

Anstey's Road, Hanham

BRISTOL, BS15 3EW

Residential-Led Development Opportunity with Outline Planning Permission



PROPERTY HIGHLIGHTS

- Cleared development site of approximately 2.34 hectares (5.78 acres).
- The site has undergone an extensive programme of enabling works.
- Benefits from Outline Planning Permission (ref: P21/07602/O) for up to 200 dwellings and not less than 650 sq m of Class E workspace (excluding Class E(a) Retail).
- Outline Permission parameter plans provide flexibility regarding unit density and mix. A feasibility study demonstrating alternative layouts includes a 114 dwelling housing-led scheme.
- The site is offered for sale Freehold with Vacant Possession.
- Homes England are seeking offers on a Conditional (Subject to Planning) basis.



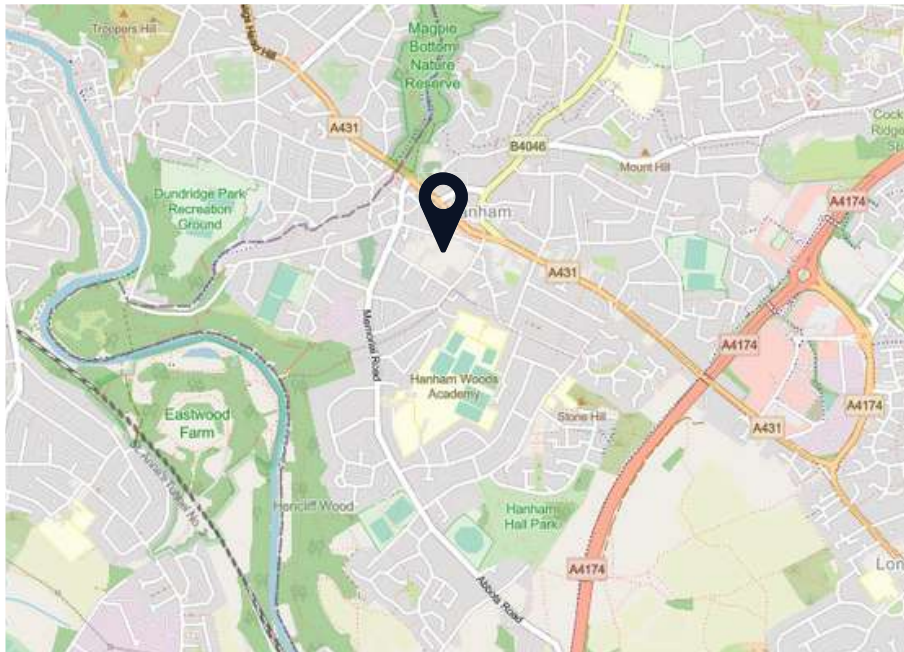
SITE LOCATION

The site is located in Hanham, a suburb approximately 4 miles (6.4 km) east of Bristol city centre. The site falls within the jurisdiction of South Gloucestershire Council Local Authority.

Hanham is principally characterised by late 19th century - early 20th century terraced housing, Hanham High Street, which provides a range of local amenities, retail and community uses, is situated approximately 25m to the north of the site.

The A4171 Ring Road is located approximately 1.5 miles (2.4 km) east, which connects the Bath Road in the south with the motorway network in the north. Junction 2 of the M32 motorway is located approximately 3.5 miles (5.6 km) north west.

Bristol Temple Meads Railway Station is located approximately 3.9 miles (6.3 km) west and Bristol International Airport is located approximately 11 miles (17.7 km) south west.



