

16-17 VICTORIA ROAD

ST PHILIPS | BRISTOL | BS2 0UX

///LATELY.BEND.RIFT



OPPORTUNITY SUMMARY

- Strategic location within the Bristol Temple Quarter urban regeneration area.
- Freehold to be sold with vacant possession.
- Significant development activity within immediate vicinity.
- Close proximity to major sites including Temple Island and Temple Quarter Enterprise Campus.
- Approx. 450m from the new eastern entrance of Bristol Temple Meads Railway Station (opening Autumn 2026).
- Excellent redevelopment potential for student, residential or co-living uses subject to planning.
- Regular shaped site of 0.45 acres (including 0.10 acre car park).
- Massing study indicates potential for BTR/PBSA schemes from 14 to 18 storeys.



LOCATION

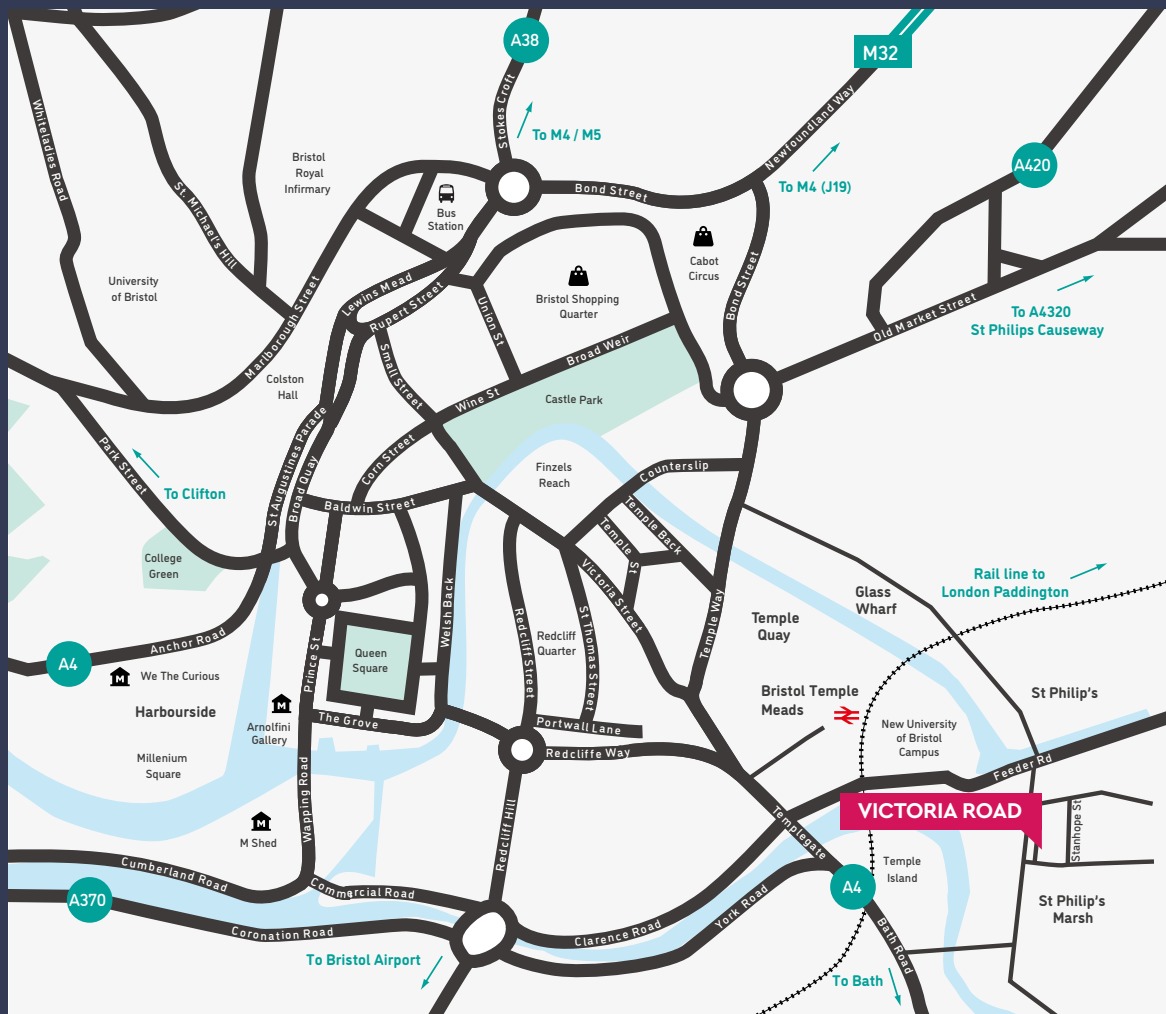
The property is prominently situated on Victoria Road in St Philips, approximately 1 mile southeast of Bristol city centre. Access to key road networks include the A4 (Bath Road) and A4320 (St Philips Causeway), providing swift links to the M32 motorway and the wider regional network.

