

**8.08 ACRES**

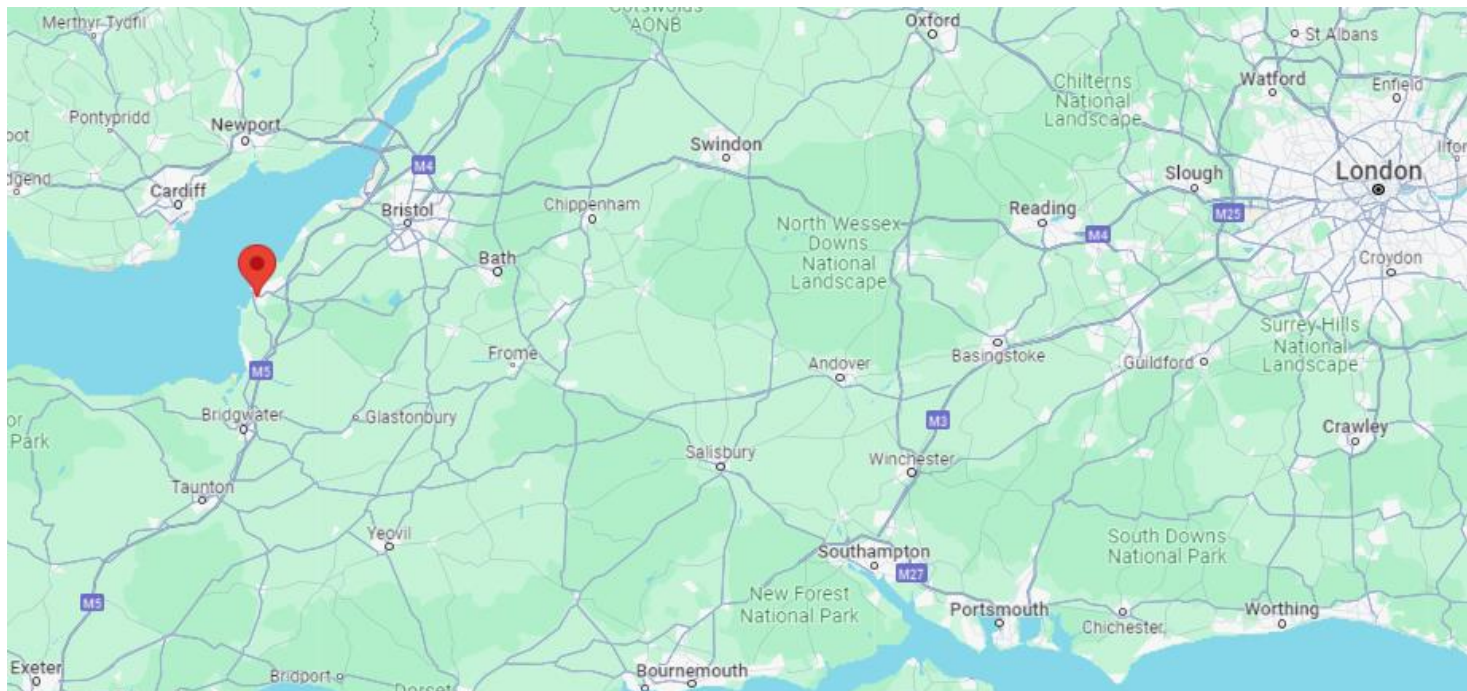


Indicative Outline



## Overview

- 8.08 Acres comprising a former gas holder site.
- Unique opportunity to acquire a highly prominent roadside development site, in a strategic location.
- Situated within walking distance to WSM town centre, WSM railway station and the seafront
- Fronting the A370, the main arterial route from the town centre to J.21 of the M5
- Principal access to the site is from Winterstoke Road, with secondary access points from Drove Road and Marchfields Way
- The site comprises vacant brownfield land
- Suitable for a range of employment uses including roadside and open storage, subject to the necessary consents.
- An area within the site boundary is owned by Wales & West Utilities Limited and is excluded from the sale.
- Unconditional or conditional offers for the freehold interest of the whole site are invited



## Location

The site is situated in the centre of WSM, fronting the A370, Winterstoke Road. WSM is situated approx. 23 miles South West of Bristol.

Motorway access is at J.21 of the M5 approx. 3.5 miles to East. The town centre and seafront lie approx. 0.5 miles to the West.

WSM Railway Station is 0.3 miles to the West and provides regular mainline services to Bristol & Exeter.



