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SITUATION

The site is situated in an established residential area of Henbury and benefits from good access to major trunk roads such as the A4018, M4 and M5 motorways. The site is located approximately two miles from M5 junction 17 and five miles from the M4/M5 interchange making the proposed development within easy commutable distance by road to the other regional employment centres of Gloucester, Cheltenham, Taunton and Bridgewater. Bristol city centre is approximately five miles south east of Henbury.

Henbury is bordered by Westbury-on-Trym, Brentry, and Blaise Castle Estate and boasts a variety of local convenience stores and a small supermarket. The Mall at Cribbs Causeway are but a few miles away providing access to over 130 national chain shops, as well as retail and leisure parks.

DESCRIPTION

The site itself is formed by a large purpose-built social club which is surrounded by hardstanding used for parking, servicing and access. The current building is set towards the northern boundary of the site and the large, open car park extends to the southern boundary adjacent to the prominent Passage Road and Tormarton Crescent junction.



Site seen from Tormarton Crescent Junction with Passage Rd.

The total site is 3,176m² in the form of a triangle and to all intents and purposes level. There is a stream separating the northern boundary from the adjacent commercial building, with large trees onto Passage road, some of which are to be retained. The approved scheme includes the demolition of the existing club house, constructed in load bearing brick over the two floors, and the construction of a new two storey club house of 435m², on the southern boundary of the site.

This frees up 2,017m² on the north side for residential development. Full consent has been obtained for the club house and outline for the dwellings to allow flexibility in the final design of the residential development. The residential element of the site is for sale with the condition that the existing building is demolished and rebuilt as per the planning. The developer may assume a price of £1,500/m² for the Club House. Further details on the building on request.

SERVICES

All mains services are available within the locality. Potential purchasers are advised to make their own enquiries to all the relevant services providers with regards to new connections. The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

PLANNING

Permission was granted to the scheme by Bristol City Council under ref: No. 17/02718/P on the 02-11-18 as a Hybrid application comprising a full planning application for demolition of existing social club and erection of replacement social club (mixed use Classes D1 and D2) including access, car and cycle parking, landscaping and associated works and an outline application for 8 semi-detached and detached residential dwellings (Class C3) with all matters reserved except access.

All the application details can be found on the Bristol City web site following this link:
<https://planningonline.bristol.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

All details relating to both applications including drawings showing the layout, elevations and floor plans together with specialist reports can be downloaded using the above links.