St Philip's is an area undergoing significant transformation, driven by major regeneration catalysts including the University of Bristol's new £300m Temple Quarter Enterprise Campus which is nearing completion and several consented schemes, which will deliver a mix of residential, student accommodation, and commercial uses.

Victoria Road is in immediate proximity to the new University Campus and subsequently is becoming a strategic location for PBSA development, with a cluster of consented schemes including one recently completed.

Bristol Temple Meads Railway Station is directly behind the new university campus and direct access will be afforded by a new eastern entrance which will open in Autumn 2026. The wider Temple Quarter Master Plan seeks to further improve the permeability for pedestrians and cyclists into Redcliffe and the City Centre.

The surrounding area is predominantly commercial in character, with a growing pipeline of consented residential and purpose-built student accommodation schemes under construction, reinforcing St Philips as one of Bristol's most dynamic and evolving districts.



BY CAR

M32 (Jct 3)	1.6 miles
M4 (Jct 19)	6 miles
M4/M5 Interchange	9 miles
Bristol Airport	10 miles
Bath	12 miles
Cardiff	45 miles

ON FOOT

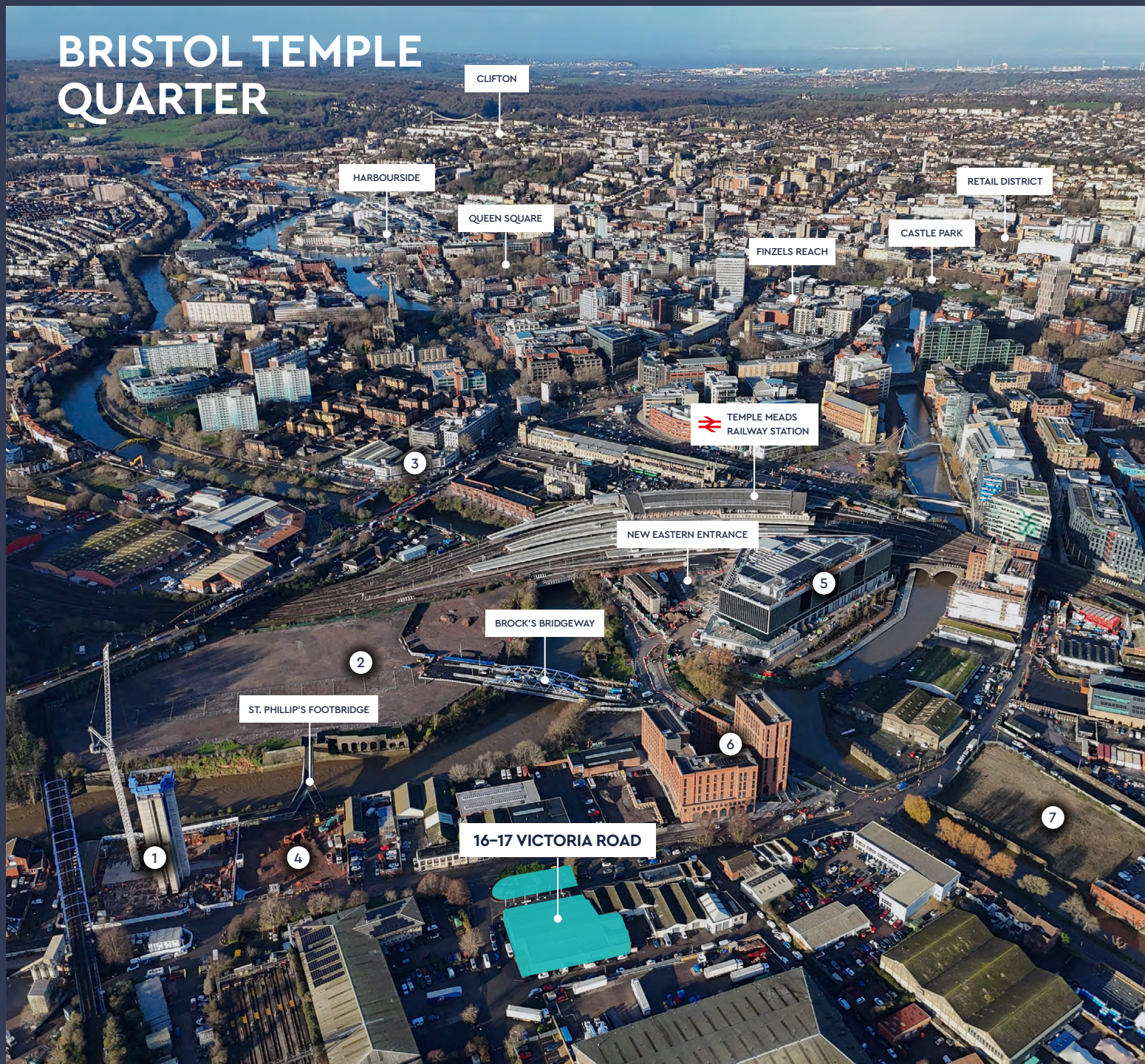
UOB Temple Quarter Campus	5 minutes
Temple Meads Station*	14 minutes
Cabot Circus	25 minutes
Queen Square	26 minutes
Harbourside	30 minutes
Bristol Bus Station	33 minutes

* New East entrance will reduce the walking distance to approx. 7 Minutes

BY TRAIN

Bath	12 minutes
Cardiff	45 minutes
Reading	1 hour 10 minutes
London Paddington	1 hour 20 minutes
Birmingham New Street	1 hour 23 minutes
Manchester Piccadilly	2 hours 58 minutes

