

# The Junior School



BRISTOL BS6 6PP



*The Junior School comprises an attractive pair of period buildings situated within one of Bristol's prime suburbs. The properties offer fantastic potential for redevelopment, in a location where such opportunities are exceptionally rare.*





Not to scale - for identification purposes only



# The Junior School



Situated to the north of Bristol city centre in the heart of the affluent residential suburb of Redland



The property, which was formerly in private educational use as Redland High School for Girls Junior School, comprises two linked detached Victorian villas built in the late 19th Century



The total combined Gross Internal Area of the Junior School equates to approximately 9,410 sq ft (874 s m), with each of the two respective plots extending to approximately 4,705 sq ft (437 sq m)



Two respective planning applications for Plots 1 & 2 have been approved for change of use from D1 (educational use) to C3 (residential dwellinghouse) and conversion into single dwellings



The school has potential for redevelopment for a wide range of alternative uses, subject to the necessary planning approvals



The property is offered for sale as two separate lots (or as a whole) by informal tender, with Vacant Possession





# Bristol

Bristol is located approximately 120 miles west of London and 13 miles north west of Bath, and is regarded as the commercial capital of the South West of England.

The city is set around an historic harbour, and is surrounded by rolling hills and countryside. It is home to over 450 parks and green spaces.

With a population of 437,500 (ONS, 2013) Bristol is the most populous city in southern England outside London. In 2014 Bristol was voted The Sunday Times Best City to Live in Britain, based on its culture, heritage and connectivity with other cities. In 2015 Bristol became the first UK city to be crowned European Green Capital.

The 2014 Centre for Cities Report confirmed that the Bristol city region was one of the strongest performing outside of London on a range of economic indicators, and was the only city region to consistently outperform the national average.

Home to two universities, the University of Bristol and the University of the West of England, Bristol boasts one of the highest levels of graduate retention anywhere in the country. Bristol has developed a strong service sector, and has become one of the largest employment bases for banking, financial, insurance and legal services outside of London. As such, it is a popular relocation destination.

Bristol has witnessed a significant amount of new development in the city centre over the last decade including the 1 million sq ft retail and leisure development at Cabot Circus; Harbourside (Crest Nicholson); and the Temple Quay office quarter, which provides in excess of 1.45 million sq ft of mixed uses.

A number of other regeneration projects are currently underway in the city, including Bristol Temple Quarter Enterprise Zone; the University of Bristol's new city centre campus; Network Rail's electrification of the line from London to Bristol; and the full refurbishment and redevelopment of Temple Meads station.



Not to scale - for identification purposes only

## Communications



Bristol is strategically located adjacent to the junction of the M4/M5 Motorway interchange, approximately 4 miles to the north west of the city centre, which provides excellent access to London, South Wales, the South West and the Midlands.

Regular bus services are available from Redland Road, which link to the city centre, the bus station and Bristol Temple Meads.



Bristol has two principal railway stations - Bristol Temple Meads (approximately 0.8 miles to the east of the city centre) and Bristol Parkway (approximately 6 miles to the north of the city centre). Both stations provide frequent direct mainline services to the major cities throughout the UK. London Paddington (high speed) has a current approximate journey time of 1 hour 40 minutes from Bristol Temple Meads.

Following Network Rail's electrification, it is anticipated that the journey time to and from London will be reduced to 1 hour 20 minutes.

Redland railway station is approximately 200m to the south of the site. It is on the Severn Beach line and provides midweek trains between Temple Meads and Avonmouth every 40 minutes.



Bristol Airport is located approximately 7 miles to the south west of the city centre. In 2014 it was the 9th busiest airport in the UK, handling over 6.3 million passengers. It is also one of the UK's fastest growing regional airports. Bristol International Airport offers scheduled flights to 144 destinations and serves as the inbound gateway to the South West.



