

Development Opportunity

335 Gloucester Road, Bishopton, Bristol, BS7 8PE

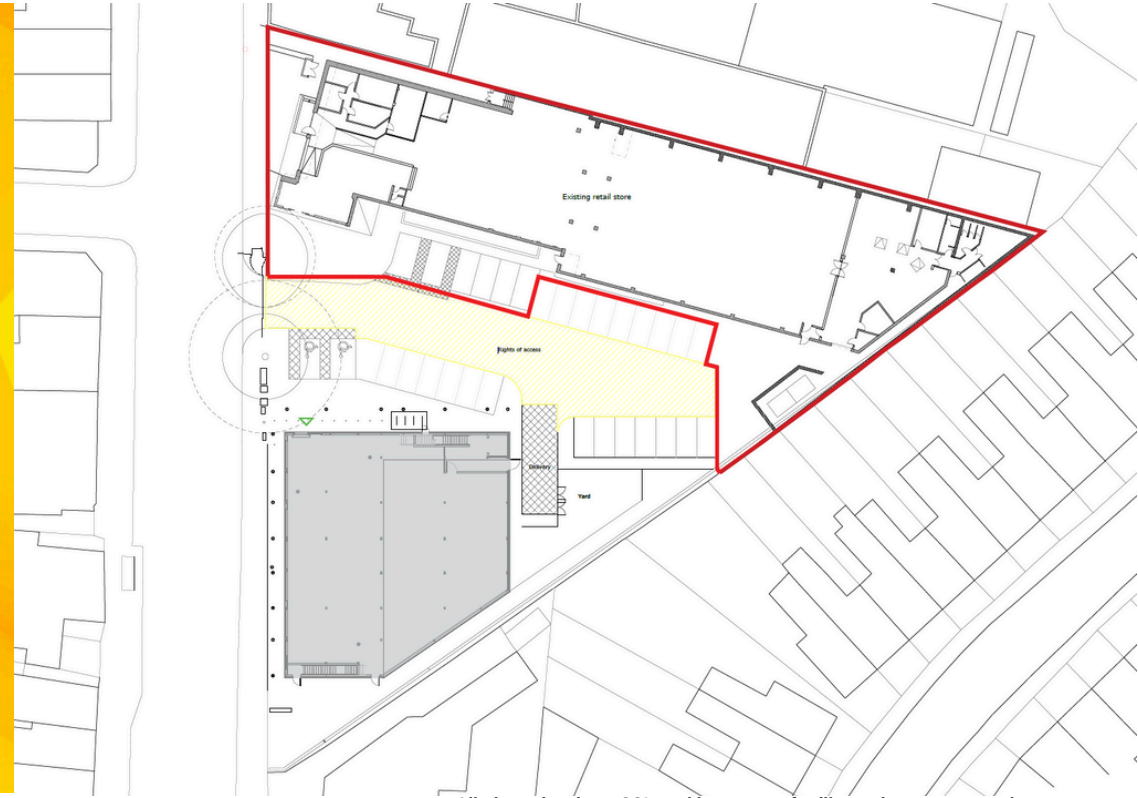
FREEHOLD FOR SALE - RESIDENTIAL, STUDENT OR MIXED-USE LED DEVELOPMENT OPPORTUNITY
OFFERS INVITED



savills

KEY HIGHLIGHTS

- Prime Development Opportunity on Gloucester Road, Bristol.
- Site area approximately 0.09 hectares (0.22 acres).
- Existing property provides 14,198 sq. ft. (1,319 sq. m) of potential redevelopment space.
- Ideal for residential, student or mixed-use redevelopment, subject to planning.
- Located close to good transport links;
- Offered with vacant possession
- Freehold available



All plans, drawings, CGIs and images are for illustrative purposes only

THE PROPERTY

335 Gloucester Road, Bishopton, Bristol is located in a bustling area, known for its mix of independent shops, cafes, and restaurants. The site extends to approximately 0.09 hectares and includes a former Co-op building set over several floors, with parking. The building offers potential for redevelopment, subject to necessary planning consents, and could be suitable for conversion into residential accommodation or a mixed-use scheme. Gloucester Road provides excellent access to local amenities and transport links, with the nearby Bristol Rovers Football Club and St. Andrew's Park offering additional recreational options for residents or visitors.

SITUATION

Located along the bustling Gloucester Road, 335 Gloucester Road offers a range of shopping and leisure experiences. Gloucester Road itself is known for its vibrant independent shops, cafes, and restaurants. Notable nearby establishments include popular eateries like Pieminister and Boston Tea Party, along with local retailers such as Bakers & Co and The Gallimaufry. Additionally, for larger retail outlets, The Mall at Cribbs Causeway is located approximately 5 miles north, offering a broader range of high street and luxury brands, as well as dining options and a cinema.

