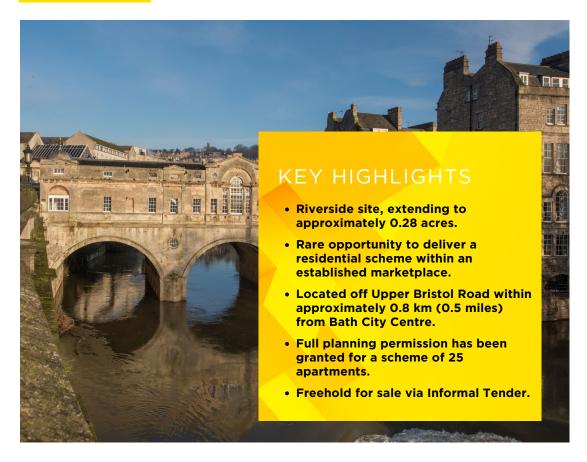
# Land at Upper Bristol Road

COMFORTABLE PLACE, BATH





## **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.



# SITUATION

The site is situated off the A4 Upper Bristol Road on the western edge of the City Centre and approximately 1.6 km (1 mile) north west of Bath Spa Railway Station.

Bath City Centre is 0.8 km (0.5 miles) from the site. Main bus routes run along the Upper Bristol Road, providing public transport in and out of the City.

The River Avon is situated immediately south of the site, with the Bath & Bristol Railway Path, a 13.9 mile cycle route connecting the two Cities, running along the southern boundary of the site.

The site is bordered by residential properties in Onega Terrace and Comfortable Place to the west and a recent residential development, Riverview Court, to the east. Victoria Bridge Road, which runs along the eastern boundary of Riverview Court, crosses over the River Avon, providing pedestrian and cycle access to the Western Riverside Development.

The Western Riverside Development has contributed to the wider regeneration of the river corridor in recent years, with the creation of modern housing, retail and leisure and open spaces.

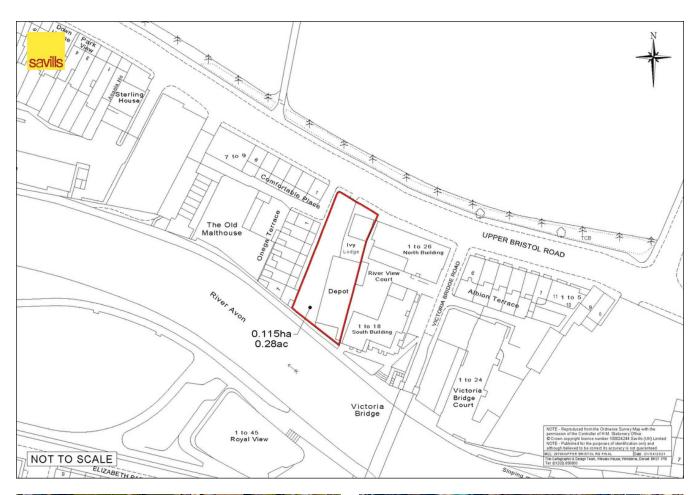
Royal Victoria Park, comprising 57 acres of green parkland, is situated a few hundred meters north of the site beyond land used for allotments. The Royal Crescent, one of Bath's principal tourist sites and architectural landmarks, is also situated less than 0.8 km (0.5 miles) north.

## DESCRIPTION

The sites extends to 0.28 acres (0.115 hectares) and currently comprises industrial units, which face on to the River Avon and a detached house (Ivy Lodge).

The site, formerly the premises of Food Machinery 2000, who vacated the site in 2020, is to be sold with vacant possession.

Vehicular and pedestrian access is currently off the Upper Bristol Road.









# **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



## **IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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: <a href="https://sites.savills.com/upper bristol">https://sites.savills.com/upper bristol</a> 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

For further information please contact:

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