



# REDLAND HIGH SCHOOL

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BRISTOL BS6 7EF



The Redland High School campus is a unique and attractive collection of buildings situated within one of Bristol's prime suburbs. The property offers fantastic potential for redevelopment, of significant scale, in a location where such opportunities are exceptionally rare





REDLAND HIGH SCHOOL

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## SUMMARY

- ◆ Redland High School is situated to the north of Bristol city centre in the heart of the affluent residential suburb of Redland
- ◆ The property forms a unique and attractive collection of buildings, comprising the former Redland Court manor house (Grade II\* listed), the adjacent wing including the gymnasium and changing rooms, the science block, library, kitchen and dining rooms, assembly hall, art school (10 Woodstock Road) and ICT building
- ◆ The property occupies an elevated position within a self-contained site of approximately 1.18 hectares (2.9 acres) with landscaped gardens, car parking and four tennis courts
- ◆ The aggregate area of the existing buildings equates to approximately 5,029 sq m (54,140 sq ft) Gross Internal Area
- ◆ Full planning and listed building consent was granted for a scheme of 44 dwellings at the site in September 2018
- ◆ The consented scheme proposes a mix of 11no. houses (10no three bedroom houses, 1 no. two bedroom house) and 33no. flats / duplexes (6no. one bedroom flats, 19no. two bedroom flats/duplexes and 8no. three bedroom flats/duplexes/triplexes).
- ◆ The property is offered for sale by informal tender, with Vacant Possession





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## SITUATION

Redland High School is situated off Redland Road, approximately 1.5 miles to the north of Bristol city centre, in the heart of the affluent residential suburb of Redland.

The school's prominent and elevated position reflects the historic status of the main building, Redland Court, and provides commanding views to the south and west over the adjacent residential suburbs, the wider city and surrounding countryside.

A wide range of local services and amenities are available within a short distance of the site including the numerous restaurants, cafes and shops of Gloucester Road (to the east), and Chandos Road, Whiteladies Road and Clifton Village (further beyond to the west).

A number of parks and recreational facilities are also located nearby, including: Cotham Gardens, Redland Green, Bristol Lawn Tennis and Squash Club, Bannantyne's health club and spa, and the Clifton and Durdham Downs.





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## PROPERTY HISTORY

The school's main building, Redland Court, was constructed in 1732 for the then owner of the Redland Estate, John Cossins. Cossins purchased the estate in 1730 and demolished the existing Elizabethan manor house, replacing it with a classical Palladian style mansion designed by the architect John Strachan.

Redland High School acquired the property in 1885, relocating from 27 & 28 Redland Grove where it had been established three years earlier. The school continued to grow and expand, most notably in the 1930's with the extensive development of purpose-built educational accommodation to the north and east of the main building. Later acquisitions included Music School on Redland Court Road and the Art School and Sixth Form & Bursar's Office on Woodstock Road.

The school was acquired in 2016 by Kersfield Developments who have since successfully gained planning and listed building consent at the site.



Image taken c.1912





# PROPERTY DESCRIPTION

The property occupies a site area of approximately 1.18 hectares (2.9 acres). The grounds are landscaped and terraced, sloping down from north to south, and include four tennis courts.

Access to the site is via Redland Court Road (vehicular - to the east), Redland Road (vehicular - to the south) and Woodstock Road (pedestrian - to the west).

The school buildings are concentrated at the northern, elevated part of the site and are formed around the Grade II\* listed Redland Court mansion house and adjacent library (Grade II listed). Further listed elements include the 'west gateway and attached garden wall and balustrade' and 'piers and gates to main entrance', both of which are Grade II\* listed.

Other buildings include the 1930's purpose-built elements, which adjoin the main building and library, the gymnasium, the Art School and the ICT building.

The Art School is established within a Victorian villa, 10 Woodstock Road, which has been incorporated within the Main Campus. The ICT building represents the last phase of the school's development and was completed in 1999.

Further information, including detailed plans, topographical survey, photography and planning information is available in the data room.