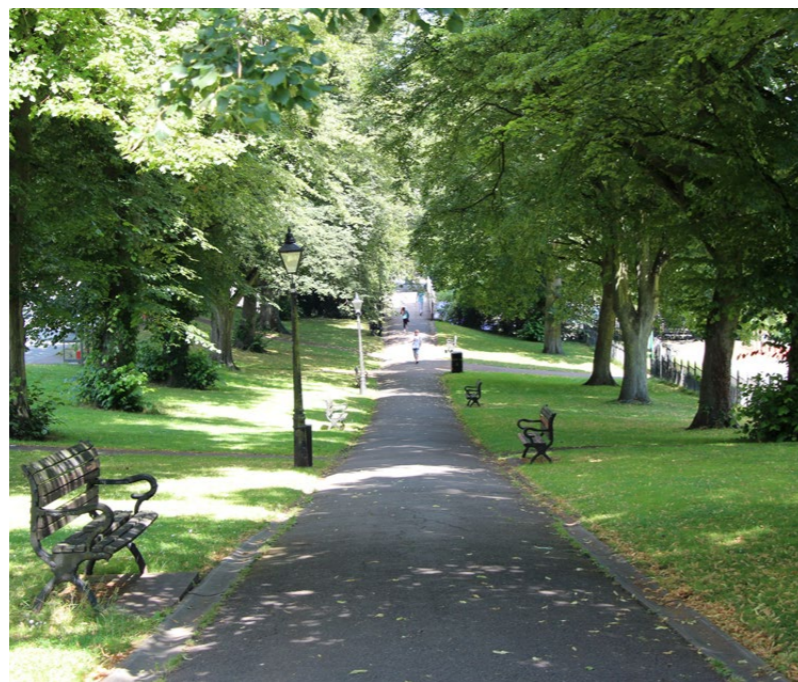
Not to scale - for identification purposes only

