

Cote House

WESTBURY ON TRYM, BRISTOL BS9 3UR

Prime Residential Refurbishment Opportunity



KEY HIGHLIGHTS

- Rare opportunity to deliver a residential development within an affluent and established residential market.
- Situated between the popular residential suburbs of Stoke Bishop and Henleaze, approximately 3.2 miles north west of Bristol City Centre.
- An attractive Grade II* Listed building which benefits from Listed Building Consent and full planning for the redevelopment of 13 residential apartments with a combined NIA of 11,700 sq ft.
- The property is sat within mature landscaped gardens and grounds with the disposal red line extending to approximately 1.97 acres (0.8 ha).
- The freehold interest of the property is offered for sale by Informal Tender with vacant possession.





BRISTOL

Bristol is located approximately 120 miles west of London and 13 miles north west of Bath and is regarded as the commercial capital of the South West of England.

The City is set around an historic harbour and is surrounded by rolling hills and countryside. It is home to over 450 parks and green spaces.

With a population of 479,000 (BCC 2022) Bristol is one of the 11 UK Core Cities and the 8th largest City in England and Wales outside of London. In recent years, Bristol has been voted The Sunday Times Best City to Live, Work and Start-up in Britain based on its culture, heritage and connectivity with other cities.

Demand for housing in Bristol continues to exceed supply with current demand for new homes in the city, as calculated by the Standard Method, equating to approximately 3,380 dwellings per annum. This can be compared to an average of 1,592 dwellings per annum delivered over the past 10 years.

This dynamics is reflected in house price inflation, with average house prices in Bristol rising by 82% for the ten years to January 2024, compared to an increase of 57% for the all England average house price over the same period.

Home to two universities, The University of Bristol and the University of the West of England, Bristol boasts one of the highest levels of graduate retention anywhere in the country at 26%. Bristol has developed a strong service sector and has become one of the largest employment bases for banking, financial, insurance and legal services outside of London. As such it is a popular relocation destination.

COMMUNICATIONS



Bristol is strategically located adjacent to the junction of the M4/M5 motorway interchange which provides excellent access to London, South Wales, the South West and Midlands.



Bristol has two mainline stations, Bristol Temple Meads and Bristol Parkway. Both stations provide frequent direct mainline services to major cities throughout the UK.



London Paddington is reached in 1 hour 20 minutes from Bristol Temple Meads and 1 hour 10 minutes from Bristol Parkway.

Bristol Airport is located approximately 7 miles to the south west of the City Centre. It is the 8th busiest airport in the UK, handling 8.9 million passengers and offers scheduled flights to 112 destinations in 29 countries.





SITUATION

The site is situated between two very affluent Bristol suburbs, Henleaze and Stoke Bishop. The area, according to ONS, ranks in the top 3% in England for average household income and is 3rd in the South West behind two other highly proximate areas.

Henleaze Road, which is approximately 0.4 km (0.25 miles) east of the site, benefits from an array of independent shops, fitness studios and cafes. Westbury on Trym village benefits from a range of local amenities and frequent public transport. Clifton Down, the nearest railway station, provides access to the local and national rail network (via Bristol Temple Meads).

The site is situated adjacent to The Downs, a 450 acre green expanse and recreational space bordered by the residential suburbs of Clifton, Redland, Westbury Park, Henleaze, Stoke Bishop and Sneyd Park and by the Avon Gorge to the west. A number of other parks and recreational facilities are also located nearby including Combe Dingle Sports Complex, Stoke Lodge Town & Village Green and Bristol Falcons Badminton Club.