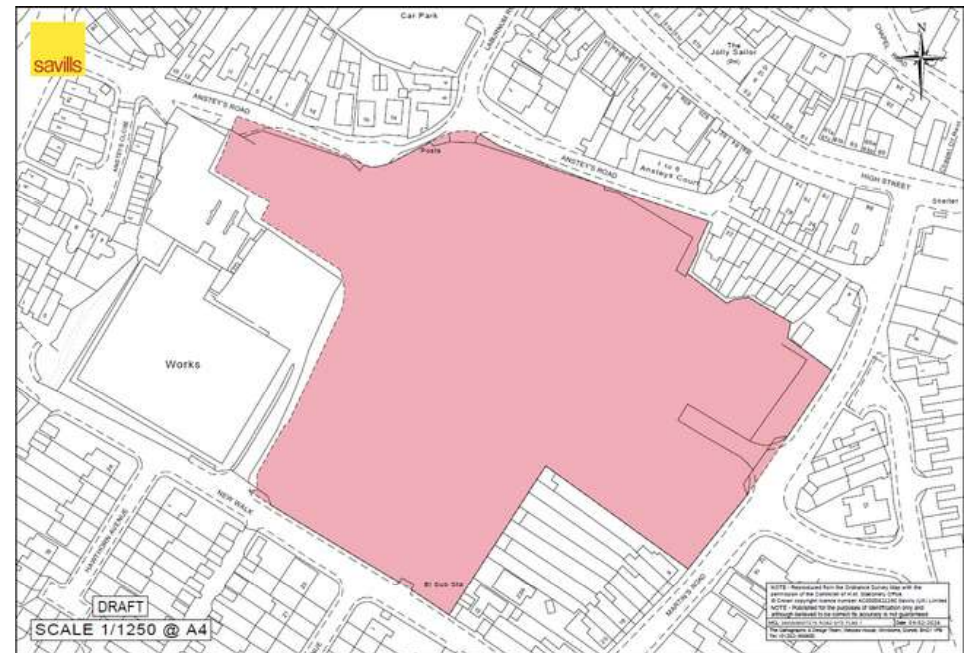
SITE DESCRIPTION

The site extends to approximately 2.34 hectares (5.78 acres) and is bounded by Anstey's Road to the north, Martin's Road to the east, and New Walk to the south.

Existing terraced housing bounds the north eastern and south eastern corners of the site. Immediately west of the property is a Kleeneze-KOTI warehouse and associated car park.

Historically, the site was occupied by small-scale farming and several small quarries, located to the eastern portion of the site. In 1927, a brush works factory was established on site, linking to the boot factory (Empire Boot Company) located just off the southwestern part of the site.

The brownfield site was acquired by Homes England in 2020, with the aim to deliver a mixed-use development to align with the Urban Lifestyles policy approach from South Gloucestershire Council.



OUTLINE PLANNING PERMISSION

The site benefits from Outline Planning Permission (ref: P21/07602/O) granted on 7 November 2024, for the development of up to 200 dwellings (including 35% affordable housing) and not less than 650 sq m (GEA) of workspace (Class E, excluding Class E(a) Retail). The Outline Permission determines new access from New Walk, Martins Road and Anstey's Road, with all other matters reserved.

An illustrative masterplan layout for 180 dwellings was submitted as part of the Outline Planning Permission but subsequent studies of alternative layouts have demonstrated flexibility regarding the consented Land Use and Building Heights Parameter Plans.

A 'Letter of Comfort' has been agreed with South Gloucestershire Council, acknowledging that an alternative reduced density scheme can be submitted as part of the Reserved Matters Application (provided that the scheme delivers 50dph) in line with the emerging Local Plan (and adheres to the consented parameter plans). A feasibility study demonstrated alternative schemes ranging from 114-176 units. The Letter of Comfort also acknowledges flexibility regarding the commercial element of the scheme, which could be delivered as part of a mixed-use block, or, alternatively, as a standalone building.

CIL

The site falls within the 'East Fringe' Charging Zone of South Gloucestershire Council's Community Infrastructure Levy (CIL) Charging Schedule, for which the charge is set at £55/sqm for all residential development (excluding indexation).

S106

The financial contributions that are sought within the S106 Agreement (signed 6th November 2024) include the following:

- Guarantee Bond for the benefit of the Council should the Developer default on their obligations regarding the Highway Works: £650,000;
- Supervision of Highway Works: £39,000;
- Open Space Inspection Fee: £63.96 per 100 sq m of Open Space (Index Linked);
- Open Space Core Service Fee: £615.90 (Index Linked);
- Travel Plan Annual Monitoring Fee: £1,000 per annum for 5 years (Index Linked);
- Provision of at least two 'Car Club' cars;
- Highways Contribution: £20,000 (Index Linked).

An affordable housing contribution of 35% is required (76% of the affordable dwellings are to be Social Rent; 21% Shared Ownership; and 3% Affordable Rent, 8% of the affordable dwellings should be provided as Wheelchair Units).

