

**DEVELOPMENT OPPORTUNITY
PATCHWAY, BRISTOL**

LAND FOR SALE

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

- 2 parcels of development land (STPP)
- Combined site area extends to c8.06 ac/3.26 ha
- The site benefits from being located close to Cribbs Causeway Retail Park, The Mall at Cribbs Causeway and other retail warehousing.
- Vacant possession



Newsteer
REAL ESTATE ADVISERS

M&S
EST 1884

The Mall at Cribbs Causeway

JOHN LEWIS
& PARTNERS

halfords

Dunelm

ASDA



vue

next
SPORTS
DIRECT.com
vixen
OAK
FURNITURE
SCS
SAVING

Currys PC World

HOMESENSE
Tapi
carpets
GO
Dreams
carpetright.

TKmaxx

hobbycraft

B&Q

Furniture
Village

dfs



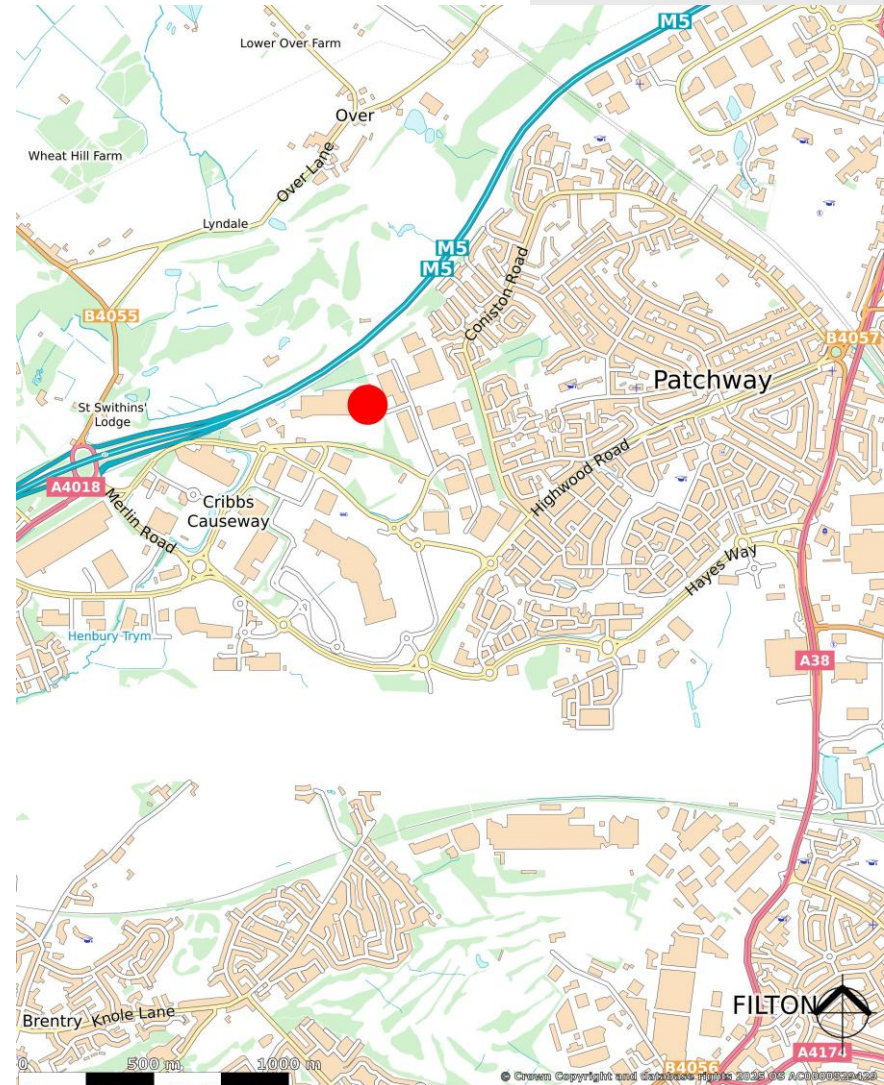
Morrisons
Since 1959
Morrisons
Since 1959

On behalf of Asda Stores Limited

Newsteer is delighted to be marketing the development opportunity (STPP) for the land at Asda Patchway.

- Currently comprising of surplus car parking and associated land to the north of the car park
- Sold on up to 250-year long leaseholds
- Located within trading Asda Superstore Car Park
- Suitable for commercial uses (STPP)
- Less than 1 mile to Junction 17 of M5

Prospective parties are welcome to carry out unaccompanied site visits to Asda, however we ask that you be discreet and under no circumstances should you approach any members of staff or customers with regards to this matter. Please note the store remains unaffected.



Location

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

The existing site is utilised as customer car parking land adjacent to an Asda Superstore. Asda is a standalone site and is surrounded by Cribbs Causeway Retail Park which includes The Mall at Cribbs Causeway, The Venue, Centaurus Retail Park and other standalone retail warehousing.

Description

We are marketing two sites, extending to c8.06 acres / 3.26 hectares, as per the indicative site plan provided. The site comprises car parking land with hedges to the perimeter, and land to the north of the car park. Immediate occupiers include Asda, McDonalds, Dunelm, Dreams, Homesense, TK Maxx, Hobbycraft, Halfords and B&M.

The opportunities shall be self-contained from the Asda retained car park.

Planning

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

Tenure

Long Leasehold

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 sites as shown red on the indicative site plan. Both Conditional on planning and Unconditional bids are invited. We are inviting bids on both a single site or combined site bases.

Contact

For further information please visit www.newsteer.co.uk or contact David, Giles or Lottie on the below:

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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 persons 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 states, prices or rents quoted are exclusive of VAT.

Anti-Money Laundering: To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