TENURE

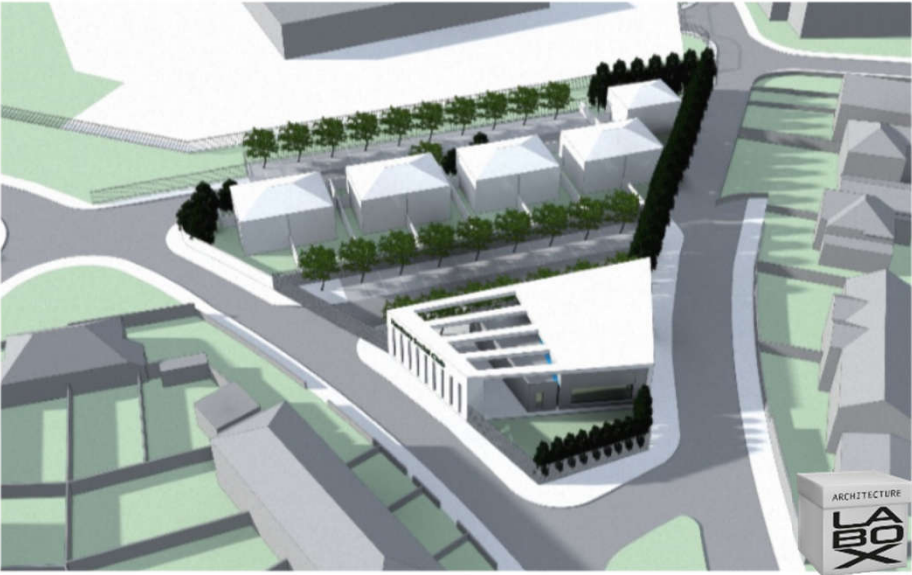
The site is to be sold Freehold

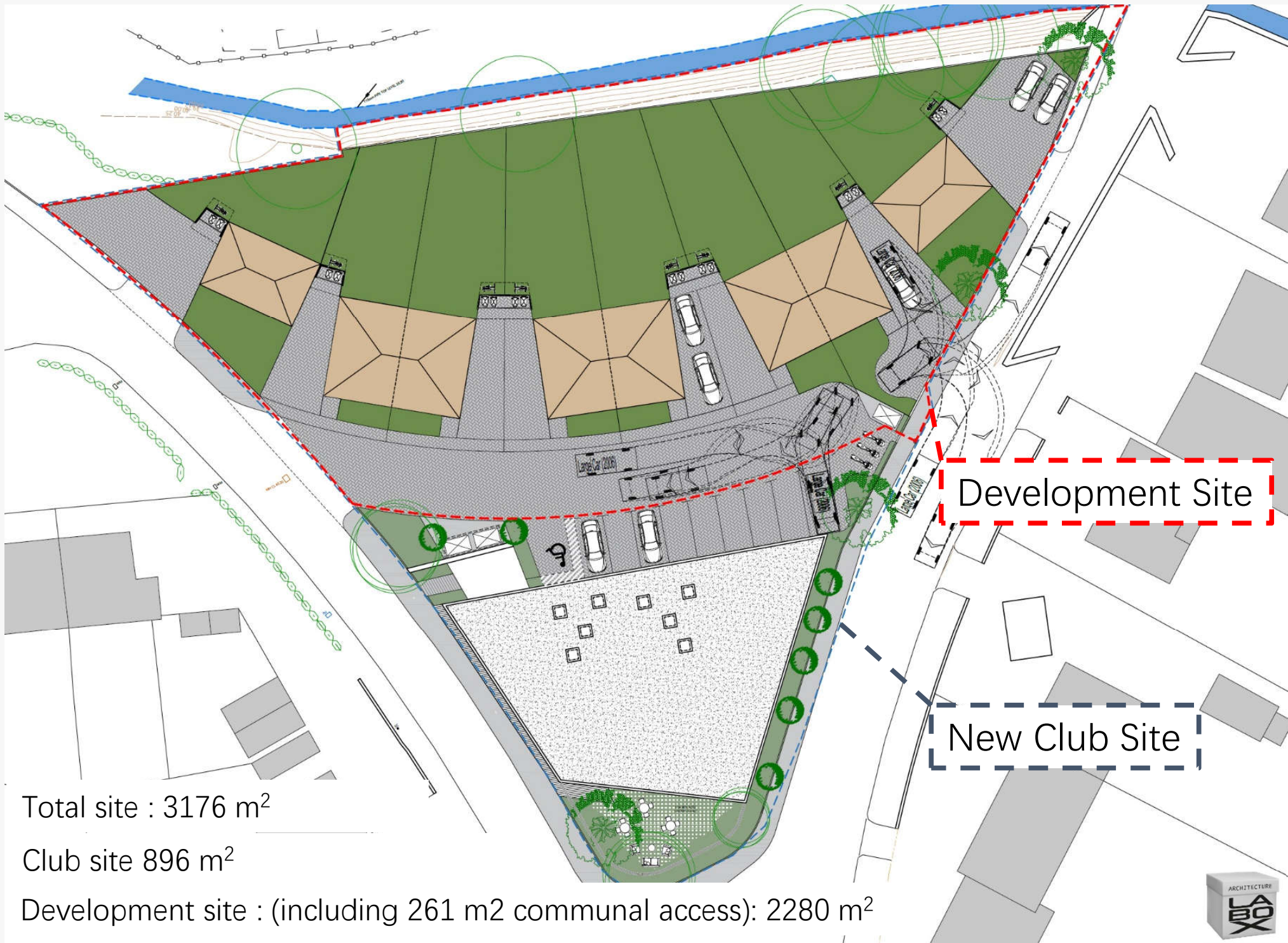


RESIDENTIAL & CLUB DEVELOPMENT SITE FOR SALE

Henbury Social Club, Tormarton Crescent, Henbury, - Bristol BS10 7LN

Initial Sketch Scheme Showing Density of the Development (note: Prior to Final Application)





Site Plan Outlining Residential Development Site in RED and Position of the New Club House

PROPOSED SCHEME

The proposed scheme provides 2 detached dwellings and 6 semi-detached dwelling with off road parking accessed via a new unadopted road off Tormarton Crescent. This road will also provide vehicle access to the club parking and provides a buffer between the club and the residential units.