Title Information

The freehold of the land is under Title Number AV215480.



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CONNECTIVITY

Road

Situated on Gloucester Road, this location has convenient access to local and national road networks. The property is approximately 2 miles from the M32, offering direct connections to the M4 (linking London to South Wales) and the M5 (leading to Birmingham and Exeter). Bristol city centre is easily accessible, only 2.5 miles away.

Town	Distance	Drive Time
Bristol City Centre	2.5 miles	10 mins
Filton	3 miles	10 mins
Cribbs Causeway	6 miles	15 mins
Bath	15 miles	35 mins
London	120 miles	2h 30 mins

Rail

The closest major railway station is Bristol Temple Meads, approximately 3 miles from the site, providing services to key destinations, including London Paddington, Cardiff, and Birmingham. Montpellier Station, about 1 mile away, offers local train services.

Airport	Distance	Drive Time
Montpelier Station	Bristol Temple Meads	10 mins

From	To	Travel Time
Bristol Temple Meads	London Paddington	1 hr 45 mins
	Cardiff	45 mins
	Birmingham	1 hr 20 mins

Air

Bristol Airport is the nearest airport, providing both domestic and international flights. It is located about 9 miles away from the property.

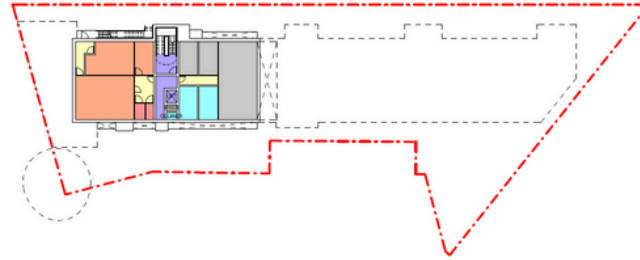
Airport	Distance	Drive Time
Bristol	9 miles	25 mins
Cardiff	50 miles	1h 15 mins

All distances and travel times are approximate only

PROPOSED PLANS FOR A STUDENT SCHEME



BASEMENT, GEA: 401.0m²
(INCLUDING LIGHTWELLS)
SUBJECT TO FLOOD RISK
ASSESSMENT AND GROUND
INVESTIGATIONS



FIRST FLOOR, GEA: 1057.8m²



SECOND FLOOR, GEA: 977.7m²



THIRD FLOOR, GEA: 803.2m²



- Retail
- Staff / Admin
- Acc. Cluster Bedroom
- Cluster Bedroom
- Cluster Kitchen/Living
- Circulation
- Core (Stair/Lift/Lobbies)
- Services
- Student Common Facilities

THE OPPORTUNITY

The Former cinema was converted into a co-op with the change of use granted in 1995, however the Co-op have relocated to a purpose built unit to the south of the existing property. The existing property is arranged over 3 floors and has a Gross Internal Area of approximately 14,198 sq. ft. (1,319 sq. m).

Subject to the necessary planning consents, the property could provide an opportunity to convert the existing building to retail on ground and uppers to residential accommodation or develop the site for a mixed use scheme (STP). We provide CGI's and floor plates above displaying an indicative mixed use scheme student accommodation with retail on the ground arranged over 4 floors plus basement level.

LEGAL

Parties are advised to take legal advice when considering the title and all other aspects of the opportunity.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

LOCAL AUTHORITY

Bristol City Council, City Hall, College Green, Bristol, BS1 5TR

METHOD OF SALE

Unconditional offers are invited in the order £1.75m for the freehold interest with vacant possession. Please note that the Vendors will not be obliged to accept the highest offer or indeed any other offer. In order to ensure we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

- Level of offer and deposit offered;
- Any conditions attached to the offer;
- Anticipated legal timetable;
- Funding and whether the offer has received board approval;
- Solicitors details;
- Track record and evidence of any recent comparable projects;
- Any other details that you feel should be considered to complement your offer.

Please note the property will be sold at Savills auction to be held on the 22nd July 2025 if not sold prior.





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ENERGY PERFORMANCE CERTIFICATE

EPC of C66. The full EPC is available upon request.

FLOOR PLANS

Floor plans will be available upon request.

DATA ROOM

Data room will be available upon request to serious parties.

VIEWINGS

For a formal viewing, strictly by appointment with Savills.

VAT

VAT may be applicable at the prevailing rate.

CONTACT

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