DESCRIPTION

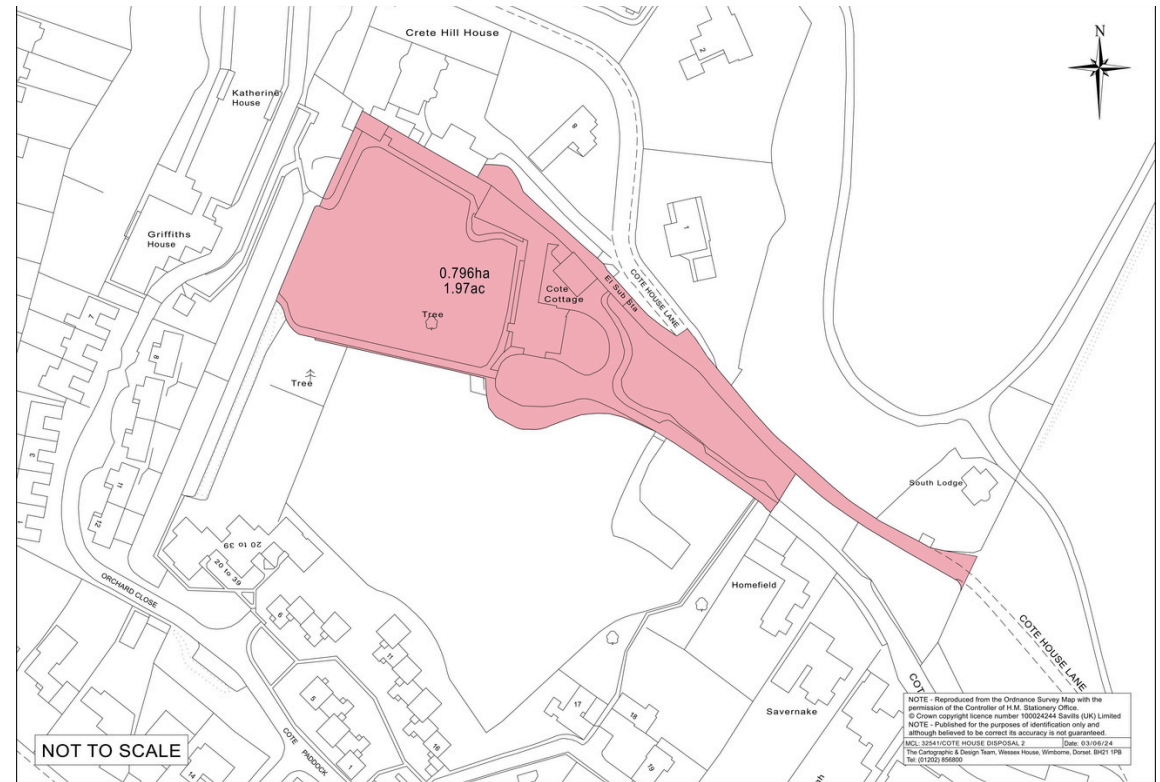
Cote House comprises an attractive Grade II* Listed Georgian building set within a landscaped garden. A Grade II Listed Orangery sits within the garden, north-west of the house. The property, formerly a single residence until 1954, was until recently operated as a retirement home comprising 13 residential apartments and is to be sold with vacant possession. Internally, the property retains many period features, including decorative moldings, joinery, wood panelling and a number of fireplaces.

Externally, the property sits within approximately 1.97 acres (0.8 ha) of land. This is made up of the property and the landscaped garden area (known as the lawn) and the driveway area.

The site is bounded by Cote House Lane to the north. To the west are Katherine House and Griffiths House which are care homes managed by the Vendor. Directly adjacent to Griffiths House is Orchard Close, which are residential properties owned by Brunelcare.

Directly to the south of the disposal red line is an area of long grass (known as The Paddock), ownership and management of which will be retained by the Vendor.

Vehicular access is provided down Cote Drive which runs from the Downs and cumulates at the parking area directly outside the southern elevation of the property. There is also vehicular access off Cote House Lane into the northern section of the site.



PLANNING

An application for full Planning & Listed Building Consent has been granted for internal and external works, including amendments to the layout of existing apartments (Use Class C3), restoration of existing orangery, car and cycle parking, refuse storage and landscaping.

Details of the above consents can be found via the Bristol City Council Planning website (reference 22/045359/F and 22/04540/LA) or alternatively via the DataRoom at <https://sites.savills.com/cotehouse/>

There are no Affordable Housing contributions, CIL or Section 106 obligations.

