

FOR SALE Residential Development Land for 39 Dwellings

Land at Ermine Way, Shirehampton, Bristol, BS11 9RQ



- Implemented Scheme for 39 Dwellings
- Area of 2.82 acres (1.14 ha) approx.
- Strategic Employment Location
- On behalf of joint Fixed Charge Receivers

For illustrative purposes only

FOR SALE

Strategic Employment Location Close to Bristol

Land at Ermine Way, Shirehampton, Bristol, BS11 9RQ



Background

Bruton Knowles are instructed by the Joint Receivers to secure a purchaser for the aforementioned residential development land. The site presents a unique opportunity to acquire a parcel with an implemented consent for an attractive family housing and apartment scheme. The development was formerly being taken forwards by 'Hawkfield Homes (Shirehampton)' with construction ready to progress, prior to falling into liquidation.

Location

Shirehampton is a suburb in the north-west of Bristol, about 5 miles from the city centre, situated on the River Avon, which flows into the Bristol Channel. Shirehampton lies adjacent to Avonmouth and close to Portbury, both part of the Bristol Port Company, which provide major employment hubs through Avonmouth Docks, Portbury Dock, and other logistics and industrial operations. The site is a short walk from the Portway Park and Ride facility, which offers a frequent bus service to Bristol city centre and excellent public transport links into the city. It is in a predominantly residential area, surrounded on all sides by housing. The southern boundary adjoins the rear gardens of dwellings on Barrow Hill Crescent. Surrounding housing is generally inter-war and post-war, with some more recent houses built on isolated plots. The site is in a sustainable location, close to services and facilities such as Avonmouth Primary School, Shirehampton Primary School, St Mary's Park, local shops and services on Lower High Street, and a day nursery.

Transport & Connectivity

The M5 motorway is to the north of the site nearby and is elevated above local roads. Local bus services run along St. Marys Road (which has a junction with Ermine Way). In addition, Portway is part of the national cycle network and offers a safe cycling route into the city centre. Shirehampton rail station is also within easy walking distance of the application site.

- M5 Motorway Junction 18a – 2.2miles
- Portway park & ride – 0.2 miles
- Shirehampton Railway Station – 1.1 miles
- Cribbs Causeway Shopping Mall – 6.5 miles
- Bristol City Centre – 7.4 miles



FOR SALE

Implemented Planning Permission for 39 Units*

Land at Ermine Way, Shirehampton, Bristol, BS11 9RQ



Description

The property currently comprises an overgrown area of unused land but is also an implemented residential development scheme extending to approximately 1.14 ha (2.82 acres). The site was historically a clay pit and then used as a compound in conjunction with the construction of the M5 Motorway. The site is bowl shaped and sloping in areas with varying topography. The land has a vehicular access point via Ermine Way to the Northwest and also pedestrian from either end of Barrow Hill Crescent. We are advised there is a tarmac access road installed on the site, now overgrown.

Planning*

The subject site is located within the jurisdiction of Bristol City Council. We note that the property benefits from several historic planning approvals, one for residential development and more recently the property benefits from an implemented detailed planning approval for which details are below:

- **17/03731/F** - Proposed erection of 39 no. (two, three and four bedroom) dwellings together with landscaped open space, access, parking, landscaping and associated development. Approved 28 March 2019. [LINK](#)
- **21/06313/COND** – Arboriculture & Landscaping - [LINK](#)
- **21/06648/COND** – Ecology and Clearance - [LINK](#)
- **21/06727/COND** – SUDs / Drainage - [LINK](#)
- **22/00284/COND** – Contamination - [LINK](#)
- **22/00878/COND** – Remediation - [LINK](#)

We are advised that the 39-dwelling scheme has been implemented with demolition of a small building and that the building control appointment / confirmation from the LPA has been received and will be provided to purchasers.