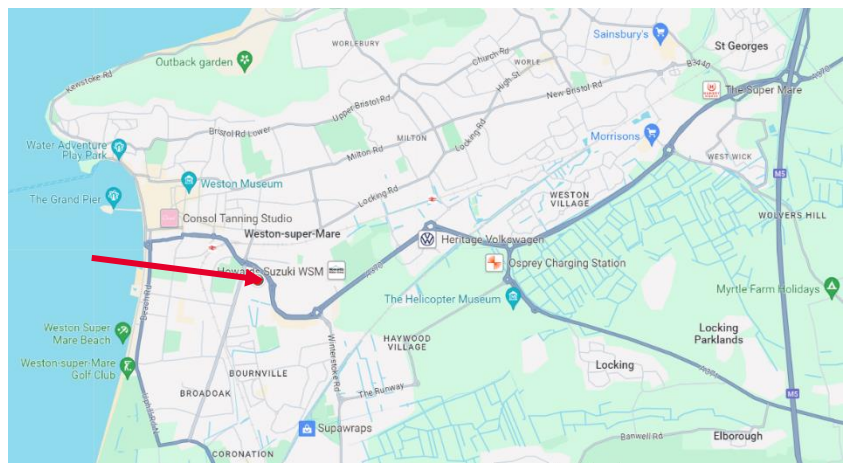
## Description

The property extends to approx. 8.08 acres and compromises vacant brownfield land and was formerly a gas holder site. Wales & West Utilities (WWU) retain an area of land immediately adjacent to the subject site, along with access from Drove Road. Both National Grid (NG) & WWU benefit from mutual rights of access over the respective parcels of land.

NG & WWU are in the process of completing a land swap on the site. Once complete, the subject site will benefit from a new title.

Principal access is via the A370 Winterstoke Road, with secondary access via Drove Road & Marchfields Way.

The site is surrounded by a mix of uses, including residential, retail warehousing and industrial.





## Planning Summary

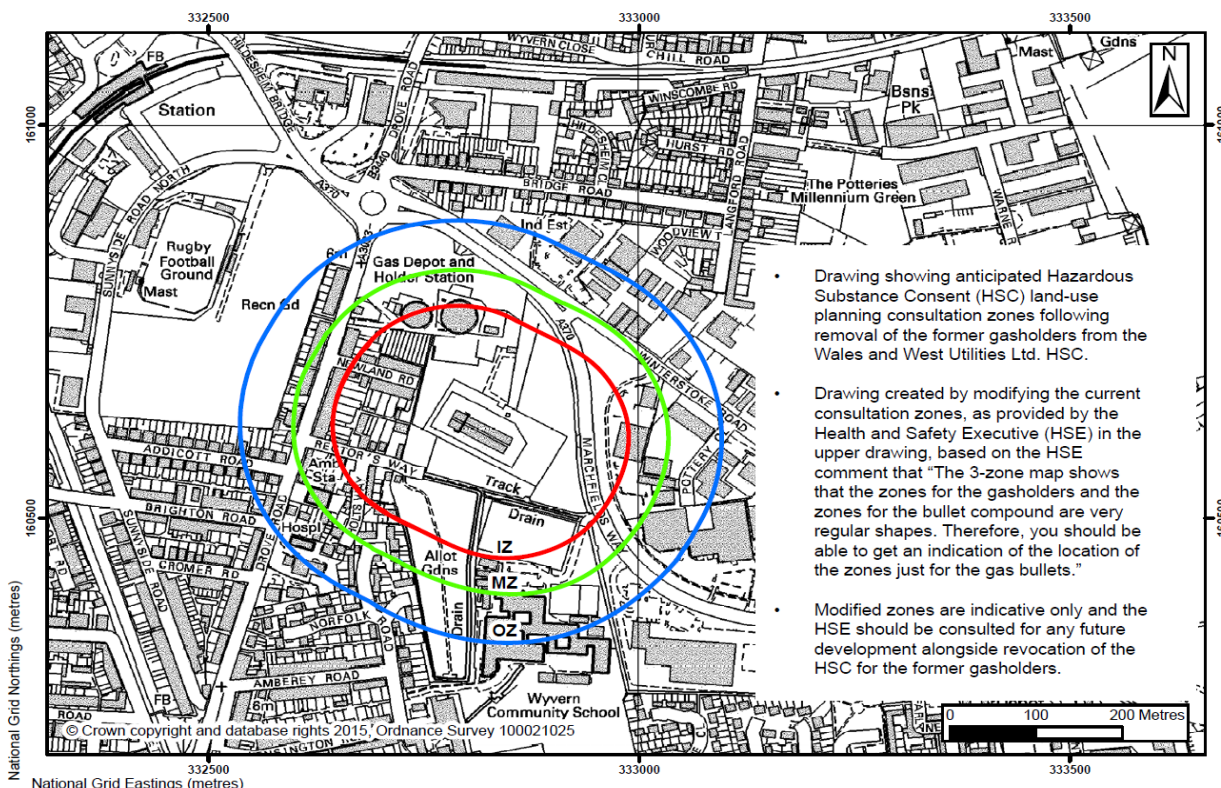
- Local Planning Authority – North Somerset Council
- Under the North Somerset Local Plan 2039 (pre submission plan) the site is allocated for residential use.
- According to the EA Flood Risk Map for Planning, the majority of the site is included within flood risk zone 3.
- The site is not situated within a conservation area and there are no listed buildings or Tree Preservation Orders.
- All prospective purchasers are advised to make their own enquiries to the local planning authority.

