

FORMER NORTH RANGE BUILDING

Walcot Yard, Bath, BA1 5BG

Residential Development Opportunity

savills

OVERVIEW

The former North Range Building provides opportunity to deliver an attractive scheme within a well-established residential market where demand for such opportunities considerably exceeds supply.

- Located just off Walcot Street within 0.5 miles of Bath city centre
- Convenient and popular location
- Full planning permission has been granted and implemented for a scheme of 9 apartments
- Proposed net internal area of 8,742 sq ft, comprising a mix of attractive lateral and duplex 2 bedroom apartments
- Long leasehold for sale via informal tender.



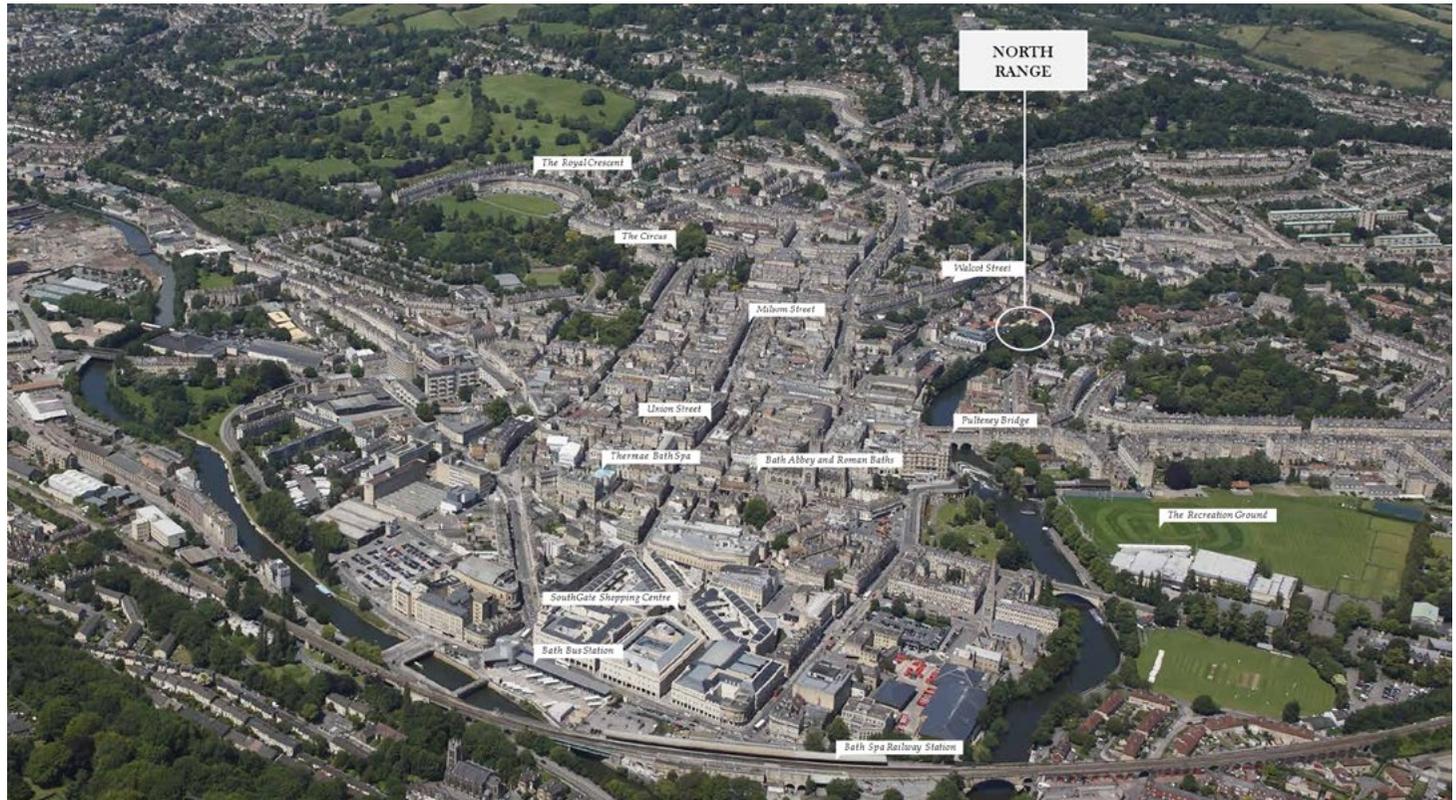
LOCATION

Bath is located in the south west of England, approximately 185 km (115 miles) west of London and 21 km (13 miles) south east of Bristol. The City boasts some of the finest Georgian architecture in Britain and was inscribed as a UNESCO World Heritage Site in 1987, recognising its international cultural significance.