Proposed Scheme

A residential development consisting of 39 new dwellings (21 houses and 18 flats). The former developer intended to deliver the scheme using a sustainable timber frame construction system to provide low energy buildings over 2 and 3 stories. The scheme will provide two, three and four bedroom dwellings with landscaped open space, access and parking. Some units benefit from integrated garages. A SUDs basin will be located centrally in the public open space, surrounded by parking and circulation space. There will be 55 parking spaces and storage

for 36 cycles. The approval references a custom build element for internal arrangement.

Proposed Schedule of Units (Approx.)

Beds	Units	Mix %	Parking
2B 3P	18	46	22.5
3B 5P	16	41	24
4B 6P	5	13	7.5

Total scheme coverage of 35,956 sq.ft. Please review the approved layout plan and schedules of accommodation for further breakdown.

Section 106 Agreement

The consent is subject to a S.106 agreement dated 28 March 2019. The agreement provides for 3x Social Rent Units (3 bed houses at plots 3,4,5) and 3x Shared Ownership Units (2 beds with plots to be agreed in the apartment block). Our estimate of financial contributions is £17,452. S.106 costs are subject to indexation on the above. The S106 also includes a draft S.38 / S.278 Highways Agreement. Please refer to the S.106.

CIL – Community Infrastructure Levy

There are outstanding CIL Liability Notices which are detailed in the Data Room. The outstanding CIL Liability as at 17/11/23 was £279,931.85. A buyer will need to take on this obligation.

Technical and Abnormal Construction Points

We are advised that the proposal is subject to a number of abnormal construction costs and technical considerations. The site will need to be partially regraded so as to maximise the potential for delivering new housing while accommodating infrastructure, drainage and access. The layout/levels have been developed with input from engineers. We understand there are to be numerous retaining features and extra/over foundation design due to topography. Engineering and building regulations drawings may be available by negotiation for the implemented scheme. We are not aware of any site preparation or technical works having been completed to date. Please see the Data Room for details.

Services

We understand that all mains services are located nearby. Prospective purchasers should satisfy themselves as to location

of services, capacities and connection costs. Please see the Data Room for further information on services.

Method of Sale - Guide Price £900,000.

The land is offered For Sale by Informal Tender. Tenders are to be submitted in the prescribed tender format by **Noon on Thursday 20th November 2025**. A copy of the Tender Form is within the Data Room. Unconditional offers are invited, subject to contract. Conditional bids may be considered dependent on extent of conditionality, timescales and due-diligence required.

It will be important for the vendors to understand due-diligence undertaken in preparation of your bid, scheme proposals, funding position, timescales for acquisition, track record and legal requirements.

VAT

The property is not elected for VAT on the sale price.

Legal & Tenure

The site is offered For Sale Freehold. A legal undertaking for abortive costs will be sought from a purchaser's solicitor on agreement of Heads of Terms.