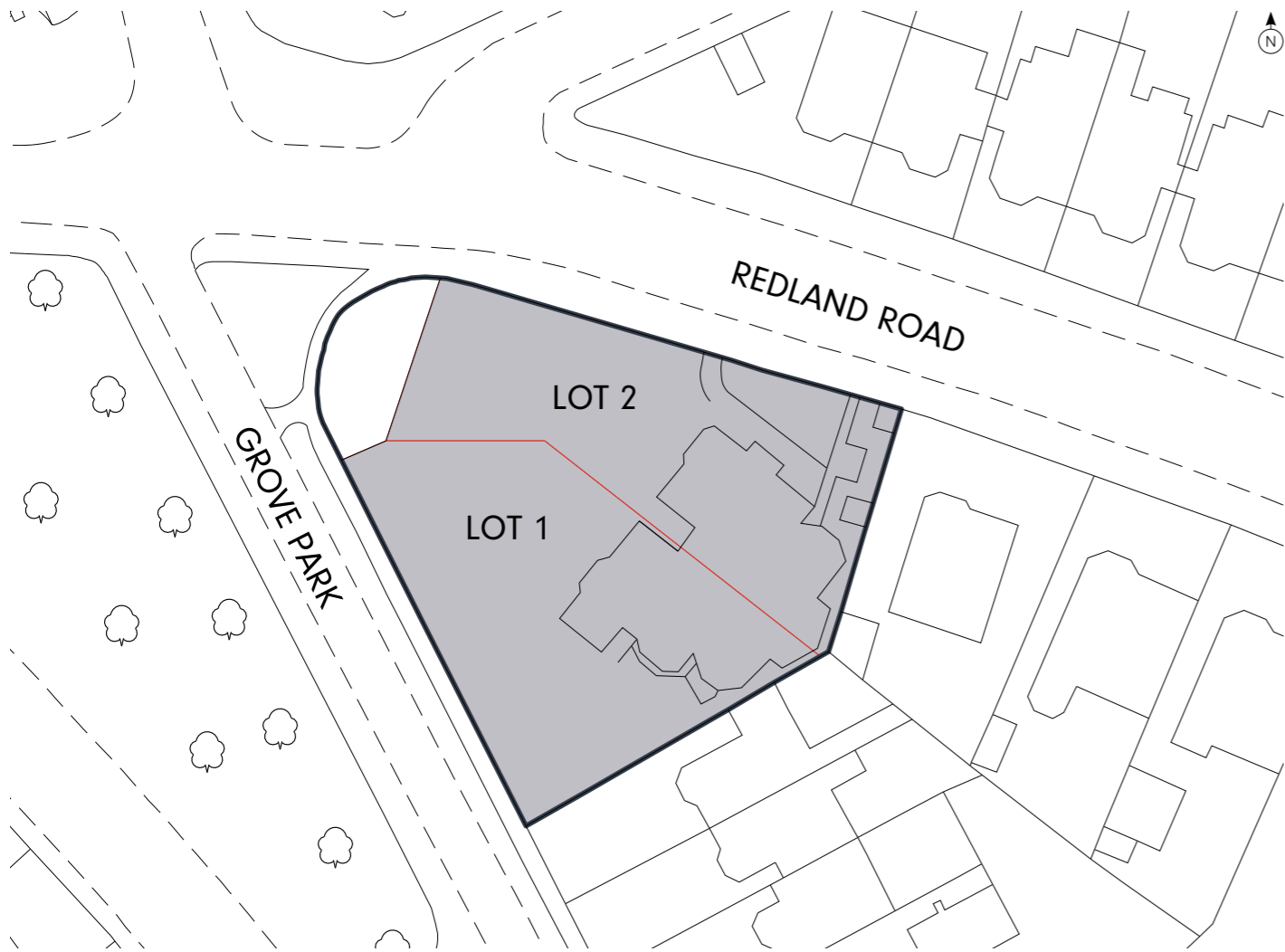
## Situation

The Junior 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 main site of the former Redland High School lies directly opposite the site to the north of Redland Road. The main school was sold in 2017 and is proposed for residential development.

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 (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 Durham Downs.





NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100024244 Savills (UK) Ltd.  
NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

## Property Description

The property comprises a pair of late Victorian linked detached villas located on a prominent corner plot at the junction of Grove Park and Redland Road.

Redland High School for Girls and Red Maids' School merged in 2016 to create Redmaids' High School. The integration of the two schools completed in September 2017, with the newly formed School operating entirely from Redmaids' School's Westbury-on-Trym site. During that time the existing Junior School site was vacated and is now surplus to requirements.

The main buildings are of Victorian style constructed in the late 19th Century and are arranged over 3.5 floors. The two villas extend to approximately 4,705 sq ft (437 sq m)

respectively, with a combined total of 9,410 sq ft (874 sq m). The buildings constructed of local stone with aslar (Bath stone) quoins and window reveals, and tiled roofs. The majority of windows are timber sash. The buildings are connected currently via a single storey rear extension that was built as a modern addition across both buildings.

Outside, the former gardens are now mainly hard-landscaped and are enclosed by rubble-stone walls and hedges. There are currently pedestrian access points from Redland Road and both pedestrian and vehicular access from Grove Park. The consented plans provide for both pedestrian and vehicular access to both plots.

A pre-fabricated class room building extending to 2,293 sq ft (213 sq m) that served as an extension to the existing school, currently occupies the garden area of Lot 2. This building does not form part of the residential consent and is proposed to be removed prior to completion of the sale of the plot by the Vendor. There may be scope to include this building in the sale, subject to separate negotiation. Detailed plans available on request.

