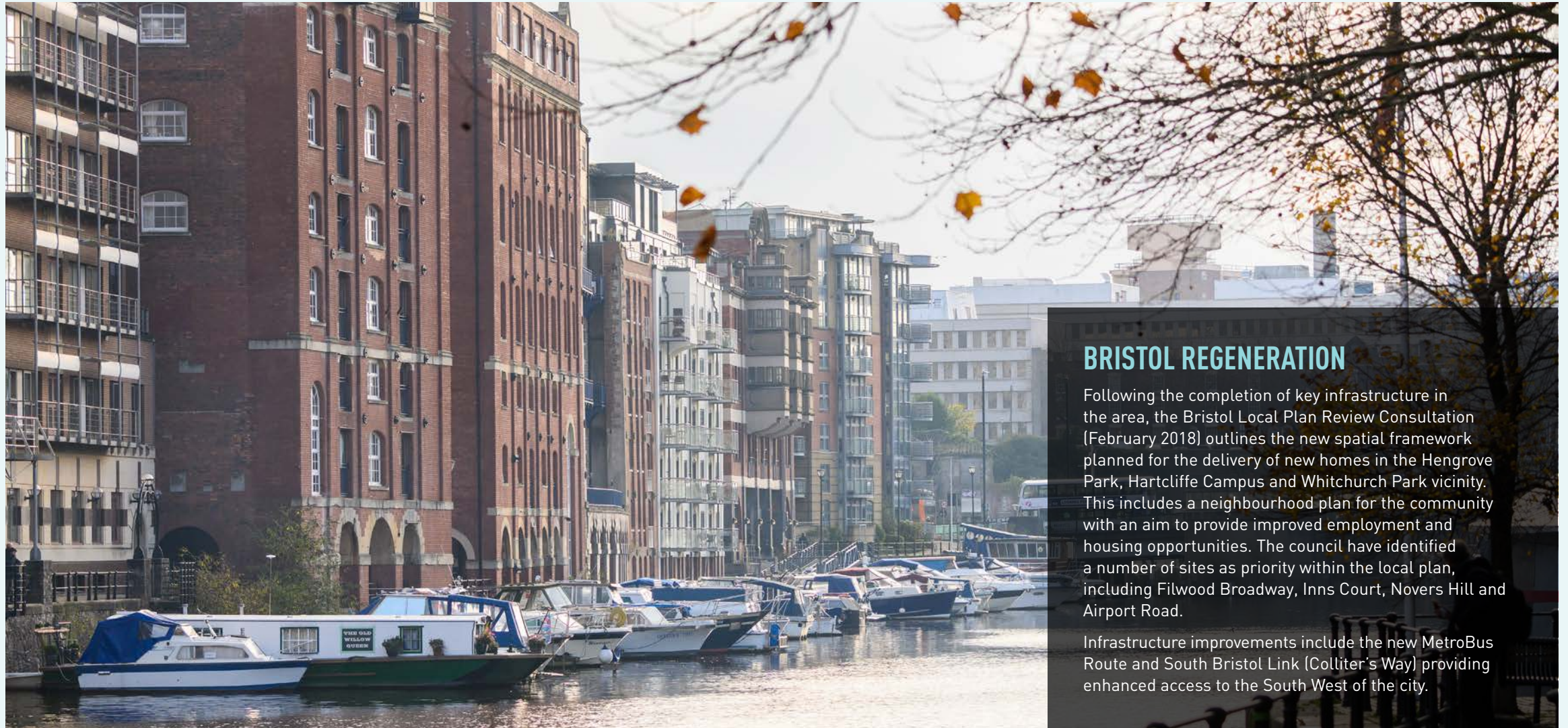


PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN





RATEABLE VALUE

We estimate the current business rateable value to be approximately:
Ground and First Floor, West Block: £365,000
Second Floor, West Block: £145,000
(www.2010.voa.gov.uk)

VAT

The property is elected for VAT.

ASKING PRICE

Offers are invited in excess of £8,500,000
(subject to contact).

The SPV is also available for sale
subject to contract.

FURTHER INFORMATION

Further information is available
at the following website:
www.parkviewbristol.co.uk



For further information or to make arrangements for viewing please contact:

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