The City provides an extensive range of amenities, including shopping, museums, theatres and art galleries, as well as various sporting venues including The Recreation Ground being the home of Bath Rugby.

Bath is the administrative centre of the district of Bath and North East Somerset (B&NES). The City has an estimated population of 84,250 (ONS, 2011) and a primary catchment of 447,000. Bath's population is affluent, with a significantly above average proportion of adults of working age categorised within the most affluent AB social group; the least affluent D and E social groups are also particularly under represented (Promis).

The City also boasts one of the highest qualified resident workforces in the UK. Bath has two universities: University of Bath, located to the east of the City, and Bath Spa University, located to the west. In addition, there is a selection of highly regarded independent and state schools within and around the City.



COMMUNICATIONS

Road

Bath is situated 13 km (8 miles) to the south of Junction 18 of the M4, linked via the A46 trunk road. In addition, Bath benefits from the A4, which runs west to Bristol and east to Chippenham, and also the A36 Lower Bristol Road which connects Bath to Trowbridge, Warminster and Frome to the south.

Rail

Bath Spa railway station provides access to Bristol (around 12 minutes) in addition to a frequent mainline service to London Paddington with an approximate journey time of 1 hour.

Air

Bristol Airport is located 32 km (20 miles) to the west of Bath city centre. In 2017 it was the 9th busiest airport in the UK, handling over 8.2 million passengers and it is also one of the UK's fastest growing regional airports. Bristol Airport offers over 100 direct international routes and it serves as the inbound gateway to the South West.

SITUATION

The North Range Building is situated on Walcot Yard an area of land accessed from Walcot Street, to the northern edge of the city centre approximately 1 km from Bath railway station.

Walcot Street is characterised by a mix of retail and other commercial uses combined with residential accommodation both above and to the rear set back from the street in a series of short mews type streets which terminate at the river. The River Avon runs to the east of the site.

The North Range Building occupies the northern boundary of Walcot Yard, backing onto the buildings and gardens of Ladymead House to the north. To the south is a recent development of 8 dwellings forming an attractive courtyard on the opposite side of the site. There are office buildings to the east towards the river know as Riverside North and South.

The North Range site is situated within minutes walking distance of Bath's main amenities and attractions, being situated approximately 0.5 miles from Bath City Centre.

DESCRIPTION

The site comprises the former North Range Buildings, originally built in the 1880s as workshops for a joinery, stained glass and other craft manufacturers. Since then the buildings have been used as show rooms and for an architectural salvage business. The building has since been demolished as part of the implemented planning permission at the site, and now forms a cleared development site. The site area extends to 0.13 acres. The site is accessed off Walcot Street to the west.

UNIT	DESCRIPTION	FLOOR	OUTSIDE SPACE	SQ FT (NIA)	SQ M (NIA)
1	2 bed ground floor flat	0	Patio/Terrace	658	61
2	2 bed ground floor flat	0	Patio/Terrace	655	61
3	2 bed ground floor flat	0	Patio/Terrace	651	60
4	2 bed lateral apartment	0		1140	106
5	2 bed duplex	1&2	Terrace	1227	114
6	2 bed duplex	1&2	Terrace	1173	109
7	2 bed duplex	1&2	Terrace	958	89
8	2 bed lateral apartment	1		1140	106
9	2 bed lateral penthouse	2		1140	106
Total				8742	812

PLANNING

Planning has been granted for redevelopment of the existing North Range Building to create 9 dwellings. The application is submitted under planning application reference 17/05217/4. The consent has been implemented and the former building has been demolished and the site has been cleared.

Full details of planning documents are available via the data room.

PROPOSED DEVELOPMENT

The development proposal comprises 9 no. residential apartments including 6 no. 2 bed lateral apartments and 3 no. 2 bed duplex apartments.

The building responds to the shape of the site which is shallow at the western end widening at the eastern end. The shallower block which is 6 bays wide at the western end comprises 3 levels of lateral apartments and circulation core. The lateral apartments will comprise 2 bedrooms each with kitchen living area, W.C., utility, 2 bedrooms, 2 en suites and storage cupboard.