**For the purposes of the sale, the school has been divided into two lots:**

**Lot 1: 1 Grove Park Road**

**Lot 2: 98 Redland Road**

**The separate lots are shown for identification purposes above.**

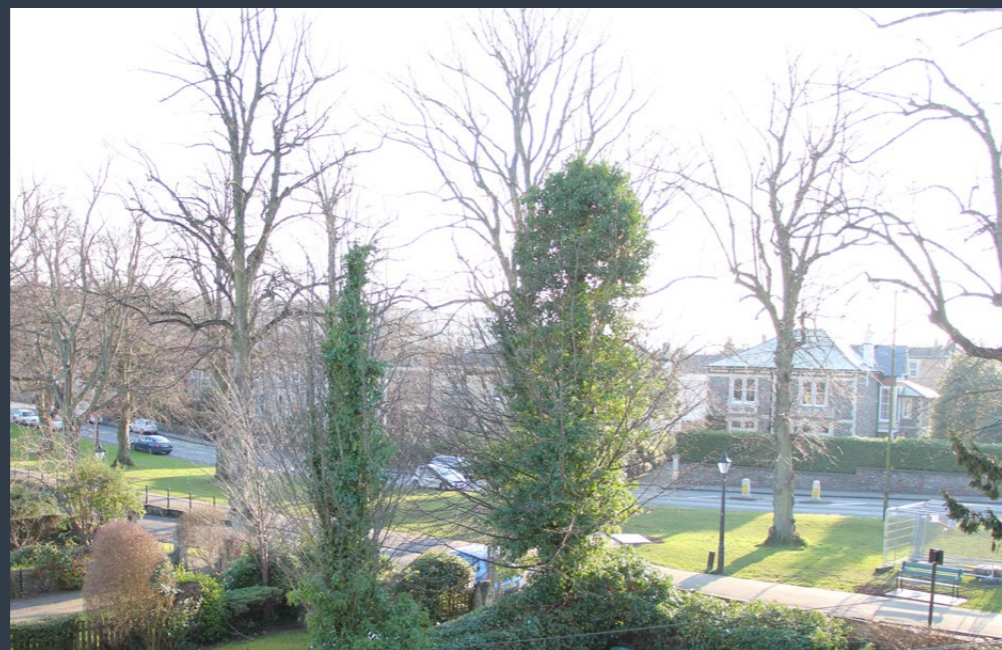
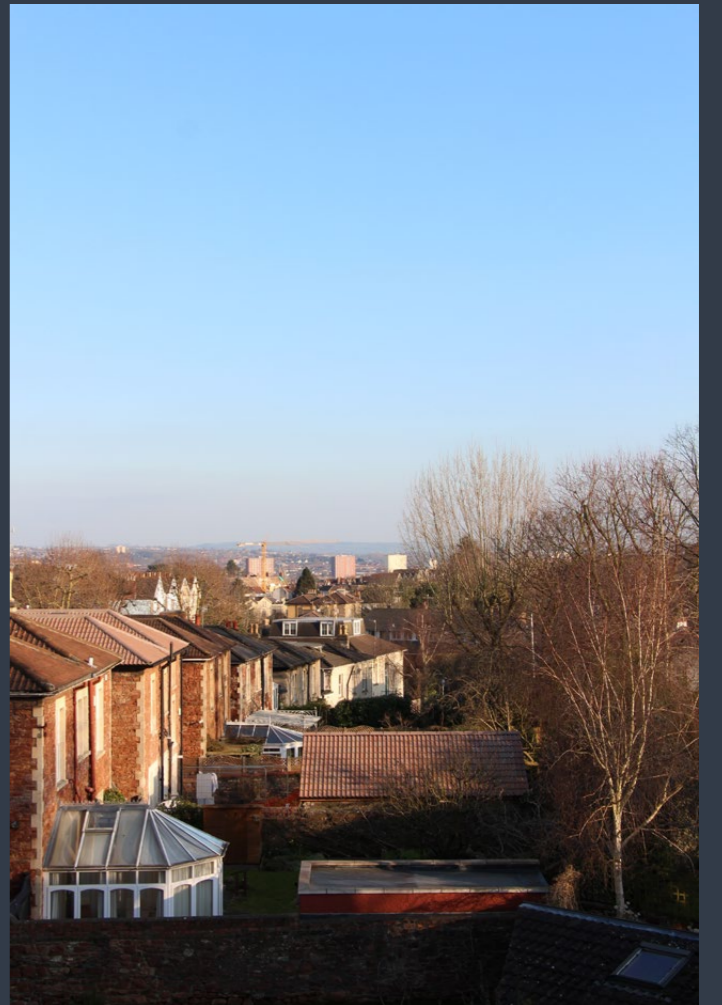