Schedule of Accommodation				
Plot No	Gross Internal Floor Area (m²)	Bedrooms	Type	Car Parking
1	124	4	Detached	2 Spaces
2	102	3	Semi-det	2 Spaces
3	102	3	Semi-det	2 Spaces
4	102	3	Semi-det	2 Spaces
5	102	3	Semi-det	2 Car port
6	102	3	Semi-det	2 Car port
7	102	3	Semi-det	2 Spaces
8	124	4	Detached	2 Spaces

The scheme has been designed to enhance its surroundings, with the inclusion of strategic landscaping and natural screens for the proposed development site.

VIEWING

Strictly by appointment through the Agents:

Daniel Smethurst BSc (Hons) MRICS.
Tel: 07990 064334 ,
daniel@smethprop.co.uk

METHOD OF SALE

The property is offered for sale by informal tender.

Expressions of interest are sought by the 18th March 2019 with tenders to be received no later than 2pm on 25th March 2019.

Tenders to be submitted on the prescribed form with deposit cheque to the offices of Carbon Law Partners Boxworks, Engine Shed Bristol BS1 6QH instance?

Bidders should note that the seller is obliged to consider all offers made up to exchange of contracts.

Development Site

2 Detached Dwellings and 6 Semi-detached Dwellings all with off Road Parking



Initial Sketch Scheme Showing Density of the Development (note: Prior to Final Application)