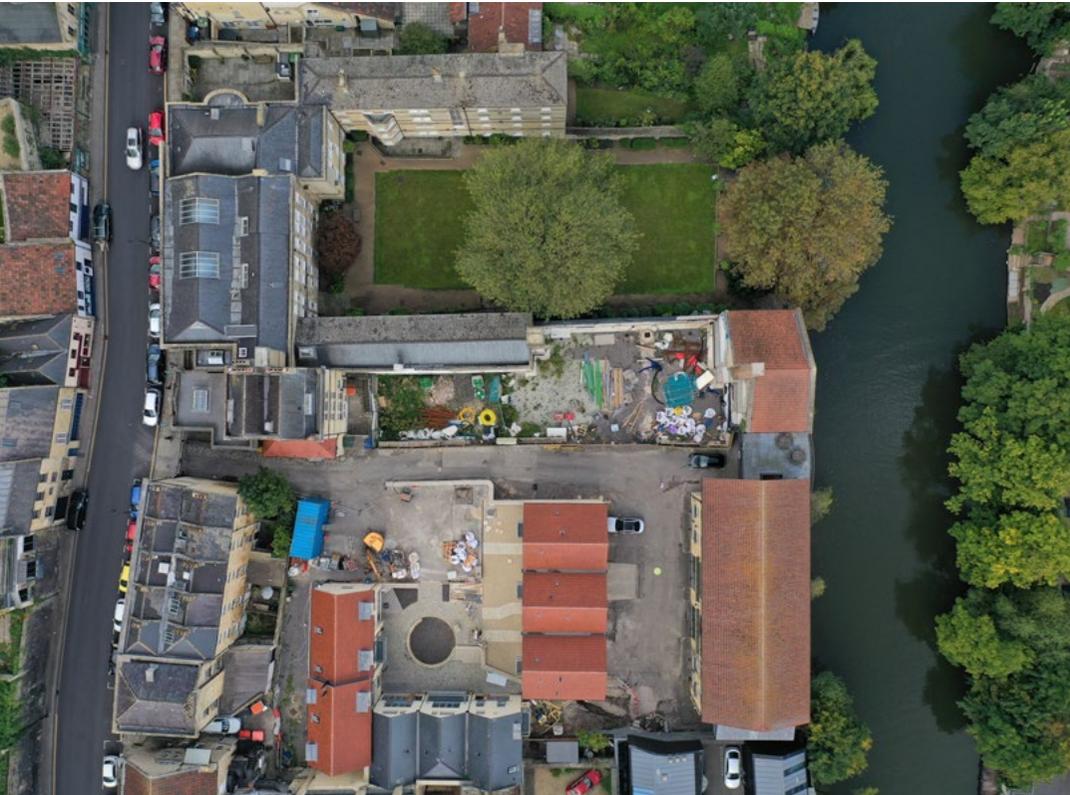
A deeper block 8 bays wide at the eastern end of the building, including a terrace at first floor level comprises 3 apartments at ground floor level and 3 duplex apartments at first and second floor level also with a separate circulation core. These will provide 3 no. 2 bed lateral apartments comprising a kitchen living area, bathroom, 2 bedrooms and storage cupboards at ground floor level.

At first and second floor level it will provide a total of 3 no. 2 bed duplex apartments comprising a kitchen living area, bathroom, 2 bedrooms, en suite and storage cupboard. A communal bin store is located at ground floor level at the eastern end of the site.

The building materials primarily comprise redbrick piers in a regular bay format, infilled with Bath Stone ashlar or grey painted timber paneling. There is a high proportion of glazing upon the development proposed along the southern elevation to provide good levels of sunlight, the glazing frames will be grey coloured metal in attempt to echo the character of the previous building.

One lateral apartment is accessed directly from Walcot Yard and the remaining apartments accessed via two communal entrances. The doors will have grey painted timber panelling. The rear of the building is predominantly redbrick, sliding bi-fold doors provide access onto a terrace at first floor level in order to maximise amenity.





METHOD OF SALE

- The land is to be sold by informal tender
- Offers are invited for the long leasehold on an unconditional basis
- Bids can be received by email or post and should be marked for the attention of Charlotte Kurobasa or Ben Taylor
- The vendor is not obliged to accept the highest or any offer.

VAT

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

SERVICES

Prospective Purchasers are advised to make their own enquiries regarding the suitability and capacity of services for the proposed development with the relevant authorities. Further information can be found in the Data Room.

TENURE

The land is offered for sale long leasehold with vacant possession.

FURTHER INFORMATION

Further details, including various plans and technical reports, are available via the Data Room: www.savills.co.uk/northrange

VIEWINGS

Whilst the site can be viewed in part from public highways. Viewings can be arranged through Savills by appointment. Please contact the agents listed to arrange an appointment.

CONTACT

For further information please contact:

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