*Lot 1:  
1 Grove Park*



*Lot 2:  
98 Redland Road*





# Existing Floorplans:

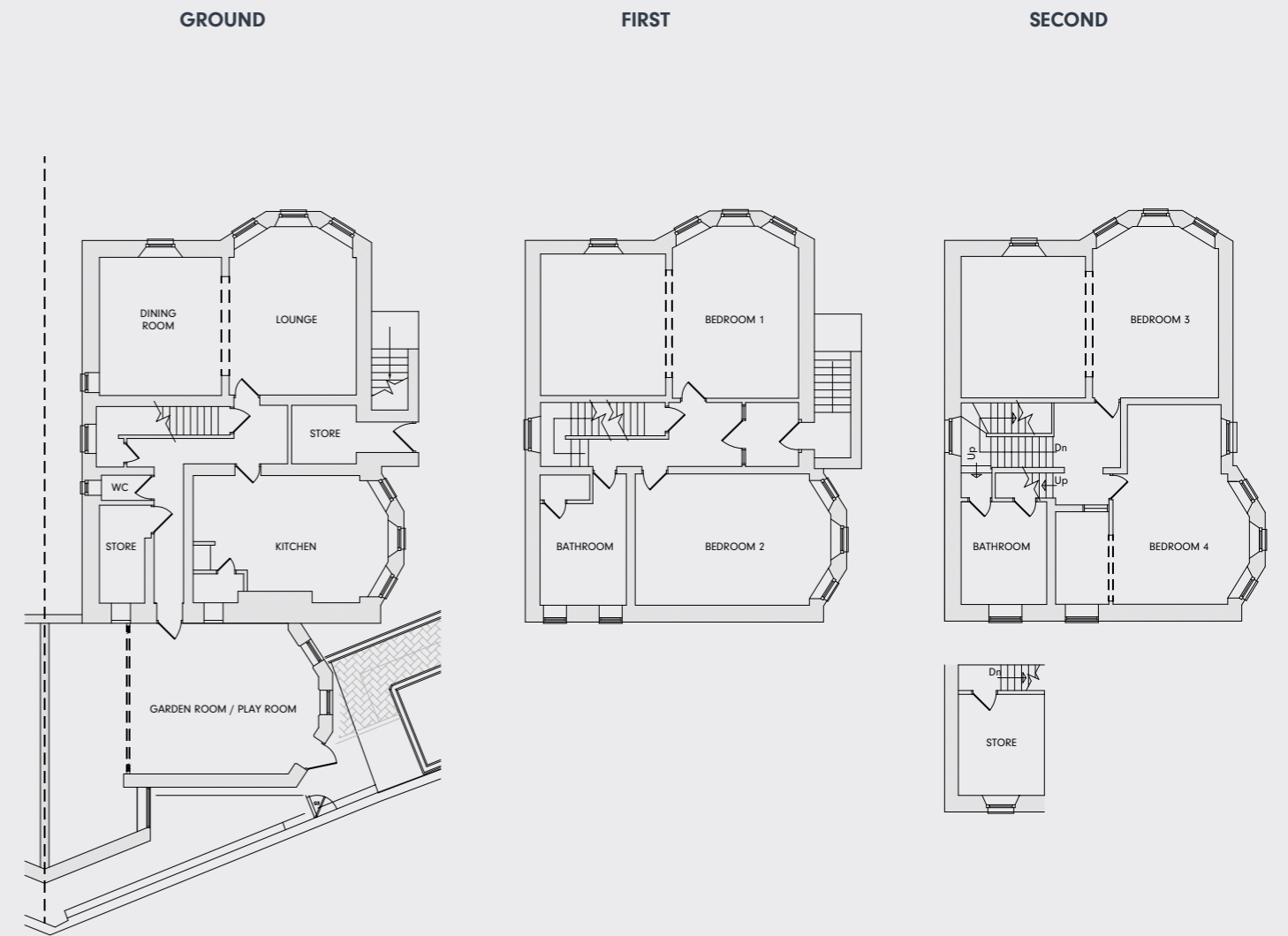
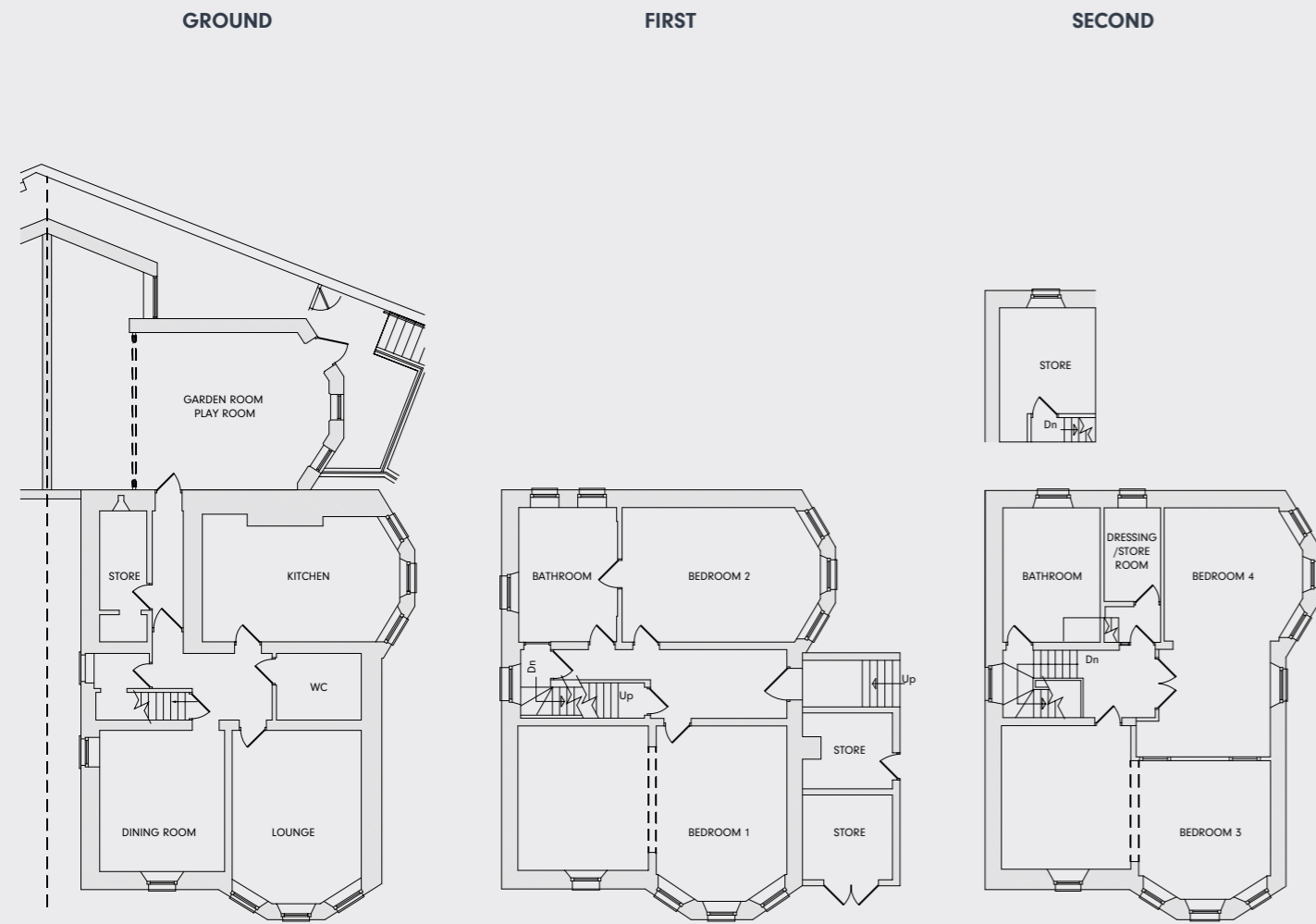


