

**FORMER PETROL FORECOURT AND ADJOINING LAND AT
BATH ROAD, TOTTERDOWN, BRISTOL, BS4 3EG**

**FOR
SALE**

**BY WAY
OF
PRIVATE
TREATY**



An opportunity to purchase a brownfield development site with excellent road and river frontage which is ideally situated for Bristol City Centre and Temple Meads Railway Station.

The property is offered for sale subject to the approval of a planning application for 79 residential units.

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The Site

The site is located on the Bath Road which runs along the southern boundary and provides access at 2 points. The River Avon flows the length of the northern boundary whilst Totterdown Bridge sits at the western edge of the site. The property extends to approximately 1 acre (0.4 hectares) and was formerly used as a petrol filling station. The forecourt is constructed on piers in order to provide level access to Bath Road. All buildings, tanks, and pipe work have been removed.

The site is ideally located for both Bristol City Centre (1 mile to the north east) and Temple Meads which is only a short walk away (0.5 miles to the north east). There are also an excellent range of shops and services in the vicinity with Sainsbury's Superstore 0.5 miles away and the new Cabot Circus Shopping Centre only 1 mile to the north. The extremely popular office development at The Paintworks shares the same stretch of the River Avon and the St Phillips Marsh Trading Estate is only a short walk across Totterdown Bridge.

Planning

In 2007 a planning application for the construction of 114 residential units (07/02745/F) was submitted to Bristol City Council which was subsequently refused. This decision was appealed and the inquiry was heard in 2009 (APP/Z0116/A/08/2081944). The inspector upheld Bristol City's decision to refuse the application. However this decision was made with a number of material considerations of which decisions on subsequent applications should take into account. Since this appeal decision a new scheme has been under design which takes into account all of the Inspector's concerns. A schedule of accommodation is attached and a number of computer generated images of this proposed scheme are presented within these details. For more information regarding the planning, past and present please visit www.sci-bathroad.info which has been provided by Aspect360 who are the vendors planning consultant.

Services

We understand that all mains services are in close proximity to the site however all prospective purchasers are advised to make their own enquiries.

Method of Sale

The freehold of this property is offered for sale on a subject to planning basis by way of Private Treaty. Written offers should be submitted to the offices of CJH Land Ltd.

Viewing Arrangements

The property can be viewed from the roadside. For access to the site please contact Matthew Hiles at CJH Land on 01275 463588 or alternatively matthew@cjh-land.co.uk

Further Information

Environmental Assessment Report - Arcadis Geraghty & Miller International Ltd - March 2003
Site Specific Risk Assessment- Arcadis Geraghty & Miller International Ltd - March 2004
Environmental Report on Site Decommissioning - - Arcadis Geraghty & Miller International Ltd - March 2004
Ecological Report - Wessex Ecological Consultancy - April 2007
Flood Risk Assessment - Three Counties Flood Risk Assessment - March 2007
Environmental Noise Survey and Assessment - Ion Acoustics - May 2008
Building Envelope Sound Insulation Scheme - I on Acoustics - May 2008
Air Quality Assessment - Air Quality Consultants Ltd - December 2007
Transport Assessment - Pinnacle Transportation - June 2007
Archaeological desk-based assessment - Bristol and Region Archaeological Services (BaRAS) - September 2007
Archaeological Evaluation - Bristol and Region Archaeological Services (BaRAS) - October 2007

