

Consented Residential Development Opportunity

Paynes Shipyard and Vauxhall House

Coronation Road | Bristol | BS3 1RP



Rare opportunity to acquire iconic, waterside development plot in Bristol City Centre

- Located on A370, providing a direct route into Bristol City Centre and onward connectivity J18 of the M5 via the A4 and Junction 21 of the M5
- **2.394-acre site**
- **Planning permission granted** under reference 19/06107/F (17th June 2022) for demolition of the existing buildings for residential-led development of **154 apartments** across 4/5 storey buildings
- **Freehold**
- Sold with **vacant possession**
- Offers invited for the freehold interest, on an unconditional basis

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LOCATION

The property is located in Central Bristol, one of the UK's principal regional cities and the commercial capital of the South West. Bristol is the fifth largest urban area in the UK, with a resident population of approximately 550,000 and a wider travel-to-work catchment of around 1.6 million people. The city benefits from a diverse and resilient economy, a highly skilled labour force and strong connectivity by road, rail and air, underpinning its continued attractiveness to occupiers, investors and developers.

Bristol is one of the strongest performer of all the UK's large cities with 80.8% of the population economically active. The city has one of the largest employment rates for banking, finance and insurance outside of London, and other specialisms in highly skilled industries including Aerospace and Advanced Engineering, Creative and Digital, and High Tech and environmental technologies.

Bristol is home to two high-calibre universities, the University of Bristol and the University of the West of England (UWE), with approximately 70,000 students between them. The University of Bristol is among the fastest-growing universities in the country and is currently developing its £300m Innovation and Enterprise Campus at Temple Quarter, Temple Meads, catering for 3,500 students.

Bristol has experienced sustained population growth, with the city now exceeding 500,000 residents and increasing by over 11% in the past decade, driven in part by strong inward migration and a young demographic profile. Average house prices are currently in the region of £340,000–£360,000, remaining above regional and national averages, while private rents have risen to approximately £1,885 per month, reflecting annual growth of around 8%.

Bristol's housing market continues to be driven by a clear supply demand imbalance. A young, expanding population and strong occupational demand support both sales and rental markets, while constrained housing delivery sustains pressure on values and rents. Although house prices have softened slightly in the near term, Bristol remains one of the South West's strongest residential markets.



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Connectivity

Road

Bristol is strategically located at the intersection of the M4 and M5 motorways, providing strong east–west links between London and South Wales and north–south links between Birmingham and Exeter. The M32 connects Bristol city centre to the M4 at Junction 19, while the M49 links the M5 to the Severn Crossing and South Wales. Bristol also benefits from direct access to the wider regional and national motorway network.

Air

Bristol Airport lies approximately 8 miles south-west of the city centre and provides a comprehensive range of domestic and European flights. The airport handled more than 10 million passengers in 2024 and continues to expand its connectivity and infrastructure offer. Recent improvements include the opening of a new £60 million Public Transport Interchange, providing enhanced bus and coach capacity and improved access to the terminal.

Train

Bristol is served by two principal rail stations, Bristol Temple Meads and Bristol Parkway. Typical journey times from Bristol Temple Meads are approximately 1 hour 30 minutes to London Paddington, 50 minutes to Cardiff Central and 1 hour 25 minutes to Birmingham New Street.



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Situation

The property is located in Southville, an established inner Bristol location to the south-west of the city centre. Southville is one of Bristol's best-established mixed-use districts, combining employment uses, private rented and owner-occupier residential accommodation, student accommodation, and a strong leisure and amenity offer.

The property benefits from proximity to the well-established and vibrant retail and leisure provision along North Street, recognised as a key location for independent retailers, cafés, restaurants and cultural venues, including the Tobacco Factory.

The wider area benefits from accessibility to Harbourside and Wapping Wharf, which provide a high-quality waterside amenity offer comprising food, beverage and leisure operators, as well as Ashton Gate Stadium and the world-renowned SS Great Britain.

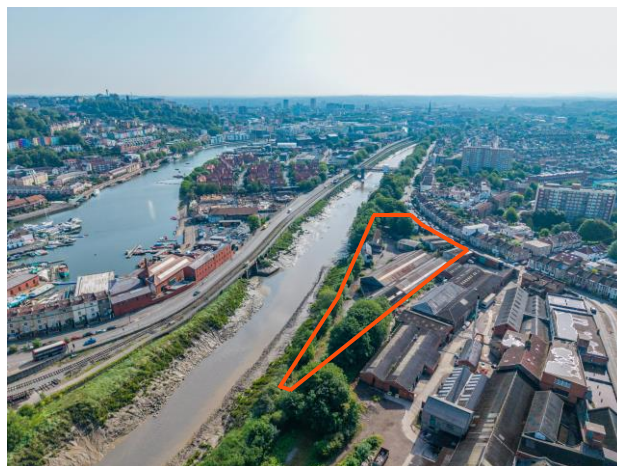
The property occupies a prominent position between the River Avon (New Cut) to the north and Coronation Road to the south, providing both a strong physical frontage and connectivity.

Coronation Road forms part of the A370, which provides a direct route into Bristol city centre to the east and onward connectivity to the wider strategic road network, including Junction 18 of the M5 via the A4 Portway and Junction 21 of the M5.

The immediate area comprises a mix of residential and commercial uses, including established industrial and employment occupiers alongside ongoing regeneration activity.

The site lies within close proximity to the wider Western Harbour / Cumberland Basin regeneration area, which is expected to deliver significant new residential-led development and associated infrastructure improvements over the medium to long term.

The site adjacent, extending to 4.41 acres (1.78 hectares) is available to purchase with potential redevelopment opportunities, subject to planning.



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Tenure

The property is held on two separate freehold titles (title numbers AV8031 and AV497).

The property will be sold with vacant possession.



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Description

The subject property occupies a site extending to 2.394 acres, accessed via Coronation Road to the south.

The site includes seven buildings initially constructed during the mid-19th century, comprising a mix of warehouse and office buildings, totalling approximately 39,500 sq ft.

The buildings have been subject to extensive alteration and expansion over time. These works include extensions, reconfigurations, and internal modifications.

Construction types across the site are mixed and include concrete, brick, and blockwork elevations. Roof structures are predominantly pitched and are generally clad in corrugated sheeting. The buildings will be demolished as part of the planning permission obtained.

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Planning

Paynes Shipyard and Vauxhall House occupy a waterside site within the City Docks Conservation Area and form part of a wider area subject to significant planning and regeneration interest associated with the Western Harbour / Cumberland Basin corridor. This reinforces the strategic appeal of the location, which combines an established urban setting with strong accessibility and clear long-term redevelopment potential.

Planning permission was granted under reference 19/06107/F (granted 17th June 2022) for the comprehensive redevelopment of the site. The approved scheme proposes the demolition of the existing buildings and their replacement with a residential-led development comprising up to 154 apartments across four buildings of approximately 4–5 storeys.

The consent has been implemented and allows for the regeneration of the brownfield site to deliver a predominantly residential scheme, together with associated access, parking, landscaping, infrastructure works and a new publicly accessible riverside pedestrian walkway. The accommodation is arranged within a series of new-build blocks, creating a varied townscape that responds to the riverside setting and wider character of the conservation area.



Proposed Block D Elevations



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DATAROOM

Access to the dataroom is available upon request.

ANTI-MONEY LAUNDERING

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

PROPOSAL

Offers invited for the freehold interest, on an unconditional basis.



ENQUIRIES

James Frost
07741 664 631
james.frost@htcre.co.uk

Ian Lambert
07774 468 265
ian.lambert@htcre.co.uk

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