TOTAL GROSS INTERNAL AREA AS PER THE DRAWINGS: 9,410 SQ FT (874.3 SQ M).

Not to scale - for identification purposes only

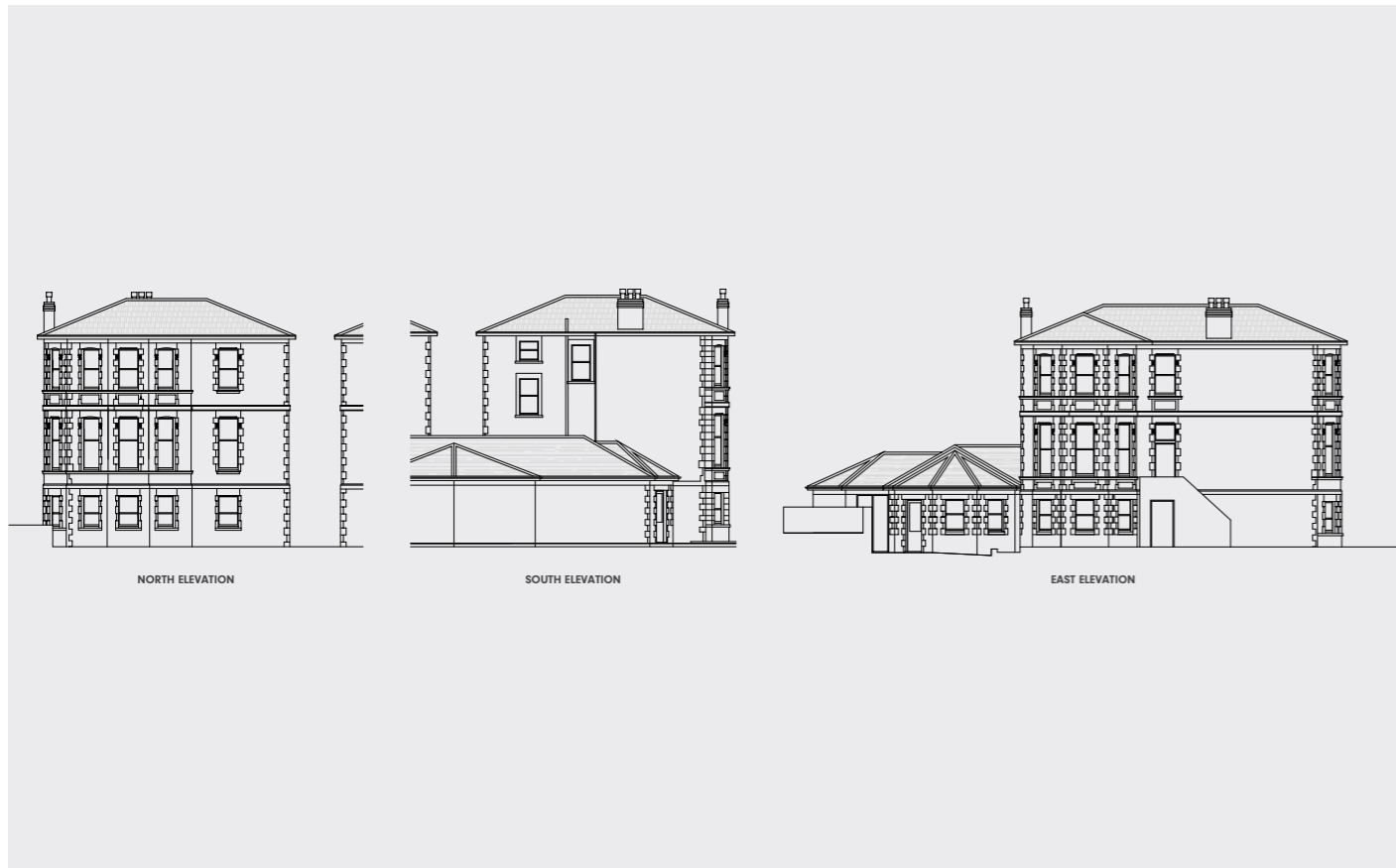
*Consented Floorplans:  
Lot 1: 1 Grove Park*

*Consented Floorplans:  
Lot 2: 98 Redland Road*



Not to scale - for identification purposes only

Not to scale - for identification purposes only



Source: Bristol City Council



# Planning

## PLANNING OVERVIEW

Two respective planning applications for Plots 1 & 2 have been approved for change of use from D1 (educational use) to C3 (residential dwellinghouse) and conversion into single dwellings under the following applications granted in November 2017:

### Plot 1

'Change of use from Educational D1 to dwelling house (C3) and removal of external staircase'. (Planning ref: 17/02967/F)

### Plot 2

'Change of use from Educational D1 to dwellinghouse (C3) and removal of external staircase and part of boundary wall'. (Planning Ref: 17/02969/F).

Details of the above consents can be found via the Bristol City Council's planning website.

## REDEVELOPMENT OPTIONS

The property is not listed, but is located within the Cotham and Redland Conservation Area.

The property has potential for redevelopment for an alternative use or alternative residential scheme, both of which would be contingent procuring the necessary consents.

Interested parties are politely requested not to make any direct enquiries to Bristol City Council prior to agreeing an offer and should instead direct all enquiries to the school's planning consultant, Kevin Hunt of JLL:

### Kevin Hunt

Director - Planning & Development  
JLL  
31 Great George St  
Bristol, BS1 5QD

T: +44 (0)117 928 1647  
M: +44 (0)7971 047 586  
E: Kevin.Hunt@eu.jll.com



# General Information

## TENURE

The freehold of the property is offered for sale with vacant possession and is currently registered at the Land Registry under title numbers AV884352 and AV63389.

## 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.**

## METHOD OF SALE

The freehold interest of the property is offered for sale by informal tender as two separate lots

Offers are invited for the individual lots or for the whole

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.

## EPC

Rating D. Certificate available on request.

## 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) 117 910 0319  
+44 (0) 780 799 9547

Savills Bristol Development  
Embassy House  
Queens Avenue  
Bristol BS8 1SB

## Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Commercial Marketing: 020 7499 8644

Subject to Contract. March 2018