## HSE Consultation

The site falls within an HSE Consultation Zone, outlined in the below plan.

The HSE should be consulted for any future development proposals as part of a planning application. Further information is available on the HSE website <https://www.hse.gov.uk/landuseplanning/methodology.htm>

Prospective purchasers will need to have regard to the retained on site gas infrastructure within WWU's demise. Information is contained within the data room.



## Site Plan & Title Information

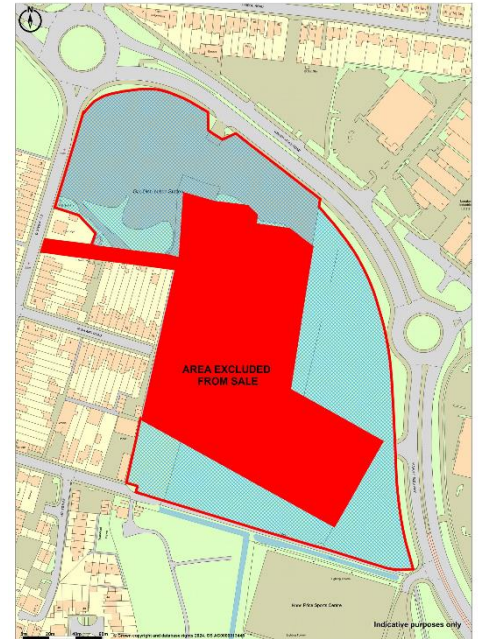
WWU & NG are in the process of carrying out a land swap. Following completion of the land swap, the site hatched blue on the plan is being offered for sale on a freehold basis. A new title will be created for the site, following the WWU land swap. The site is subject to various deeds of easements, these can be found in the information pack alongside plans illustrating the extent of the pipeline easements & HSE consultation zones. Please use these documents to make your assumptions in relation to the easement widths based on the deeds.

## Environmental

Associated factual environmental reports are available in the data room. Additional environmental information will be added to the data room following completion of the land swap.

## Services

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory authority.



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Looking West towards Drove Road



Looking North towards Winterstoke Road



Drove Road Access



Primary Winterstoke Road Access

## Method of Sale

The freehold interest is offered for sale by informal tender. **Offers are sought on an unconditional and/or subject to planning basis, though a strong preference will be given to unconditional bids.**

Purchasers should provide full details of the financial aspects of their offer, including timing of payment and proof of funding for the transaction.

Offers must be submitted via email to

Henry de Teissier [Henry.deteissier@cushwake.com](mailto:Henry.deteissier@cushwake.com)

or

Aric Asbridge

[Aric.asbridge@cushwake.com](mailto:Aric.asbridge@cushwake.com)

Offers are to be received no later than

**12 noon on Thursday 14<sup>th</sup> November 2024.**

Prospective purchasers are required when submitting offers to provide the following information:

- Purchasing Entity
- If the purchasing entity is an SPV, details of the parent company guarantee.
- Solicitor's details
- Proof of funds to complete the transaction
- Timescale to exchange and complete
- Confirmation that NGP's environmental indemnity and acknowledgement is agreed.
- Overage is agreed

The vendor is not obliged to accept the highest or any offer submitted.

## Further Information

An information pack is available in the data room;

The information pack contains the following information:

- Legal & Title Info
- Environmental Reports\*
- Draft HoTs
- HSE Consultation zone

Contact the agents for access to the data room.

\*Please note that all environmental reports will be redacted to only include factual information.

## VAT

The property is elected for VAT

## Viewings

Accompanied site viewings will be conducted by the vendor's sole agents, Cushman & Wakefield.

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