

# Operational Filling Station with Redevelopment Potential

## FREEHOLD FOR SALE

On the Instructions of MRH (GB) Ltd

## BRISTOL BS7 0SH

### Gloucester Road North, Filton



#### Location

The site is located on the north-bound carriageway of Gloucester Road North (A38) on the corner with Broncksea Road and bounded to the north, east and west by residential development. There are retail units immediately to the south of the site, with residential/student accommodation above. South of these, further commercial and convenience retail units are situated.

#### Description

The site comprises a Texaco petrol filling station, consisting of four pump islands in a four-square formation under a large canopy and connected to a single-storey shop extending to approximately 36 sq m (390 sq ft). The site also benefits from a car wash and air/water facilities.

The site extends to approximately 0.18 hectare (0.44 acre).

#### Trading

The site is offered subject to a fuel supply agreement. Further details will be released to shortlisted parties.

Year	Fuel /Litres	Shop	Valeting
2006	2,396,248	£363,837	£25,067
2007	2,453,808	£394,526	£26,759

Revenues exclude VAT.

#### Planning

Planning Officers have indicated that a mixed retail and residential use would be preferable should the site be redeveloped. Other commercial and motor trade uses are also acceptable in principle. Please refer to the Planning Commentary for further information.

#### Environmental Condition & Indemnity

An Environmental Report Summary of the property is included within the **Further Information** section of the website, which outlines the reports carried out on the site. Prospective purchasers will be able to undertake updated Environmental Assessments at their cost, following exchange of contracts, in order to satisfy themselves on the condition of the property. Copies of previous reports will be available for shortlisted parties, subject to assignment from the respective consultants. The successful purchasers will be required to provide an environmental indemnity to the Vendor for all past or future contamination.

#### Tenure

The site is available freehold with vacant possession, or as a trading entity. If acquired as a trading site, TUPE regulations will apply and wet and dry stock is to be purchased at cost upon completion.

#### Offers

The preference is for unconditional offers to be submitted. However, conditional offers upon planning will also be considered. All offers must be accompanied by details of funding for the proposed acquisition. Conditional offers must include full supporting information together with site layout plans and details of conditions.

All offers are to be submitted to Mark Frostick no later than **12 noon on Friday 18<sup>th</sup> July 2008**. Our clients do not bind themselves to accept the highest or any offer received. Prior to submitting any offer, interested parties should refer to the sale contract detailing the conditions of the disposal and other relevant information found in the **Further Information** section of the website.

All offers are to be set out on the Schedule provided.

#### Stamp Duty

Stamp duty will apply on the sale of this property.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### Further Information - [www.malthurstpfssites.co.uk](http://www.malthurstpfssites.co.uk)

The following further information is available (where applicable) to download:

- Environmental Summary
- Report on Title
- Fuel Supply Agreement Summary/Trading Figures
- Specimen Sale Contract
- Offer Schedule

#### VAT

Value Added Tax will be charged at the prevailing rate.

#### Viewing

Strictly by appointment through the sole agent.

**Contact:** Mark Frostick  
01480 371 456  
maf@rapleys.co.uk

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# **BRISTOL BS7 0SH**

## **Gloucester Road North, Filton**

### **Site and Surroundings**

The site consists of an operational Texaco Filling Station, located on the northbound carriageway of Gloucester Road North on the corner with Broncksea Road. Two access/egress points are provided to the site from Gloucester Road North for both north-bound and south-bound traffic. The petrol filling station forecourt supports a four-square layout, a jet wash, and a sales building, of approximately 36 sq m.

The site is bound to the North, East and West by residential development. Immediately to the south are two retail units with two floors of residential above (Cabot Court), and beyond this there are additional retail units with residential above (which comprise the Local Shopping Centre).

The character of the area is therefore predominately residential with the Local Centre stretching away south from the site. Building heights are generally two storeys, although, as previously stated, the adjacent building is three storeys. It is noteworthy that the residential properties to the West, along Broncksea Road, slope down away from the site.

### **Planning History**

The planning history for the site has been reviewed during a visit to the Local Council offices and is attached at **Appendix 1**. Written records for the Authority date back to 1974. An application for redevelopment of an existing petrol filling station was approved on 12<sup>th</sup> March 1986 (ref: P85/2798), which confirms the authorised use of the site as a petrol filling station with associated sales and storage buildings. Since this approval, there have been a number of applications seeking improvements to the petrol filling station, particularly relating to signage.

