

Land at Upper Bristol Road

COMFORTABLE PLACE, BATH



savills



BATH

Bath is located in the south west of England, approximately 185 km (115 miles) west of London and 21 km (13 miles) south east of Bristol.

Bath is a world famous City and boasts some of the finest Georgian architecture in Britain and was inscribed as a UNESCO World Heritage Site in 1987, recognising its international cultural significance.

The City provides an extensive range of shopping, museums, theatres and art galleries as well as various sporting venues including The Recreation Ground being the home of Bath Rugby. Bath is a popular tourist destination, with over 4.5 million visitors to the City on an annual basis (source investinbath.co.uk). Bath is the administrative centre of the district of Bath & North East Somerset (B&NES). The City has an estimated population of 94,092 (2021 Census).

Bath is a leading business destination with strengths in creativity, professional and financial services. The Local Authority's residents workforce are highly qualified and rank in the top 20% of all authorities (ONS). Bath has two Universities: University of Bath and Bath Spa University. In addition there is a selection of independent and state schools in and around the City.

Road

Bath is situated 13km (8 miles) to the south of Junction 18 of the M4, linked via the A46 trunk road. In addition, Bath benefits from the A4 which runs west to Bristol and east to Chippenham, and also the A36 Lower Bristol Road which connects Bath to Trowbridge, Warminster and Frome to the south.

Rail

Bath Spa Railway Station provides access to Bristol (around 12 mins) in addition to a frequent mainline service to London Paddington with an approximate journey time of 1 hour 30 mins.

Air

Bristol International Airport is located 32 km (20 miles) to the west of Bath City Centre. In 2022, according to CAA Airport Data, it was the 8th busiest airport in the UK, handling over 7.95 million passengers and it is also one of the UK's fastest growing regional airports. Bristol Airport offers over 100 direct international routes and serves as the inbound gateway to the South West.







PLANNING

Planning Consent has been granted under application (ref 18/00201/FUL) in August 2019.

A Section 73 Application to vary the scheme and make several minor material amendments (ref 22/03757/REM) has subsequently been permitted and the decision issued in January 2023.

In addition, in February 2024 another Section 73 application to vary the scheme (ref 24/00514/VAR) has been submitted and is pending consideration.

PROPOSED DEVELOPMENT

The planning permission comprises demolition of Ivy Lodge and the existing commercial buildings, and the development of 25 no residential apartments, including 14 no 1 bedroom apartments and 11 no. 2 bedroom apartments. The four storey scheme is designed around a central courtyard. There are 14 parking spaces (6no within the undercrofts and 8 no. externally).

The existing vehicular access to the site off the Upper Bristol Road is to be closed, with new access created from Comfortable Place to the west.

The architectural design is modern, corresponding with the recent development in the Western Riverside on the south bank of the river.

Full plans and a schedule of accommodation can be found in the Data Room.

PLANNING OBLIGATIONS

The latest scheme is to deliver 30% Affordable Housing (8 no. apartments) all of which will be shared ownership with uncapped equity share. A copy of the Section 106 can be found in the Data Room.

The total CIL charge is £185,699.27, of which the first instalment of £61,280.76 has been paid.

PROPOSED ACCOMMODATION

Flat Type	Quantity	Size Range
1B2P	14	484sqft - 622 sqft
2B3P	8	620 sq ft - 712 sq ft
2B4P	3	758 sq ft
Total	25	15,181 sq ft



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METHOD OF SALE

- The freehold is to be sold by Informal Tender.
- Bids can be received by email or post and should be marked for the attention of Adam Greenhalgh or Regan Kelly.
- Bids are invited on an unconditional basis only.
- The Vendor is not obliged to accept the highest or any offer.

TENURE

The Freehold ownership was previously held at the Land Registry under Title No. AV58537, AV255146 and AV255147. We understand that these Titles have now been consolidated and are pending with the Land Registry. Title No. ST371123 is also included within the sale.

SERVICES

Prospective purchasers are advised to make their own enquiries regarding the suitability and capacity of services for the proposed development with the relevant Authorities.

FURTHER INFORMATION

Further details, including various technical reports, are available via the Data Room: https://sites.savills.com/upper_bristol_road/

VIEWINGS

Whilst the site can be viewed in part from public highways, viewings can be arranged through Savills by appointment. Please contact the agents listed to arrange an appointment.

CONTACT

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