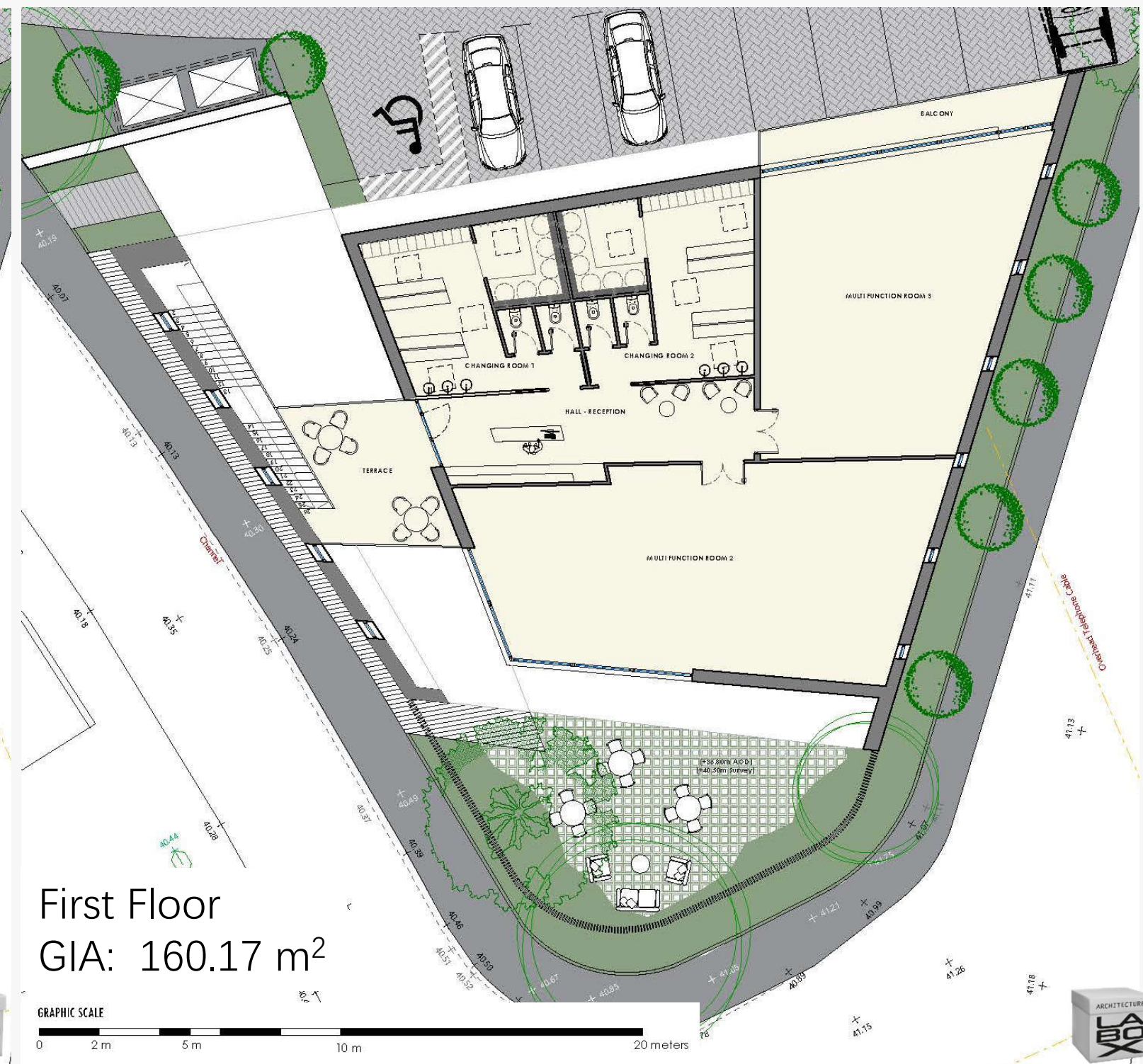
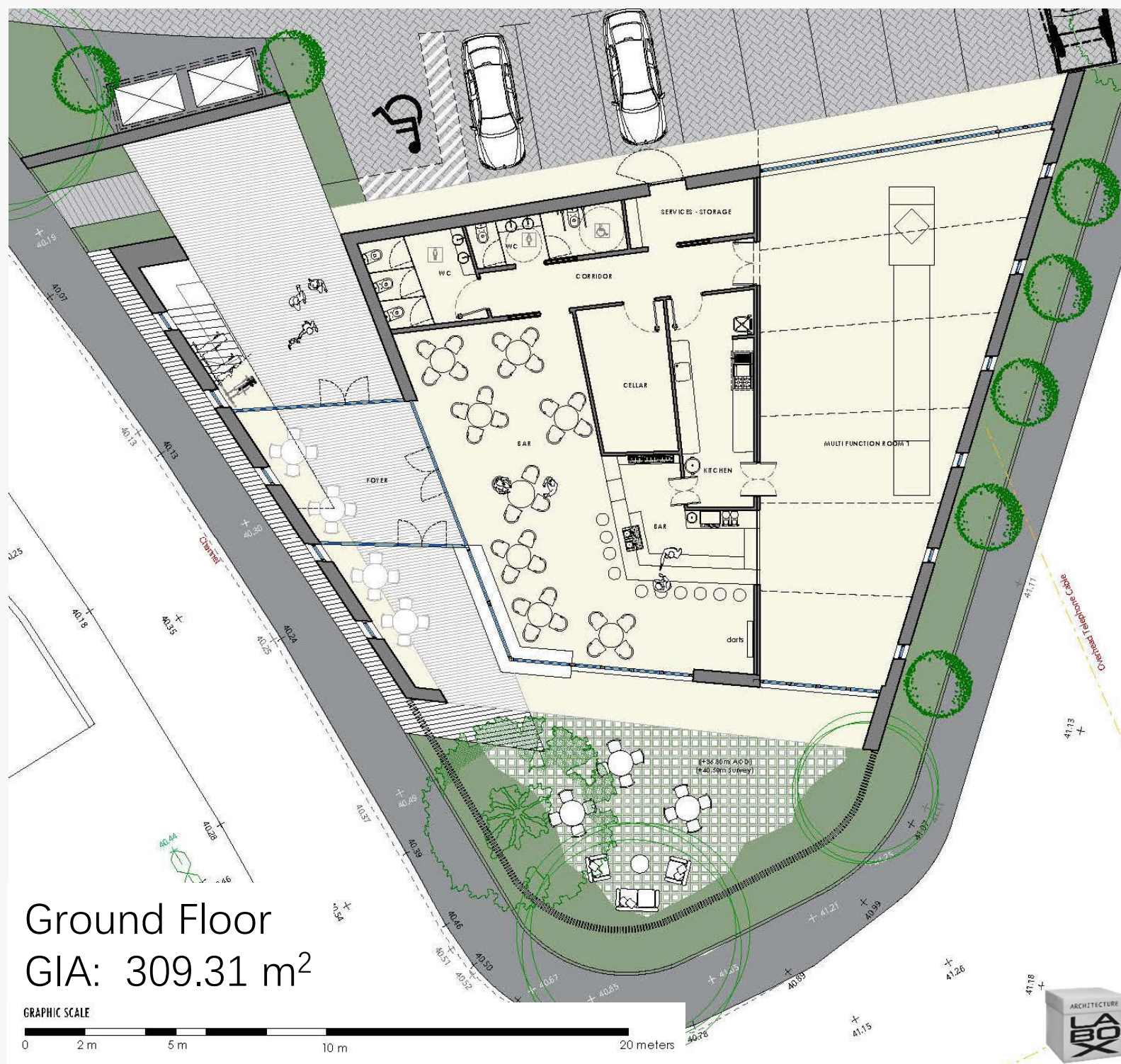
Development Site & Initial Sketch Scheme

