

# LEISURE DEVELOPMENT OPPORTUNITY PATCHWAY, BRISTOL

## LAND FOR SALE OR TO LET

Asda, Highwood Lane,  
Patchway, Bristol, BS34  
5TL

- Development Land for Sale or To Let
- Site extends to 3.68 acres /1.49 hectares
- Vacant possession
- 4<sup>th</sup> Largest Retail Warehousing Cluster in the UK

M&S  
EST. 1884

The Mall at Cribbs Causeway

JOHN LEWIS  
& PARTNERS

halfords

Dunelm

ASDA

next  
SPORTS  
DIRECT.com  
Wren  
Harveys  
Oak  
furnitureland  
SCS  
Smyths

Currys PC World

TKmaxx  
hobbycraft

HOME SENSE  
Tapi  
carpets  
GO  
Dreams  
carpetright.

vue

McDonald's

Morrisons

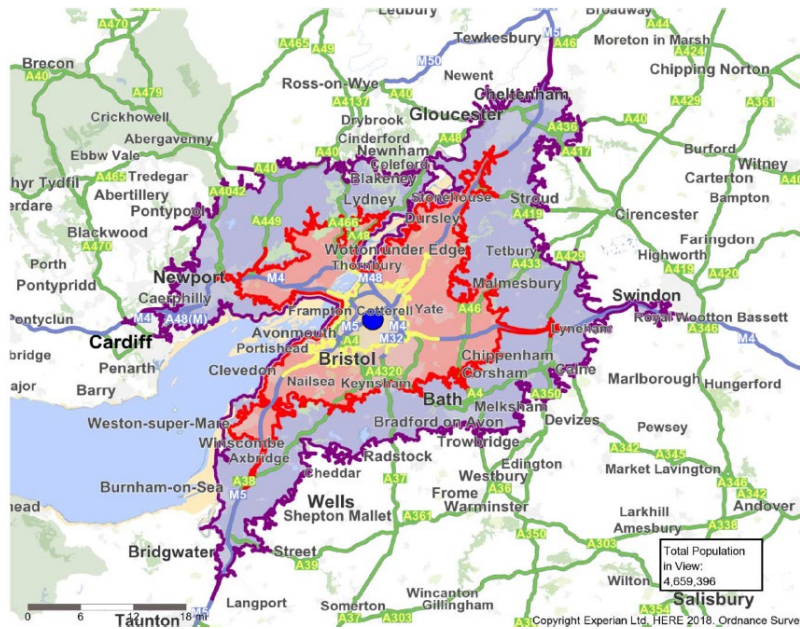
B&Q

Furniture  
Village

dfs

McDonald's





## Location

The site is located in Patchway, a town situated approximately 7 miles north of Bristol City Centre. The site is readily accessible and hence attracts a substantial catchment, being located off junction 17 of the M5 Motorway close to the intersections with the M4 and M49 motorways.

The site is accessible to a population of approximately 200,000 within 15 minutes drivetime, 1.02 million within 30 minutes and 2.06 million within 45 minutes.

The existing site is utilised as customer car parking land adjacent to an Asda Superstore. Asda is a standalone site, however is surrounded by Cribbs Causeway Retail Park, The Mall at Cribbs Causeway, The Venue, Centaurus Retail Park and other standalone retail warehousing. Combined, the Cribbs Causeway retail warehouse cluster forms the 4<sup>th</sup> largest in the UK.

## Description

The site is broadly rectangular in shape and extends to approximately 3.68 acres/ 1.49 hectares, as per the indicative site plan. The site comprises car parking land with hedges to the perimeter.

Immediate occupiers include Asda, McDonalds, Dunelm, Dreams, Homesense, TK Maxx, Hobbycraft, Halfords and B&M,

The opportunity shall be self-contained from the Asda retained car park and any offers should assume a separate access.

## Planning

The site has outline planning consent for the erection of 7 no. units with the use class A1, A3, A4, A5, D2

Potential purchasers should make their own enquiries to the Local Authority regarding all planning matters.

## Tenure

Freehold

## VAT

The property is elected for VAT.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Terms

The Vendor is seeking to dispose of the land as shown red on the indicative site plan. Both Conditional on planning and Unconditional bids are invited.