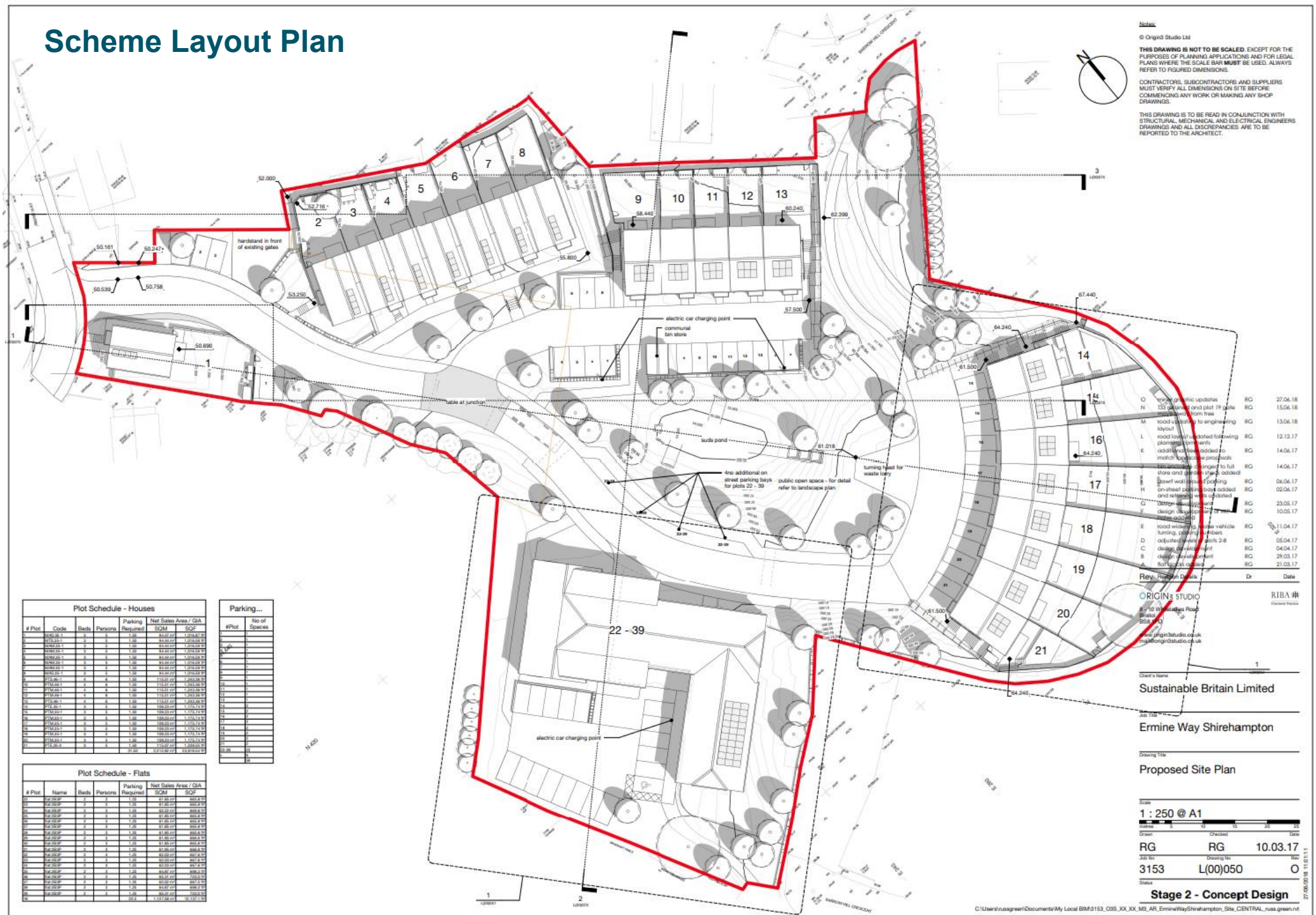
A draft sale contract may be made available shortly. Strict timescales will be imposed on a purchaser once Heads of Terms are agreed. Please Note: some ordinarily available information such as Letters of Reliance may not be provided. Nor may the sale be accompanied by any warranties / certification or approvals in relation to planning or technical documentation, unless negotiated prior with the developer.

Data Room

A Data Room is available on request. This contains all available relevant planning documentation and technical reports to include topographical survey, phase 2 ground investigation, foundation design documents and services information. Email William.matthews@brutonknowles.co.uk for access. Any technical concerns or queries should be raised at an early stage so that we can discuss these with the original developer and revert with their comments. Detailed building regulations and construction/engineering drawings may be available by separate negotiation.