TENURE

The property forms part of the vendor's wider 7.83 acre freehold Title (BL136080). As part of the disposal process, the vendor is anticipating a new freehold interest in the property created out of the vendor's larger Freehold Title.

ACCESS & MAINTENANCE PROPOSAL

It is envisaged that there will be pedestrian rights of access and rights to use to allow the occupants of Griffiths House and Katherine House access over the grounds of the newly created Freehold Title, including the Orangery and also pedestrian access to Cote Drive.

It is also envisaged that the occupants of Cote House will have pedestrian access and rights to use over the area known as The Paddock to the south of the disposal red line.

Given the reciprocal nature of the pedestrian access, each party will bear the costs of the maintenance of their own Freehold ownership.



PROPOSED ACCOMMODATION

The consented scheme comprises the following accommodation mix:

Flat Type	Quantity	Size Range
1B/1P	3	432 - 461 sq ft
1B/2P	2	614 - 676 sq ft
2B/4P	6	771 - 1,206 sq ft
3B/5P	1	1,621 sq ft
3B/6P	1	1,636 sq ft
TOTAL	13	AVERAGE 900 SQ FT

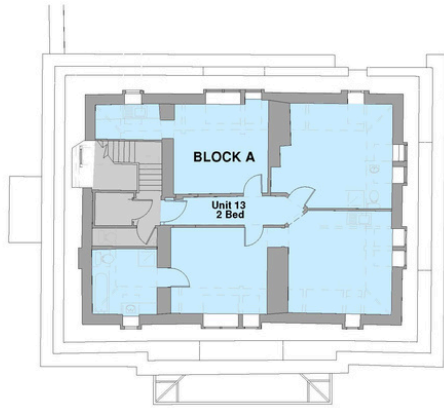
EXISTING FLOOR PLANS

Ground Floor



EXISTING FLOOR PLANS

First Floor



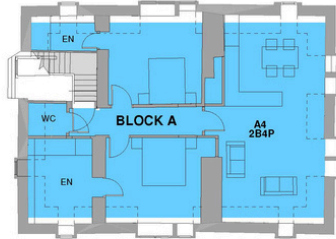
2 Existing Floor Plan - Level 00-
1 : 100



1 Existing Floor Plan - Level 01
1 : 100

PROPOSED FLOOR PLANS

Ground Floor



2 Level 02 Plan
1 : 100

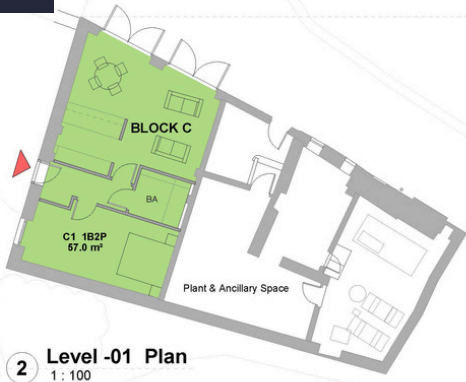


KEY - Min Gross Internal Floor Areas

Light Green	1B1P - 39sqm
Green	1B2P - 50sqm
Light Blue	2B3P - 61sqm
Blue	2B4P - 70sqm
Light Purple	3B5P - 86sqm / 93sqm Duplex
Dark Purple	3B6P - 95sqm / 102sqm Duplex

PROPOSED FLOOR PLANS

First Floor





IMPORTANT NOTICE

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VAT

We are informed that the property is not opted to tax.

FURTHER INFORMATION

Further details, including various Technical Reports, are available via the Data Room <https://sites.savills.com/cotehouse/>

VIEWINGS

It is not possible to properly view the property from the adjacent roads. As such, allocated viewing days will be set aside and interested parties must pre-book viewings through Savills. Adhoc visitors will not be permitted to access the site.

METHOD OF SALE

- Freehold to be sold via Informal Tender.
- Bids can be received by email or post and should be marked for the attention of Adam Greenhalgh or Ben Taylor.
- Bids are invited on an unconditional basis only.
- The Vendor is not obliged to accept the highest or any offer.
- Further information regarding submission requirements will be provided prior to the bid deadline.

CONTACT

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