

**FOR SALE**

# Redland House 157 Redland Road Bristol, BS6 6YE

- Freehold office development opportunity.
- Site c. 0.73 acres (0.3 ha)
- A total of 9,166 sq. ft with a generous net to gross ratio allowing potential to increase the NIA by c.1,000 sq. ft.
- Period main building arranged over three storeys plus a large basement.
- Large single storey rear extension trading as a Business Centre.
- 53 Car Parking Spaces.
- Suitable for redevelopment to residential / retirement under Class C3 or a range of alternative uses subject to planning.
- Offers are invited for the freehold.



**BLADEN**  
PROPERTY CONSULTANTS

**Hartnell  
TaylorCook**

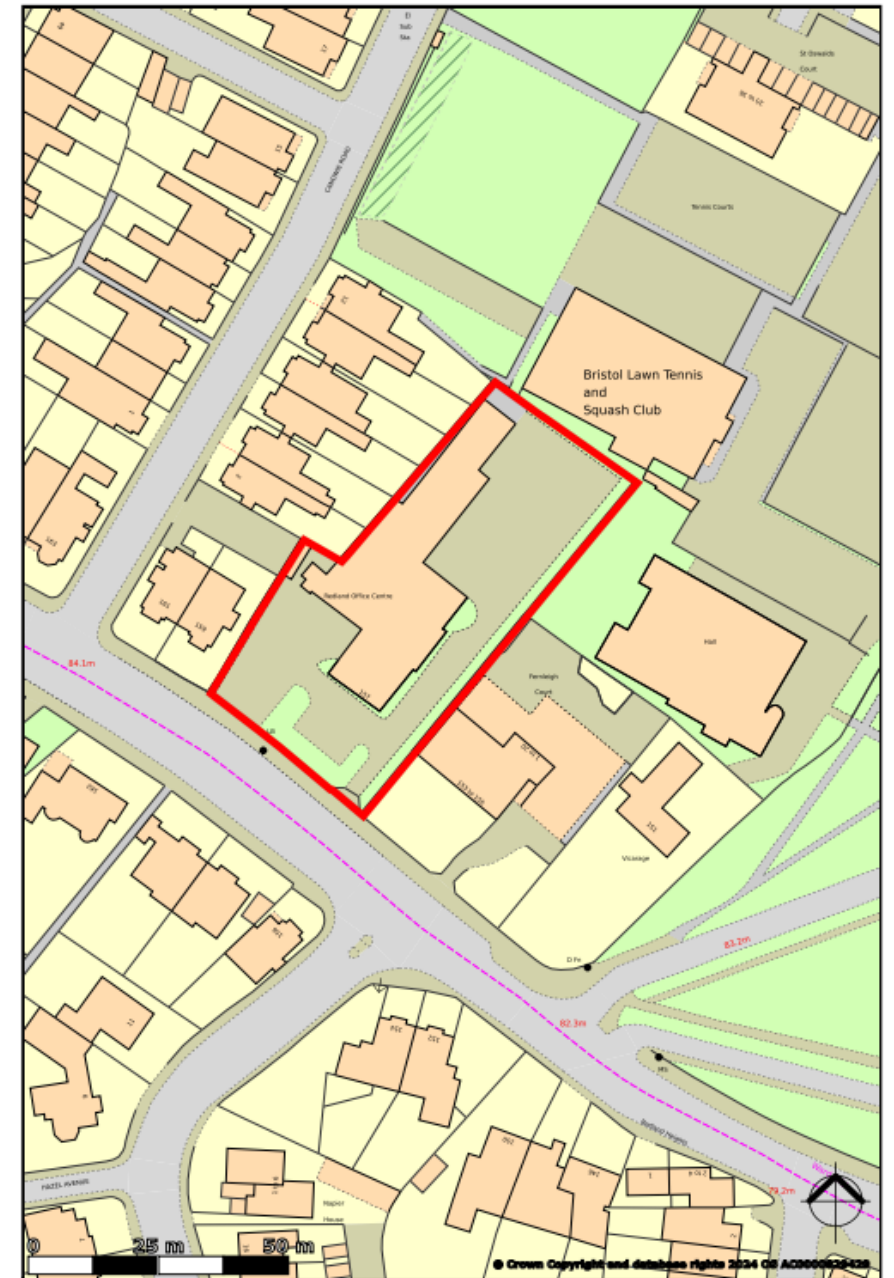
**SUBJECT TO CONTRACT**  
The above site-outline is for identification purposes only