Subject to Contract – October 2025

Scheme Layout Plan



CGIs of Scheme Proposals



Schedule of Accommodation

Plot Schedule - Houses						
# Plot	Code	Beds	Persons	Parking Required	Net Sales Area / GIA	
					SQM	SQF
1	MAD.35-1	3	5	1.50	94.47 m ²	1,016.87 ft ²
2	MTS.35-1	3	5	1.50	94.44 m ²	1,016.59 ft ²
3	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 ft ²
4	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 ft ²
5	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 ft ²
6	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 ft ²
7	MAM.35-1	3	5	1.50	94.44 m ²	1,016.59 ft ²
8	MAS.35-1	3	5	1.50	94.44 m ²	1,016.59 ft ²
9	PTS.46-1	4	6	1.50	115.51 m ²	1,243.36 ft ²
10	PTM.46-1	4	6	1.50	115.51 m ²	1,243.36 ft ²
11	PTM.46-1	4	6	1.50	115.51 m ²	1,243.36 ft ²
12	PTM.46-1	4	6	1.50	115.51 m ²	1,243.36 ft ²
13	PTS.46-1	4	6	1.50	115.51 m ²	1,243.36 ft ²
14	PTE.35-1	3	5	1.50	109.23 m ²	1,175.74 ft ²
15	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 ft ²
16	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 ft ²
17	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 ft ²
18	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 ft ²
19	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 ft ²
20	PTM.35-1	3	5	1.50	109.23 m ²	1,175.74 ft ²
21	PTE.35-2	3	5	1.50	115.07 m ²	1,238.55 ft ²
				31.50	2,212.82 m ²	23,818.54 ft ²

Plot Schedule - Flats						
# Plot	Name	Beds	Persons	Parking Required	Net Sales Area / GIA	
					SQM	SQF
22	flat 2B3P	2	3	1.25	61.85 m ²	665.8 ft ²
23	flat 2B3P	2	3	1.25	61.85 m ²	665.8 ft ²
24	flat 2B3P	2	3	1.25	62.22 m ²	669.8 ft ²
25	flat 2B3P	2	3	1.25	61.85 m ²	665.8 ft ²
26	flat 2B3P	2	3	1.25	61.85 m ²	665.8 ft ²
27	flat 2B3P	2	3	1.25	61.85 m ²	665.8 ft ²
28	flat 2B3P	2	3	1.25	61.85 m ²	665.8 ft ²
29	flat 2B3P	2	3	1.25	61.95 m ²	666.9 ft ²
30	flat 2B3P	2	3	1.25	61.85 m ²	665.8 ft ²
31	flat 2B3P	2	3	1.25	61.95 m ²	666.9 ft ²
32	flat 2B3P	2	3	1.25	62.03 m ²	667.6 ft ²
33	flat 2B3P	2	3	1.25	62.03 m ²	667.6 ft ²
34	flat 2B3P	2	3	1.25	62.03 m ²	667.6 ft ²
35	flat 2B3P	2	3	1.25	64.87 m ²	698.3 ft ²
36	flat 2B3P	2	3	1.25	65.31 m ²	703.0 ft ²
37	flat 2B3P	2	3	1.25	62.02 m ²	667.5 ft ²
38	flat 2B3P	2	3	1.25	64.87 m ²	698.3 ft ²
39	flat 2B3P	2	3	1.25	65.31 m ²	703.0 ft ²
18				22.5	1,127.58 m ²	12,137.1 ft ²



FOR SALE **A unique development opportunity.**

Land at Ermine Way, Shirehampton, Bristol, BS11 9RQ



Viewing

Viewing is by appointment only with the sole selling agents. Site entry is at interested parties own risk.

Contact:

William Matthews BSc (Hons) MRICS

T: 07841 920434

E: william.matthews@brutonknowles.co.uk

Bryn Evans BSc

T: 07708 908248

E: bryn.evans@brutonknowles.co.uk

Bristol Office:

5D The Mall, Willow Brook Centre,
Bradley Stoke, Bristol, BS32 8BS

For sale on behalf of joint Fixed Charge Receivers (Without Personal Liability)

Receivers Caveat: This Property is being marketed for sale on behalf of joint Fixed Charge Receivers and therefore no warranties, representations or guarantees are given in respect of the information in this brochure or any matter relating to the Property including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability.