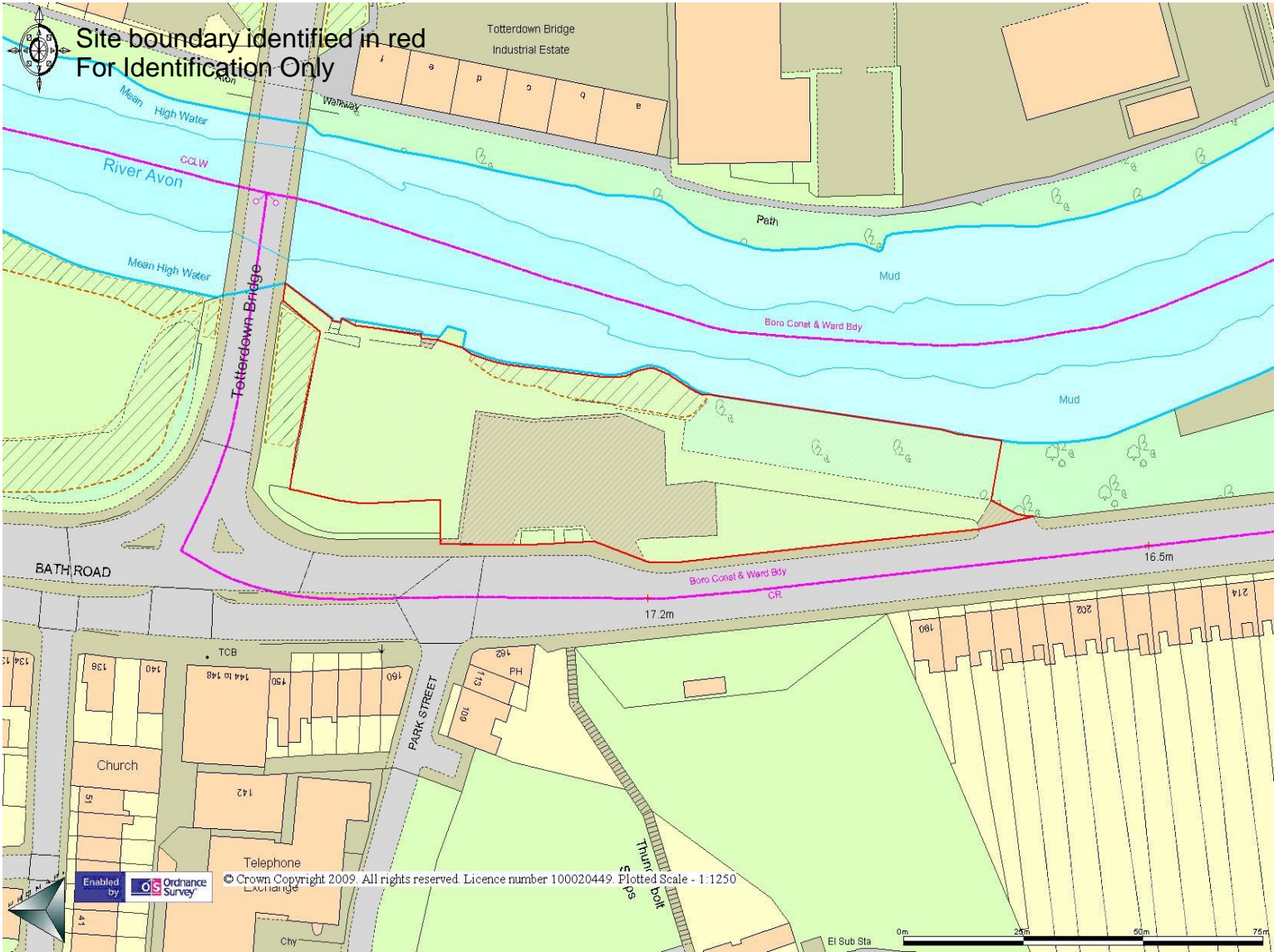
DISCLAIMER

CJH Land Ltd for themselves and for the vendors of this property, whose agents they are, give notice that :-

1. Sales particulars and plans have been carefully prepared and are believed to be correct. Intending purchasers should be deemed to have inspected the property and to have satisfied themselves that it is correctly described in the particulars and plans.
2. No person in the employment of CJH Land Ltd has any authority to make or give representation or warranty whatsoever in relation to this property.