# For Sale

## Redland House, 157 Redland Road, Bristol BS6 6YE

### Location

- Redland is an affluent district of Bristol situated approximately 2 miles from Bristol City Centre between Clifton, Cotham, Bishopston & Westbury Park.
- Redland House is prominently located on Redland Road adjoining Redland Green Tennis Club. The location is walking distance from the extensive range of retail and leisure amenities available on Whiteladies Road whilst providing fast access to the A38 (Cheltenham Rd), A4018 to Cribbs Causeway and the M32.
- The A38 and A4018 provide direct routes to the M5 (8 miles to the north) and from there the Midlands and South West. The M32 connects directly to the M4 and routes towards London and Cardiff. There are regular rail services to Bristol Temple Meads from Redland Station and Clifton Down Station, equidistantly a 0.5 mile walk away.
- The surrounding area is predominantly high quality residential with a degree of student accommodation due to its proximity to Bristol University. Other uses in the vicinity of the building include healthcare at the Spire Private Hospital, significant retirement living schemes such as The Vincent by Lifestory and educational uses at Torwood House and Bristol Steiner School.



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#### Description

- Redland House is a self-contained Grade II Listed three storey Georgian townhouse arranged over basement, ground, first and second floors with additional office accommodation in the single storey rear extension benefitting from Class E Use.
- It was first built in 1745 roughcast with limestone dressings and a pantile hipped roof with a parapet. It was originally a house before becoming offices and prior to the addition of the Business Centre extension.
- The building has maintained a lot of the original period features internally whilst being sympathetically refurbished to provide a range of individual office rooms. The business centre is purpose built and provides a range of modern office suites providing desking from 2 – 8 workstations with shared WC and kitchen facilities. There is a shared reception currently serving both buildings.
- The business centre currently has a number of occupiers using the centre on a monthly license basis and further details of the current tenancies can be provided on request.
- The property is set in mature landscaped grounds and benefits from extensive car parking provision, with 53 car parking spaces provided across the site which totals approximately 0.73 acres (0.3 Hectares).
- Redland House has a Net Internal Area (NIA) of 4,869 sq. ft and the Business Centre has an NIA of 4,297 sq. ft, equating to a total NIA of 9,166 sq. ft.

#### Accommodation & Site Area

157 Redland Road (Original Building)	4,020 sq. ft (NIA)	373.47 sq. m
Basement	849 sq. ft (NIA)	78.87 sq. m
Business Centre (Extension)	4,297 sq. ft (NIA)	399.20 sq. m
<b>Total Building Area</b>	<b>9,166 sq. ft (NIA)</b>	<b>851.55 sq. m</b>
Total Site Area	0.73 acres	0.3 hectares



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#### Tenure

**Freehold.** The boundaries of the site are outlined in red in the OS extract for identification purposes only.

#### Planning

The existing Use Class for both 157 Redland Road and the Business Centre is E(g)(i) Office Use (Previously B1).

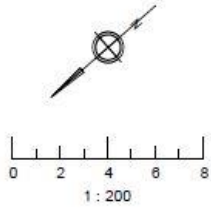
Originally, 157 Redland Road was built as a House and therefore historically benefitted from Use Class C3 (Residential) before becoming offices.

The new local plan, which is expected to be adopted in Spring 2025, will set out how Bristol will develop up to 2040, including a target of delivering 35,000 homes in this timeframe. The current policy map does not set out any allocations for the Bishopston, Cotham & Redland neighborhood Partnership Area. Therefore there is potential for the conversion to a host of uses, including Residential, Senior Living, Care Home, Extra Care and Healthcare subject to planning.

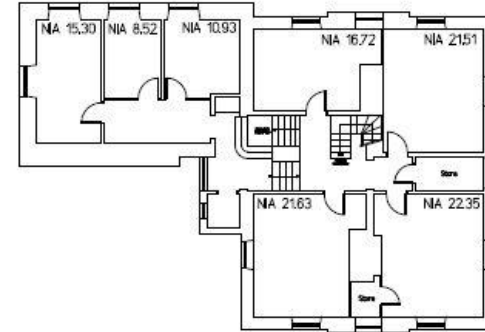
#### Data Room

A link to the data room will be supplied to interested parties upon application. Please note that the contents are for information purposes only and are not to be relied upon.