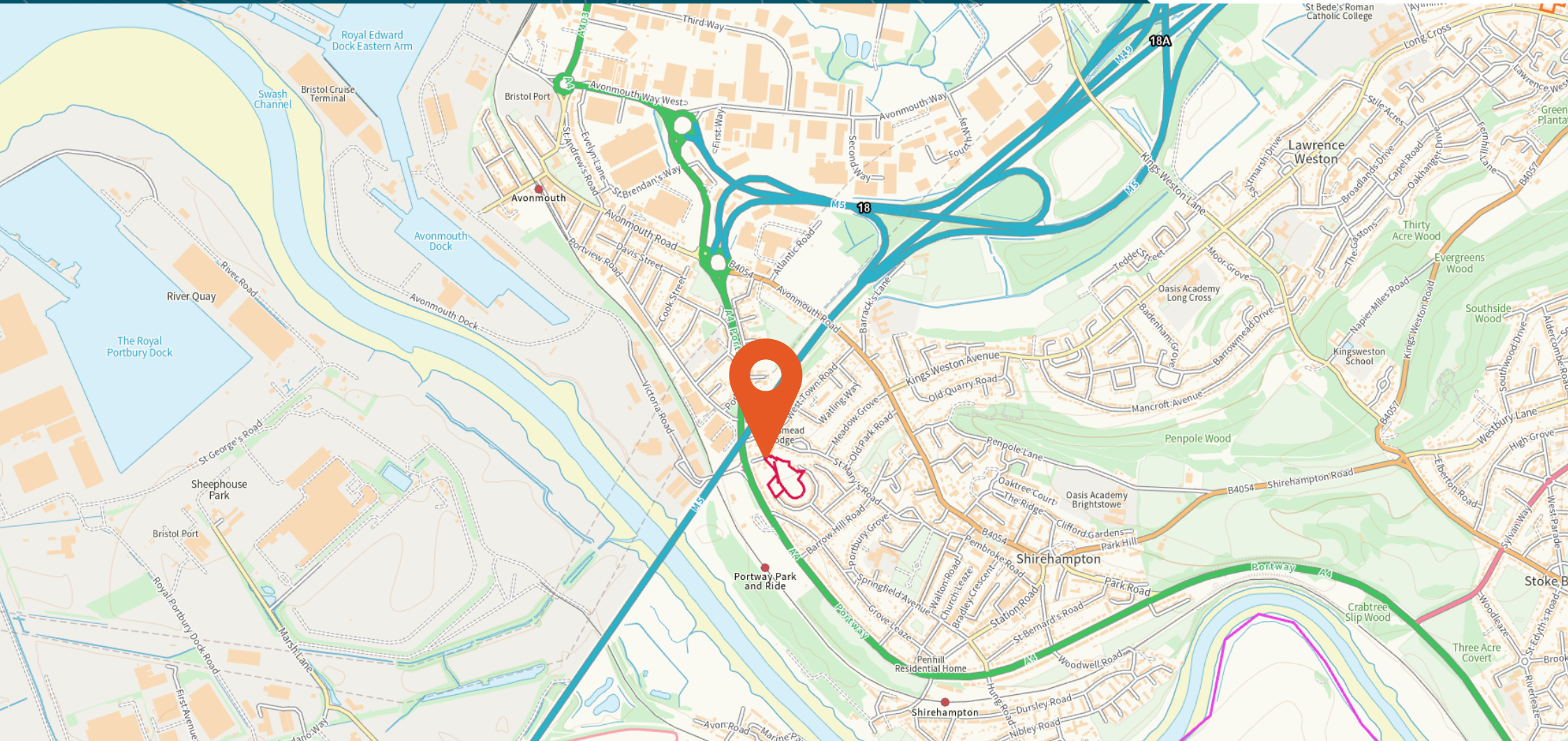


brutonknowles.co.uk

FOR SALE

/// what3words /// tinsel.skips.bake

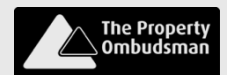
Land at Ermine Way, Shirehampton, Bristol, BS11 9RQ



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



For Sale | Code 12317

brutonknowles.co.uk