## Viewings

Prospective purchasers are welcome to carry out customer visits in the first instance, but should not approach or discuss details regarding the sale of any site with the manager or staff.

## Contact

For further information please visit [www.newsteer.co.uk](http://www.newsteer.co.uk) or contact Dom or David on the below:



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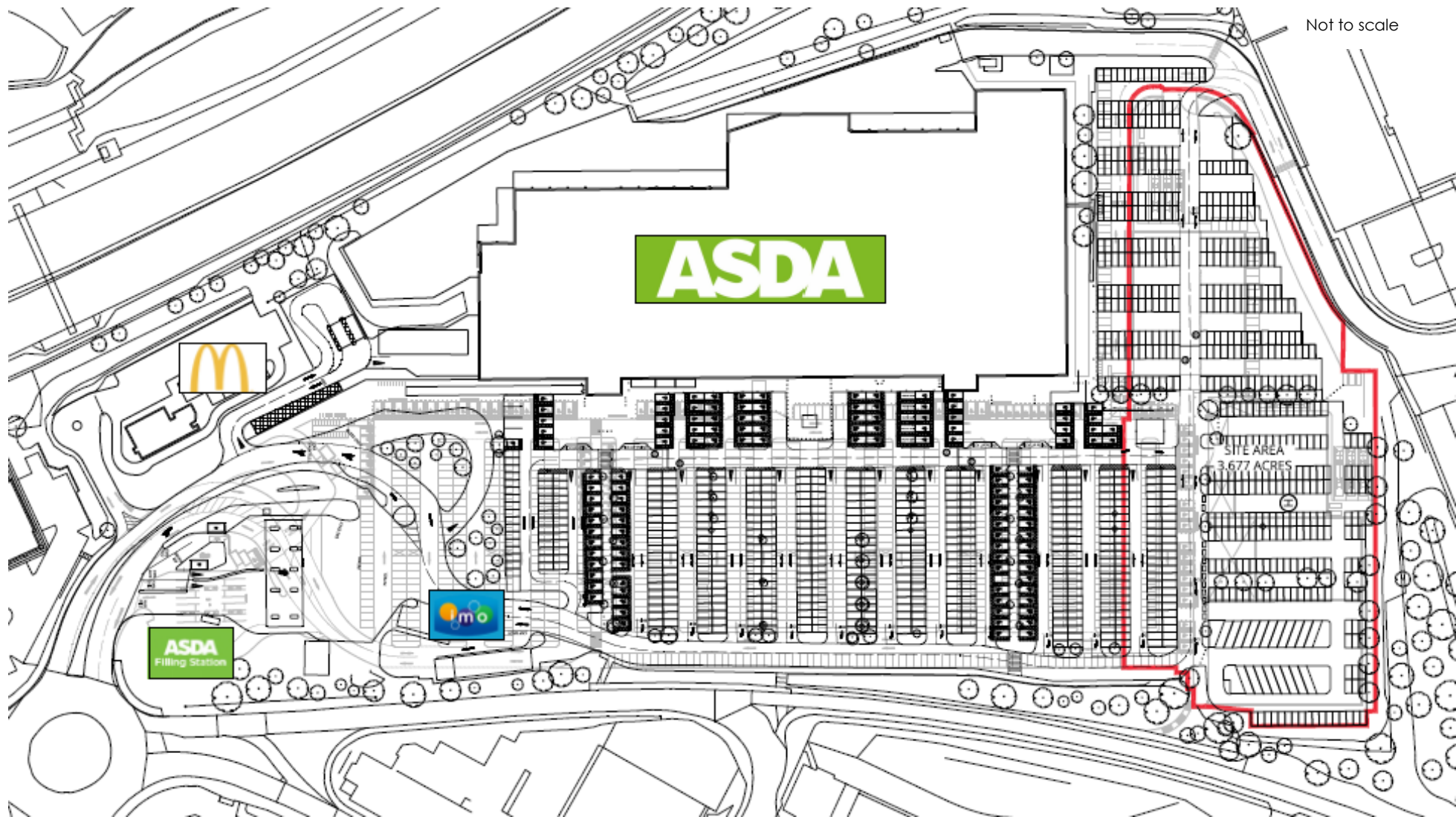
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**Important Notice**

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
  2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
  3. No person in the employment of Newsteer has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
  4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.
- July 2020