BRISTOL TEMPLE QUARTER

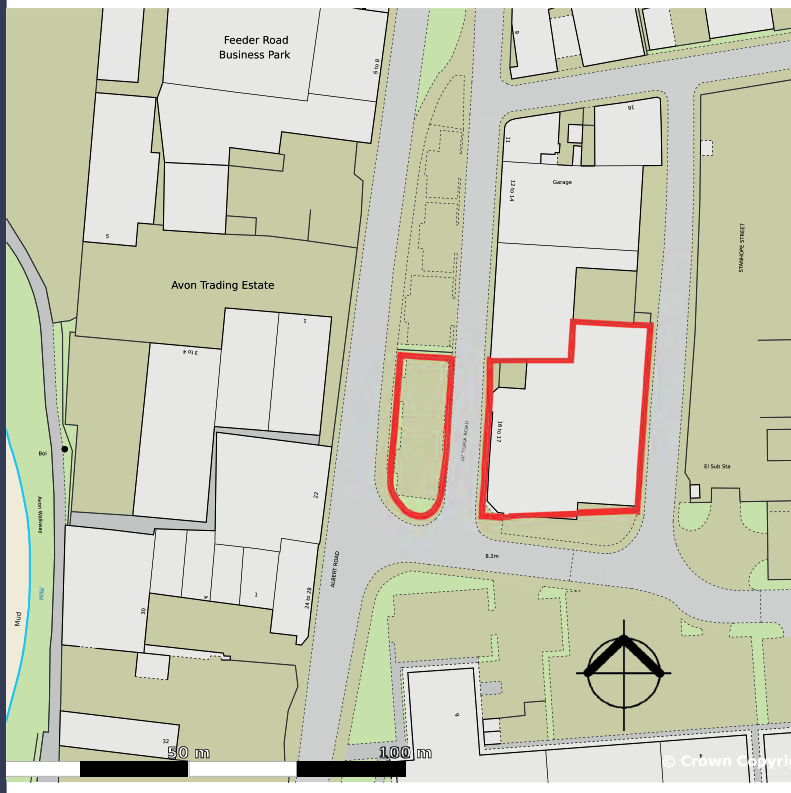


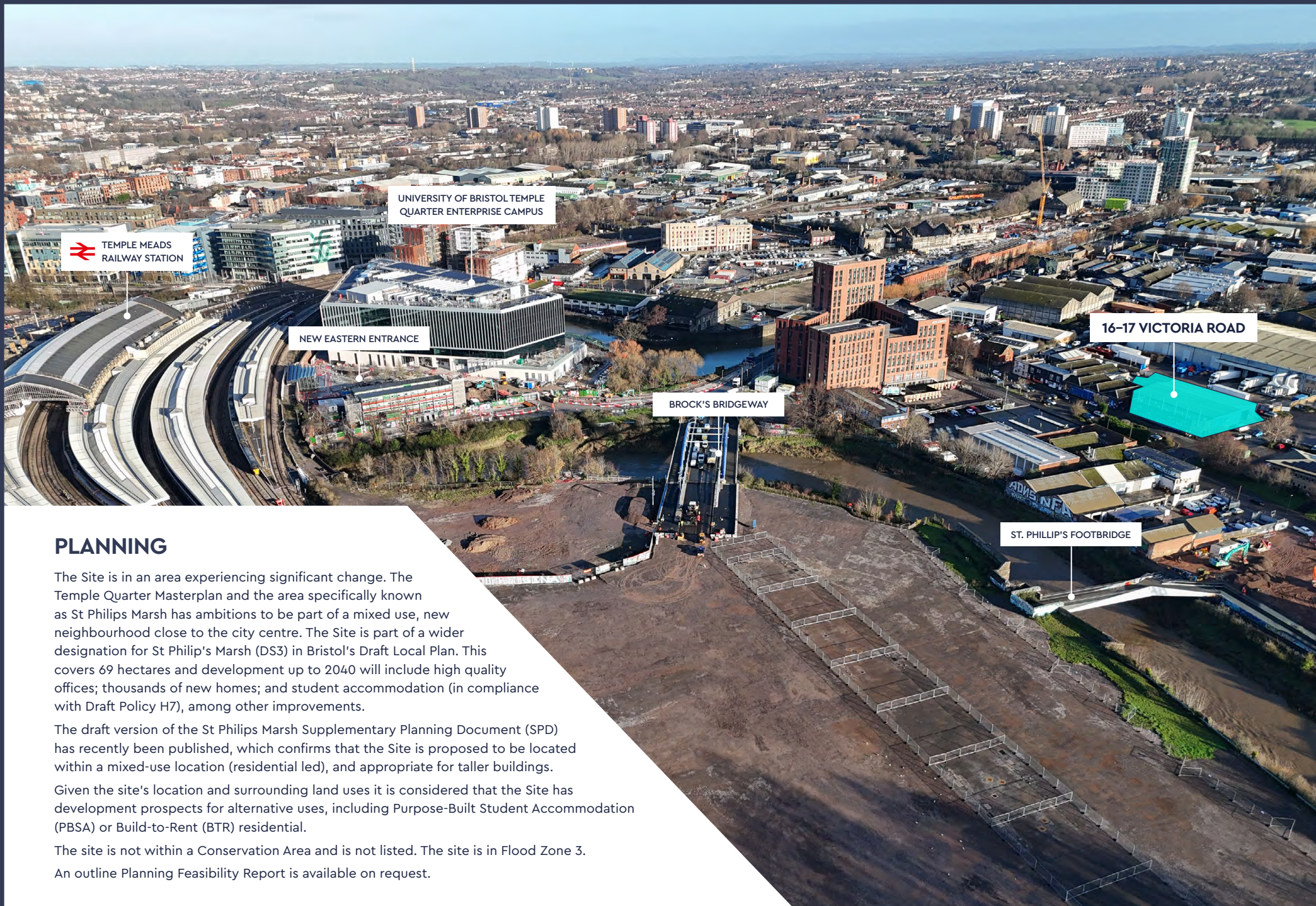
- ① **40-46 Albert Road**
Planning consented Jun 2024.
17-storey, 454 bed student accommodation scheme, under construction.
Developer: Avon Capital Estates
- ② **Temple Island**
Planning validated Jan 2025, pending
8 buildings up to 19 storeys tall, for commercial offices, dwellings, a hotel and a flexible commercial building.
Developer: Legal & General
- ③ **Former Peugeot Garage**
Planning validated Jan 2023, pending
435 dwellings with 773 sqm flexible commercial floorspace, across two blocks.
Developer: Dandara
- ④ **38 Albert Road**
Planning consented Mar 2025
22-storey 531 bed student accommodation scheme, including affordable workspace.
Developer: Cubex & Alara Investments
- ⑤ **University of Bristol Temple Quarter Enterprise Campus**
New mixed-use University Campus to comprise up to 82,395 sq. m floorspace including up to 1,500 student beds.
Under construction, opening Autumn 2026
- ⑥ **12 Feeder Road**
Planning consented Feb 2023
Up to 14 storey 600-bed student accommodation scheme, with four blocks.
Construction completed Autumn 2025
Developer: Unite
- ⑦ **Silverthorne Lane Development**
Planning consented on appeal Apr 2022
Mixed-use development including 693 student bedrooms, 371 dwellings, and a 1,600 pupil secondary school and commercial space.
Developer: SquareBay.