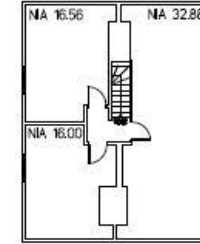




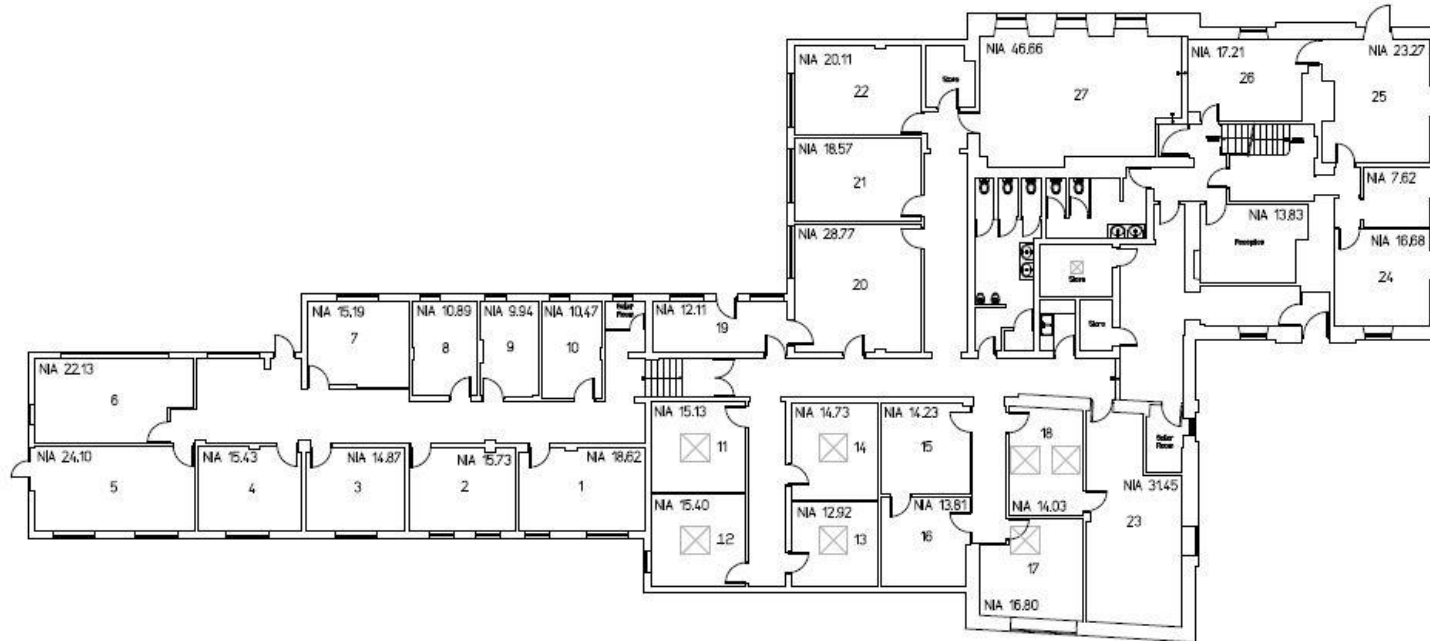
FIRST FLOOR



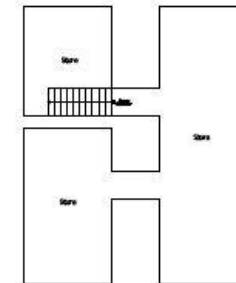
SECOND FLOOR



GROUND FLOOR



BASEMENT



Estate Surveys Ltd  
 Knapp Farm, Crossways Lane  
 Thornbury, Bristol, BS35 3UE  
 m 07800 581240  
 t 01454 279014  
 w www.estatesurveys.co.uk

CLIENT  
 Badden Property Consultants

ADDRESS  
 Redland House  
 157 Redland Road  
 Redland, Bristol, BS6 6YE

TITLE  
 Floor Plan

SCALE  
 1:200 @ A3

DATE  
 28-02-2023

BY  
 TR

## For Sale

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### Sale by Informal Tender

Offers will be sought for the Freehold interest on an unconditional basis.

### Anti-Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

### Viewing / Contact

Allocated viewing days will be set and interested parties must pre-book viewings through the joint agents.

For further information or to arrange a viewing, please contact the joint agents:-

**Hartnell  
Taylor Cook**

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