

The Mall  
Regional Shopping Centre

Patchway Trading Estate



TOYOTA



NISSAN



Ford

**FOR SALE**  
**FORMER CONCORDE CAR PARK**  
**APPROX 6.3 ACRES**

**FILTON**  
**AIRFIELD**

WEST WAY /  
CHARLTON ROAD  
BRISTOL BS10 6FG

## LOCATION

The site is located on the Southern side of the Former Filton Airfield and is directly accessed from West Way which in turn connects to Charlton Road.

The A4018 Wyke Beck Road is approximately 1 mile to the South west (via Knole Lane) and links with J17 of the M5 at Cribbs Causeway a further 4 miles to the north.

The B4056 Southmead Road (via Penn Park Road) is 1 mile to the south which in turn links to the A38 Gloucester Road and subsequently J16 of the M5/ The Almondsbury Interchange (M4) a further 7 miles to the north. The A38 is also the junction with the A4171 Bristol Ring Road the link to J1 of the M32 to the east.

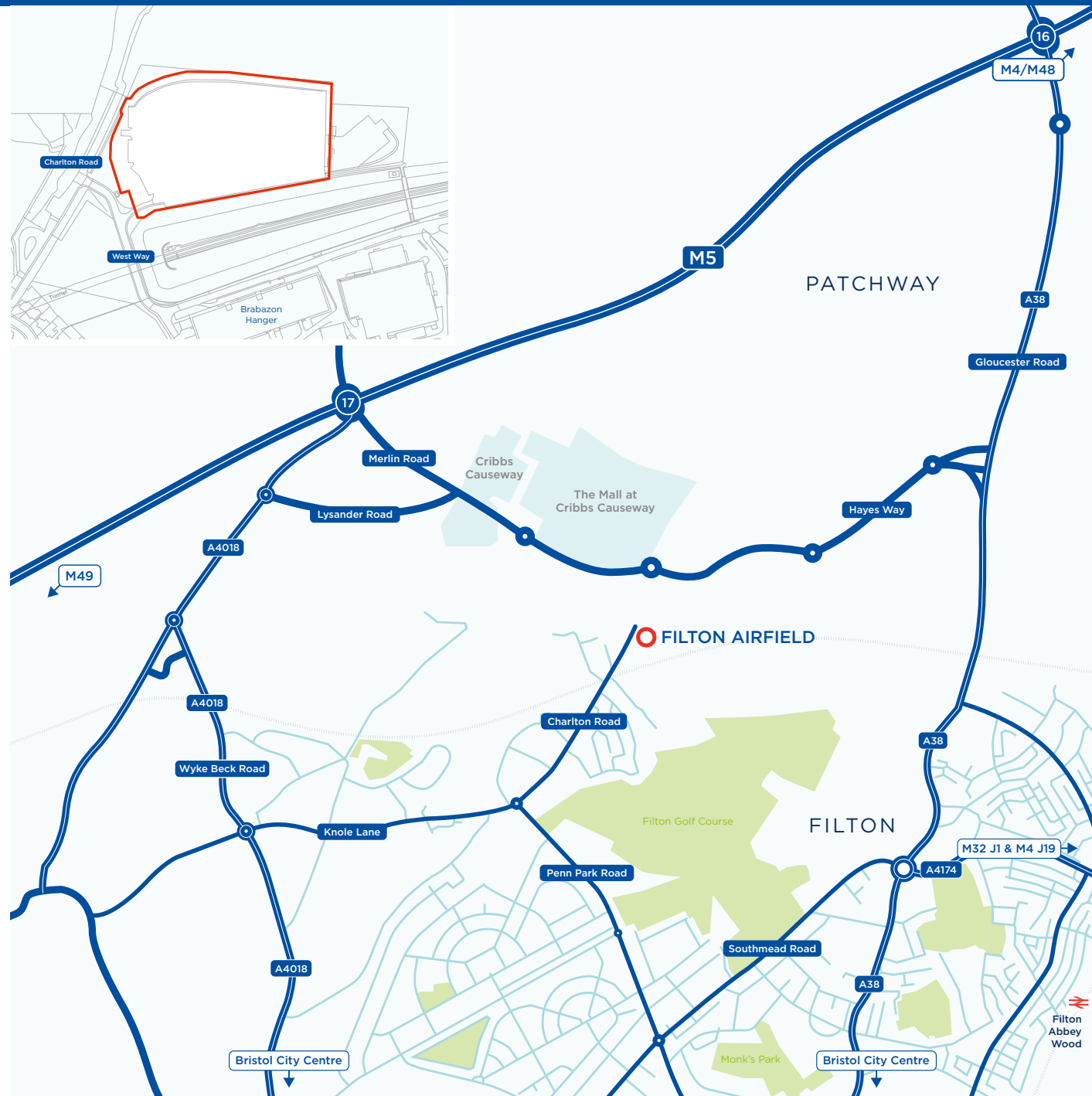
Bristol City Centre is 8 miles to the south with the Cribbs Causeway Regional Shopping Centre 3 miles to the North.

## DESCRIPTION

The site extends to approximately 6.3 acres has a single point of access, is secure and has a largely tarmacked surface.

The site is currently let in part (on a short terms basis) with further details available upon request.

The site is located close to the former Brabazon hangar which is being promoted to provide a new arena/event space for the city.