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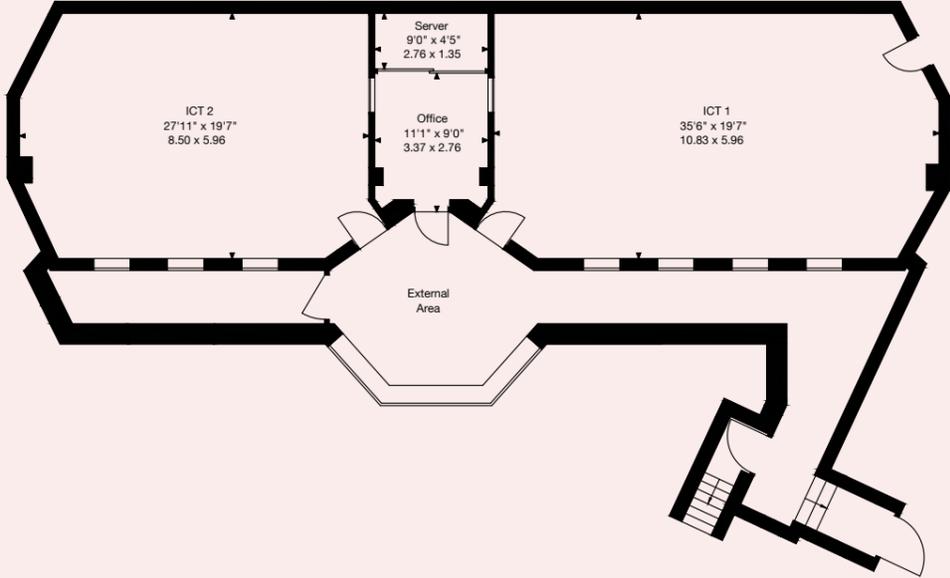
# FLOORPLANS: EXISTING

## ART BUILDING (10 WOODSTOCK ROAD)



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## ICT BUILDING



### SCHEDULE OF ACCOMMODATION

MAIN CAMPUS	Approx. GIA (Sq M)	Approx. GIA (Sq Ft)
Main Building (incl. sports hall and basement)	2,404	25,876
Hall, Kitchens, Library, Science Buildings	2,133	22,969
10 Woodstock Road 'Art Building'	368	3,961
ICT Building	124	1,334
<b>Sub total</b>	<b>5,029</b>	<b>54,140</b>

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# PLANNING

## PLANNING OVERVIEW

The property is located within the jurisdiction of Bristol City Council and benefits from full planning and listed building consent granted in September 2018 for;

'Residential conversion, including limited demolition and new build development, to form 44 new dwellings associated car and cycle parking and refuse storage. Internal and external refurbishment to all retained buildings.' (Local Authority references 17/04263/F, 17/04264/LA).

## S106 AGREEMENT AND CIL

The planning permission is subject to a section 106 legal agreement requiring a total of five shared ownership affordable housing units to be provided within 10 Woodstock Road. The permission is also subject to an affordable housing contribution of £500,000 and traffic order contribution of £5,395 as part of the agreement.

The proposed development is subject to a CIL contribution of £133,068.75 (subject to indexation).

Copies of the planning application documents, the associated plans, technical reports and S106 agreement are available in the data room, or, alternatively, via the Local Authority's public access website.