THE SITE

The property comprises an industrial building with two storey offices fronting Victoria Rd of approximately 13,993 sq ft.

The site extends to approximately 0.35 acres (0.14 ha) for the main parcel and 0.10 acres (0.04 ha) for the secondary parcel, which is currently utilised as car parking.





PLANNING

The Site is in an area experiencing significant change. The Temple Quarter Masterplan and the area specifically known as St Philip's Marsh has ambitions to be part of a mixed use, new neighbourhood close to the city centre. The Site is part of a wider designation for St Philip's Marsh (DS3) in Bristol's Draft Local Plan. This covers 69 hectares and development up to 2040 will include high quality offices; thousands of new homes; and student accommodation (in compliance with Draft Policy H7), among other improvements.

The draft version of the St Philip's Marsh Supplementary Planning Document (SPD) has recently been published, which confirms that the Site is proposed to be located within a mixed-use location (residential led), and appropriate for taller buildings.

Given the site's location and surrounding land uses it is considered that the Site has development prospects for alternative uses, including Purpose-Built Student Accommodation (PBSA) or Build-to-Rent (BTR) residential.

The site is not within a Conservation Area and is not listed. The site is in Flood Zone 3. An outline Planning Feasibility Report is available on request.

MASSING STUDY

An initial design feasibility study has been carried out by JTP Architects. This demonstrates the potential for BTR, private residential or PBSA uses as follows:-

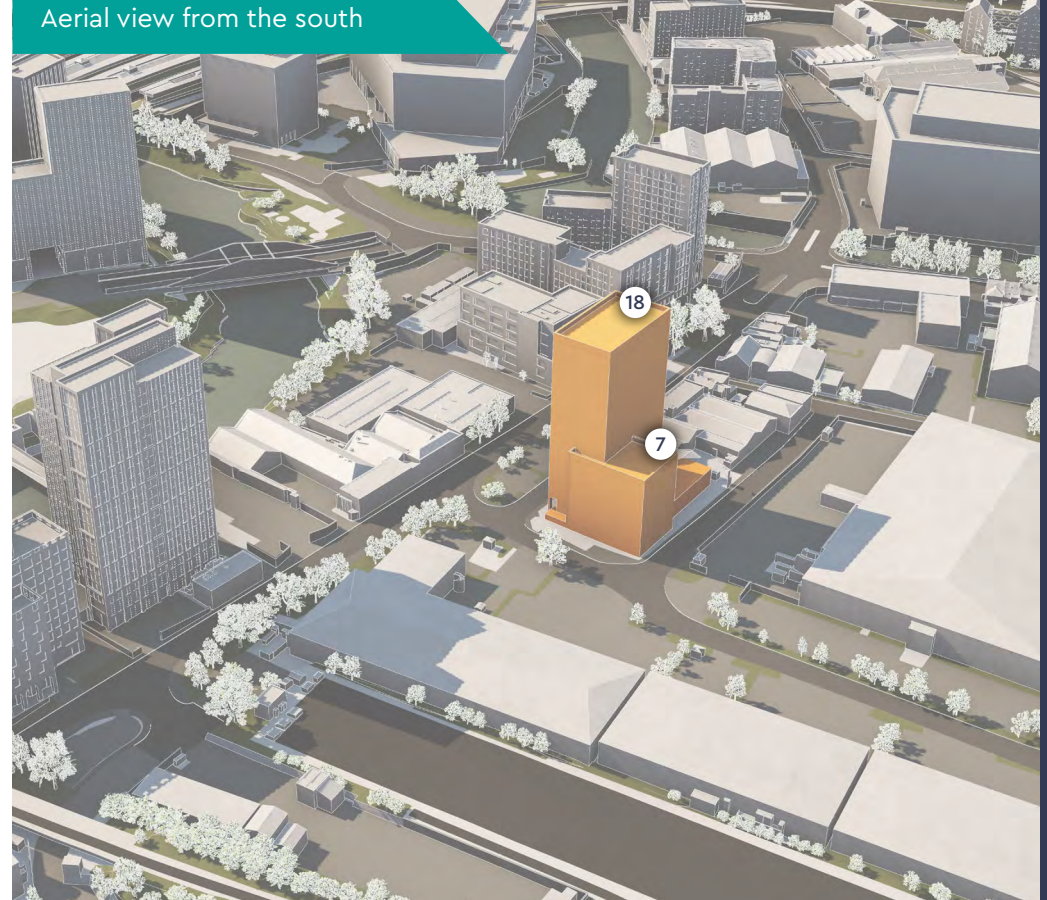
1. A Baseline Scheme of a maximum of 14 storeys accommodating 226 student bed spaces, or 96 BTR units with a mixture of 1, 2 and 3 beds, with approx. 500 sq m of ancillary and commercial floorspace.
2. An Uplift Scheme of a maximum of 18 storeys could accommodate 282 student bed spaces, or 120 BTR units with a mixture of 1, 2 and 3 beds, with approx. 500 sq m of ancillary and commercial floorspace.

The feasibility studies are indicative only and provide context to the potential capacity of a redevelopment.

1. BASELINE SCHEME:
Aerial view from the west



2. UPLIFT SCHEME:
Aerial view from the south





TENURE

The property is held freehold under two separate titles, HM Land Registry Title Numbers: BL39054 (main site) and AV253290 (secondary parcel).

EPC RATING

C-75

VAT

The property is elected for VAT and will be payable on the purchase price.

METHOD OF DISPOSAL

Offers are invited on either an unconditional or conditional basis. The vendors are not obliged to accept the highest or any offer received.

FURTHER INFORMATION

Further information and viewings available from the sole agents:

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