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## PLANNING HISTORY

The site has a history of use in association with the former Filton Airfield and has previously been granted planning permission for use as a car park, which it is currently used.

On land immediately to the north of the site, outline planning permission was granted in March 2018 to YTL under reference **PT14/3867/O**, for a mixed use development on 143.73 hectares of land including residential development for up to 2,675 dwellings, 24ha of stand-alone employment, 120 bed hotel, rail station, education provision, retail and leisure and other community uses on the former Filton Airfield. Whilst falling outside the subject site, it lies immediately adjacent, in a transitional area on the approved outline masterplan between the principal residential areas to the north-east and mixed use, community and employment to the north and north-west. This outline planning permission was 'varied' under permission P21/02390/RVC which amended a number of conditions and approved plans. Discharge of conditions and reserved matters approvals are on-going in respect of this 2021 application.

YTL has also submitted an application for a revised, higher density scheme for the former Filton Airfield site under application **P22/02113/O**. The application is for a mixed use development on 141.94 hectares of land comprising: residential development for up to 6,500 dwellings; student accommodation (sui generis); business office and research development (Use Class E); general industry (Use Class B2); hotels (Use Class C1); extra care accommodation (Use Class C2); education provision to include a secondary school, primary schools, children's

nurseries and further education buildings (Use Class E and F1); community centres and uses inclusive of library, health (including GP and dental facilities), and built sport facilities, (Use Class E, F1 and F2); other E use class town centre uses up to inclusive of, public house and other drinking establishments, and hot food takeaway (sui generis) together with; supporting infrastructure and facilities including demolition, ground works and remediation, highways and parking inclusive of pedestrian and cycle routes, public transport inclusive of Metrobus route and rail station, utilities, landscaping, sustainable urban drainage, water basins and public open space. Outline application including access, with all other matters reserved. This application is currently undetermined.

There is also a live application for an altered highway arrangement at Charlton Road and West Way under ref. **P22/03002/F**.

In addition to the airfield, to the south east of the site, a hybrid application has been granted for the redevelopment of the Brabazon Hangar for a mixed use scheme, including an arena and a mixtre of Class D1, D2, A1, A3, A4 and B1a uses, along with outline details associated with infrastructure works (**LPA ref. 19/05500/P**). This application falls within Bristol City Council area.

## POLICY BACKGROUND

On the proposals map the site falls within the settlement boundary (**Policy CS5 of the Core Strategy**), safeguarded areas for economic development (**Policy CS12**), Cribbs/Patchway New Neighbourhood (**Policy CS26**), undesignated open spaces within urban areas and settlements (Policy PSP5), enterprise areas (which covers the eastern part of the site) (Policy PSP26) and B8 storage and distribution uses (Policy PSP27).

**Policy CS5** relates to the location of development and states that most new development will take place within the communities of the North and East Fringes of Bristol urban area. The focus will be the development of existing commitments and the remaining South Gloucestershire Local Plan allocations. New neighbourhoods will be developed at Cribbs/Patchway.

**Policy CS12** relates to areas safeguarded sites for economic development and states that development proposals on this site will be assessed against the criteria set out under this policy unless a more fundamental review of their long term future, to enable regeneration in line with, inter alia, Policy CS26, is resolved.

**Policy CS26** allocates a major mixed use development on 480ha of land at Cribbs Causeway, Patchway and Filton where provision will be made for approximately 5,700 dwellings in new mixed use communities, around 50ha of employment land, and a greater diversity of commercial uses including additional retail, together with supporting infrastructure and facilities.

To assist with the delivery of the Cribbs Causeway/ Patch New Neighbourhood ('CPNN') the Council has adopted a supplementary planning document ('SPD'). The CPNN SPD outlines that the new neighbourhood presents an exciting opportunity to enhance this urban edge of north Bristol and to deliver sustainable development.

**Policy PSP26** which seeks to ensure major employment opportunities are realised with an co-ordinated approach to overcoming constraints. The policy sets out various criteria which development proposals in the enterprise area need to meet. The supporting text suggests that the Filton Enterprise Area is to focus on aerospace and advanced engineering to promote defence design, research and manufacture, advanced manufacturing, emerging material technologies, information technology and microelectronics research and design. The aim overall is to safeguard future economic prosperity.

**Policy PSP27** identifies the site as suitable for storage and distribution uses.

## PURCHASE PRICE

Freehold offers in excess of £6.25 million exclusive of VAT are sought.

The site will be sold with a restriction in title permitting uses within Class E (formerly B1 a/b/c) B2 and B8.

The sale will be subject to an overage for a period of 20 years from the date of completion.

If an alternative planning consent(s) are obtained within the first ten years a 50% uplift in value will be payable to the vendor on the issue of the Notice of Decision reducing to 25% from the end of year 10 to the end of year 20.

## SERVICES

The vendors have limited service information available which can be provided on request and without warranty.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## ANTI MONEY LAUNDERING REGULATIONS 2017

As part of our obligations under the Anti Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

The successful purchaser will be required to provide all relevant and requested information to satisfy the AML requirements when Heads of Terms are agreed.

## VIEWING/CONTACTS

For further information, please contact the agents.



0117 317 1000  
www.alderking.com

**Andrew Ridler**  
0117 317 1071  
aridler@alderking.com

**Emma Smith**  
0117 317 1090  
esmith@alderking.com



Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. AK Hollister HD2553 01/23

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