Henbury Social Club, Tormarton Crescent, Henbury, - Bristol BS10 7LN

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Ground & First Floor of the Proposed Club House
Henbury Social Club, Tormarton Crescent, Henbury, - Bristol BS10 7LN

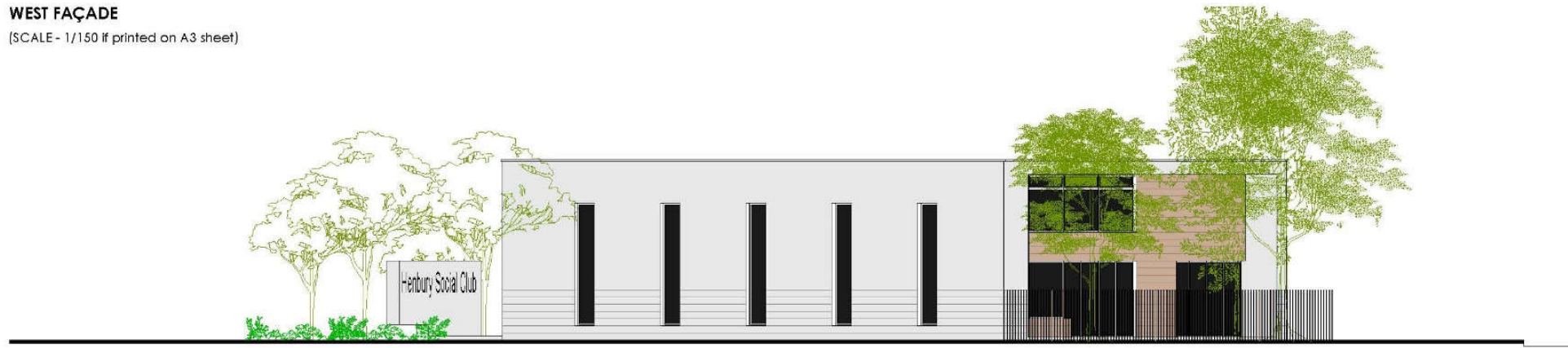
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WEST FAÇADE

(SCALE - 1/150 If printed on A3 sheet)



NORTH FAÇADE

(SCALE - 1/150 If printed on A3 sheet)



SOUTH FAÇADE

(SCALE - 1/150 If printed on A3 sheet)



Street and Parking Elevations of the Proposed Club House
Henbury Social Club, Tormarton Crescent, Henbury, - Bristol BS10 7LN

The club will be finished in "terracota" ceramic panels and exterior render on the street facades with a gravel flat roof.

The exterior parking area will be finished in concrete block pavers, and the new access road in black asphalt.