The required unit mix for each tenure of affordable housing is outlined in the S106 Agreement.

Prospective purchasers are required to review the S106 Agreement, which is included in the Data Room.



DESIGN CODE: KEY PRINCIPLES

A Design Code was submitted as part of the Outline Planning Permission to facilitate an 'urban village development', which is successfully integrated into the wider Hanham area. The scheme must also align with the principles of Building for a Healthy Life. It is therefore expected that a subsequent Reserved Matters Application will also demonstrate the following:



Design Code: BDP

ALTERNATIVE ILLUSTRATIVE LAYOUTS

A Layout Options Document, created by Homes England and NEW Masterplanning, is included within the Data Room.

This document demonstrates a range of alternative schemes which were produced with the intention of demonstrating various options that comply with the current Outline Planning Permission; Design Code; Building Heights Parameter Plan; and Land Use and Access Parameter Plan. These schemes also comply with the mining feature considerations.

Option 6 within this Layout Options Document demonstrates an indicative layout for 114 residential units and a standalone commercial building. This scheme provides an illustrative example of a lower density, housing-led development (63% houses/ 37% apartments).

Please note, all six schemes included within the Layout Options Document are indicative only. Interested parties are encouraged to consider their own proposals for the site which meet the aspirations of both the Local Authority and Homes England, and could be progressed to a Reserved Matters Application under the existing Outline Planning Permission.

ALTERNATIVE ILLUSTRATIVE LAYOUT (OPTION 6)



Alternative Illustrative Layout: New Masterplanning

	Type	Quantity	NSA (sq ft)
	1 Bed Apt	8	538
	2 Bed Apt	34	753
	2 Bed House	13	850
	3 Bed House	35	1,001
	4 Bed House	24	1,238
	Commercial		6,997
	Total	114	113,474

Development

- Scheme responds to mining features and avoids building dwellings over identified features.
- Scheme seeks to provide a greater proportion of houses than apartments, whilst meeting the aspiration of 50 dwellings per hectare.
- Apartment Blocks designed to be 4 storeys high, with an opportunity to front the Public Square.
- The self-contained commercial block and its position to the east of the site seeks to support scheme phasing and delivery, whilst still situated within Mixed Use Zone of Parameter Plan.
- Adheres to Building Height Parameter Plan, which sets levels to allow for a variety of roof profiles across the site, to encourage a dynamic and interesting skyline.

Access

- Enhanced pedestrian and cycle connections encouraging movement through the site to link communities to the High Street.
- Indicative route alignments correspond with Parameter Plan - final arrangement to be defined at Reserved Matters stage.

Landscape

- Public Square (min. of 1,000 sq m) at the heart of the neighbourhood - of which 300 sq m will be for play, including 100 sq m for a LAP.
- Important trees retained along the eastern and northern boundaries.
- New street trees proposed, bringing added greenery and helping to deliver a biodiversity net gain.

LAND TO BE RETAINED BY HOMES ENGLAND

Under the proposed Freehold disposal, Homes England will retain the Freehold of the area shaded blue.

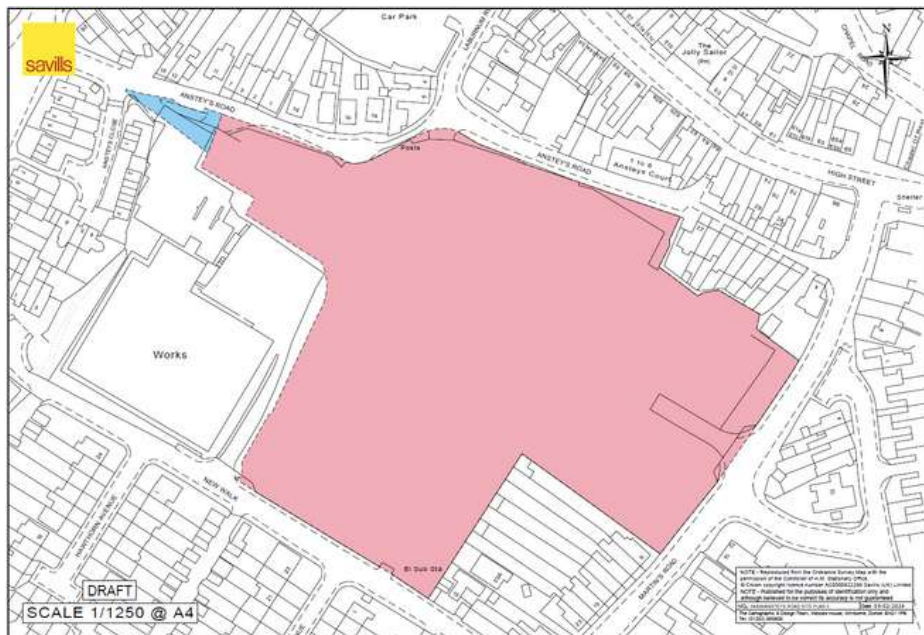
Pursuant to the 2018 Transfer made between the former landowner (Tesco Stores Limited) and the adjoining landowner (Jam 3 UK Limited), the Developer of Anstey's Road will have the right to enter the adjoining Kleeneze-KOTI factory site to undertake the remaining 'Enabling Works'. These include:

- construction of a retaining wall;
- reconfiguration of the existing car park;
- and installation of a boundary fence.

This work will be informed by the Developer's detailed design and undertaken by the Developer as part of the wider development of the Anstey's Road site.

Homes England will transfer the land shaded blue to Kleeneze-KOTI, conditional upon:

- a) The works needed to deliver the residential site having been completed; and
- b) Any easements and/or adoption agreements in relation to utilities and drainage in that area having been entered into.



ENABLING WORKS

Homes England have undertaken an extensive programme of enabling works to date, to facilitate a Reserved Matters Application and subsequent development.

Site works have included the following:

- Demolition of all buildings, former foundations, slabs and the majority of hardstanding;
- Site clearance of remnant foundations and demolition 'rubble' from previous demolition of historical buildings;
- Identification of below ground mining features;
- Ground stabilisation (grouting and capping of underground voids);
- Creation of new vehicular access for Kleeneze-KOTI (adjoining site);
- Re-establishment of site levels.

Oversized materials from Made Ground deposits were crushed, with the resulting material replaced as new fill to re-establish site levels. The site's surface is predominantly composed of a layer of crushed arisings with small areas of residual hardstanding left in-situ at the site access locations off Anstey's Road and Martin's Road.

A stockpile of crushed demolition arisings is present in the central part of the site.

TECHNICAL PACK

An extensive technical pack and summary report compiled by Stantec can be accessed in the Data Room.

Included within this pack are:

- Topographical Surveys undertaken before, during and after enabling works.
- Coal Mining Risk Assessment Report
- Ground Investigation Reports, pre and post-enabling works, including soil and groundwater analysis.

SERVICES

Prospective purchasers are required to make their own enquiries regarding the suitability and capacity of services for the proposed development with the relevant authorities.

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VAT

The Vendor has confirmed that the property is VAT elected. All figures quoted are exclusive of VAT, which will be charged in addition.

TENURE

The site is offered for sale Freehold with Vacant Possession. The site is owned by the Vendor under Title number AV98005 & GR263542.

METHOD OF SALE

The site is being offered for sale by Informal Tender on a Conditional (Subject to Planning) basis. The Vendor is not obliged to accept the highest or indeed any offer.

Offers should be made via the Tender Submission Form, which is available in the Data Room. This form must be submitted to **tenders@homesengland.gov.uk**. Bidders are asked to submit documents in the form of a zip file.

Under no circumstances should bidders submit their tenders to an alternative email address (for the avoidance of doubt, this includes Homes England's Project Manager or Savills).

Please refer to the Invitation to Tender & Guidance Document (ITT), which is available in the Data Room. This document covers all the important details relevant to tender submission, specifically Section 7, within which the pass/fail criteria is detailed: bidders are required to 'pass' all of the criteria for their land value offer to be evaluated.

DATA ROOM

Further information is provided on the Data Room:
<https://sites.savills.com/AnsteysRoad/>

VIEWINGS

It is possible to view the property from its boundaries along public highways. All site access is strictly by appointment and impromptu visitors will not be permitted access to the site. Allocated viewing days will be set aside and interested parties must pre-book viewings through Savills.

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