# PROPOSED DEVELOPMENT

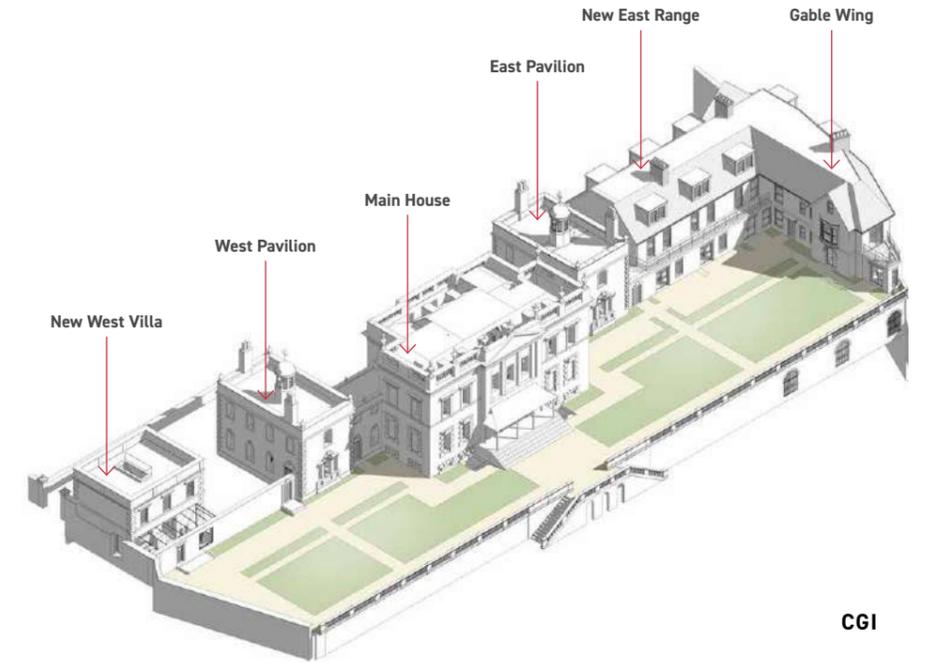
## THE MAIN HOUSE AND EAST RANGE

The Grade II\* listed main house is proposed to be restored and converted into large maisonettes forming the Main House and West and East Pavillions.

To the west of the main house a single new detached dwelling is proposed known as the West Villa.

To the east of the main house a new building range is proposed in place of the former sports hall containing a variety of residential units known as the East Range and Gable Wing. A basement car park with access via Redland Court Road is proposed below.

The formal gardens of Belevdere Terrace remain in front of the Main House, proposed as formal lawns and terraces with steps down to the Southern Grounds.



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## THE NORTH

The buildings to the north of the site are largely retained, restored and converted to residential use.

The only building to be demolished on this part of the site is the single storey ICT building on Redland Court Road. This is to be replaced by three, new build three storey townhouses accessed from Redland Court Road.

- Townhouses**  
Three new three storey townhouses with integral garages proposed
- 10 Woodstock Rd**  
Existing Art building converted. Four flats and one duplex proposed.
- Science Building**  
Existing building retained and 1.5 storeys added. 17 flats and duplexes proposed.
- Hall and Library**  
Both buildings retained and converted. Seven flats and multi level units proposed
- Woodstock Lodge**  
One new single storey house proposed.



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# GENERAL INFORMATION

## TENURE

Freehold with Vacant Possession

The property is registered at the Land Registry under title numbers BL115081 and BL115082.

## SERVICES

Prospective purchasers are advised to make their own enquiries regarding the suitability and capacity of services with the relevant authorities.

## VAT

All figures quoted are exclusive of VAT, which will be charged in addition where applicable.

## VIEWINGS

It is possible to view the property from the adjacent roads, however, all site access and internal viewings are **strictly by appointment**.

Allocated viewing days will be set aside and interested parties must pre-book viewings through Savills.

**Ad hoc visitors will not be permitted access to the site.**

## DATA ROOM

Further details including pdf and dwg format plans, photographs, topographical survey and Building Inspection Report are available via the data room:

[www.savills.co.uk/redlandhighschool](http://www.savills.co.uk/redlandhighschool)

## METHOD OF SALE

The freehold interest of the property is offered for sale by informal tender

Although the Vendor's preference is for an unconditional sale, conditional, subject to planning, offers will be considered

Further information regarding submission requirements will be provided prior to the bid deadline

## FOR FURTHER INFORMATION PLEASE CONTACT:

### Ben Taylor

btaylor@savills.com  
+44 (0) 117 9100 305  
+44 (0) 7812 965 327

### Charlotte Kurobasa

ckurobasa@savills.com  
+44 (0) 117 9100 319  
+44 (0) 7807 999 547



Savills Bristol Development  
Embassy House  
Queens Avenue  
Bristol BS8 1SB

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