OS EXTRACT LOCATION PLAN



Schedule of Accommodation

Scheme February 2010

	Market									Affordable						TOTALS							
	1 bed	Sqm	Sqft	2 bed	Sqm	Sqft	House	Sqm	Sqft	Live work	Sqm	Sqft	1 bed	Sqm	Sqft	2 bed	Sqm	Sqft	Spaces	Gross Internal Areas	Sqm	Sqft	
Block 1																							
Level 0	CAR PARK																		51		1595.2		17,171
Level 1	CAR PARK																		47		1504.6		16,196
Level 2	Unit 1	1	43.56	469																553.6		5,959	
	Unit 2	1	43.01	463																			
	Unit 3	1	43.54	469																			
	Unit 4	1	40.76	439																			
	Unit 5				1	60.15	647																
	Unit 6				1	65.22	696																
	Unit 7	1	43.11	464																			
	Unit 8				1	60.15	647																
	Unit 9				1	62.27	670																
	Unit 10	1	47.72	514																			
Level 3	Unit 11												1	46.9	504.83					533.6		5,744	
	Unit 12	1	43.54	469																			
	Unit 13				1	63.1	679																
	Unit 14				1	60.15	647																
	Unit 15				1	65.22	696																
	Unit 16	1	43.11	464																			
	Unit 17				1	60.15	647																
	Unit 18				1	62.27	670																
	Unit 19	1	47.72	514																			
Level 4	Unit 20	1	42.62	459																529.1		5,695	
	Unit 21	1	43.54	469																			
	Unit 22				1	63.1	679																
	Unit 23				1	60.15	647																
	Unit 24				1	65.22	696																
	Unit 25	1	43.11	464																			
	Unit 26				1	60.15	647																
	Unit 27				1	62.27	670																
	Unit 28	1	47.72	514																			
Level 5	Unit 29	1	42.62	459																529.1		5,695	
	Unit 30	1	43.54	469																			
	Unit 31				1	63.1	679																
	Unit 32				1	60.15	647																
	Unit 33				1	65.22	696																
	Unit 34	1	43.11	464																			
	Unit 35				1	60.15	647																
	Unit 36				1	62.27	670																
	Unit 37	1	47.72	514																			
Level 6	Unit 38	1	42.62	459																529.1		5,695	
	Unit 39	1	43.54	469																			
	Unit 40				1	63.1	679																
	Unit 41				1	60.15	647																
	Unit 42				1	65.22	696																
	Unit 43	1	43.11	464																			
	Unit 44				1	60.15	647																
	Unit 45				1	62.27	670																
	Unit 46	1	47.72	514																			
Level 7	Unit 47				1	76.77	826													300.3		3,232	
	Unit 48				1	60.15	647																
	Unit 49				1	92.99	1001																
	Unit 50				1	74.76	805																
Level 8																				36.6		394	

Scheme February 2010

	Market									Affordable						TOTALS							
	1 bed	Sqm	Sqft	2 bed	Sqm	Sqft	House	Sqm	Sqft	Live work	Sqm	Sqft	1 bed	Sqm	Sqft	2 bed	Sqm	Sqft	Spaces	Gross Internal Areas	Sqm	Sqft	
Block 2																							
Level 2	Unit 1	1	44.41	478																	452		4,865
	Unit 2	1	41.6	448																			
	Unit 3	1	41.6	448																			
	Unit 4	1	51.75	557																			
Level 3	Unit 5												1	67.8	730					386.5		4,160	
	Unit 6												1	92.3	994								
	Unit 7												1	97.19	1046								
Level 4	Unit 8	1	44.41	478																386.5		4,160	
	Unit 9				1	64.3	692																
	Unit 10	1	51.75	557																			
	Unit 11	1	42.2	454																			
	Unit 12				1	64.3	692																
Level 5	Unit 13	1	45.32	488																386.5		4,160	
	Unit 14	1	44.41	478																			
	Unit 15				1	64.3	692																
	Unit 16	1	51.75	557																			
	Unit 17	1	42.2	454																			
	Unit 18				1	64.3	692																
	Unit 19	1	45.32	488																			
Level 6	Unit 20	1	44.41	478																386.5		4,160	
	Unit 21				1	64.3	692																
	Unit 22	1	51.75	557																			
	Unit 23	1	42.2	454																			
	Unit 24				1	64.3	692																
	Unit 25	1	45.32	488																			
Block 3																							
Level 3	Unit 1							1	27.6	297											225.08		2,423
	Unit 2							1	27.6	297													
	Unit 3							1	27.6	297													
	Unit 4							1	27.6	297													
	Unit 5							1	27.6	297													
Level 4	Unit 1							39.68	427											242.8		2,613	
	Unit 2							39.68	427														
	Unit 3							39.69	427														
	Unit 4							40.6	437														
	Unit 5							52.87	569														
Level 5	Unit 1							41.63	448											242.8		2,613	
	Unit 2							41.63	448														
	Unit 3							4															