More recently, a planning application has been submitted to the Local Authority (in February 2008), relating to the redevelopment of the site for a mixed use scheme – to comprise a retail unit of 604 sq m at ground floor, with 14 residential units above (split over two floors of accommodation). Whilst this application was withdrawn, Officers have confirmed that the principle of the use of the site for such purposes is acceptable in policy terms. They did, however, raise concerns in relation to detailed design matters.

### **Planning Policy**

The development plan consists of the South Gloucestershire Local Plan, adopted in January 2006. This plan has been 'saved' as the Local Development Framework emerges. There are no relevant emerging documents at the current time.

The proposals map of the adopted plan confirms that the site is not allocated for a specific land use, albeit it falls within the existing urban area and the Forest of Avon designation. Gloucester Road North is designated as an established Local Centre within policy, and the bulk of retail units within this centre lie immediately to the south of the site.

In general terms, the adopted local plan confirms the following:

- Housing development will be directed towards reuse of previously developed land and buildings, within existing urban areas. Proposals for residential development within existing urban areas will therefore be permitted provided it meets with standard development control restrictions (Policy H2).
- Retail, leisure and key commercial uses will not be permitted outside identified town centres unless it can be demonstrated that there is a need for the development, and it is of a scale appropriate to the location, and in proportion to the role and function of it. The sequential test must be applied to demonstrate that no sequentially preferable sites are available. Within this sequential approach, out of centre and local centres are considered second in preference to town centres for larger retail uses (Policy RT5).
- Small scale A1, A2, A3, A4 and A5 uses are considered acceptable within existing urban areas but outside of town centres, subject to certain criteria, which include a demonstration that the use is consistent with the centre's scale and function, and that vitality and viability of local centres is not harmed (Policy RT8).
- Employment uses are acceptable within the urban area, subject to there being no adverse impact on the amenities of surrounding residential properties or highway safety, including a demonstration that sufficient parking is provided (Policy E3).

### Officers View

Prior to the submission of the planning application in February 2008, telephone discussions were held with Liz Allison, Policy Officer at South Gloucestershire Council, who has confirmed that the Council have no specific policy to retain petrol filling station uses. She suggested that retail, residential and commercial uses may be acceptable on the site. In principle, she advised that small-scale retail would likely to be acceptable, and policy RT12 encourages the use of upper floors, which could be brought into residential use, subject to there being no detrimental impact on the amenity. If residential is not provided other employment generation uses would be permitted subject to the same criteria.

A brief discussion was also held with Peter Rowe, the designated Duty Planning Officer in Development Control. He has suggested that as the site lies within an urban residential area, residential use of the site would be acceptable in principle. He has also said that retail use would be acceptable in principle, especially given the existing part retail use of the site. Commercial uses and roadside uses, such as a car showroom, were also confirmed as being acceptable in principle.

Discussions during the course of the most recent application indicates that the use of the site for retail/residential uses is acceptable, albeit the detailed design requires further consideration, particularly with respect to external appearance and consequently density.

### Planning Discussion

As part of the Local Centre of Gloucester Road North, retail uses on the site would be acceptable in principle, and this has been confirmed by Simon Penketh, Senior Planning Officer (and Case Officer for the mixed-use scheme submitted in February 2008). Indeed, the Case Officer has suggested that retail use of the ground floor is more appropriate than residential in terms of noise and amenity.

Residential use of the site is also confirmed as acceptable, in policy terms and by the Case Officer in relation to the mixed-use application. However, amenity issues, in terms of adjoining properties, would need to be considered and, in particular, the difference in levels between the site and the properties to the rear in Broncksea Road. Detailed design matters also require consideration on this site, albeit Officer's confirm that a contemporary design could be utilised. Whilst Officer's have confirmed that the principle of residential use is acceptable, they raise concerns in relation to potential over-development of the site at 14 units.

Commercial and roadside uses may also be acceptable on the site, given its location on a main arterial road and close proximity to public transport, subject to a demonstration that the proposed use would not have adverse impacts on residential amenity of neighbouring properties or highway safety.

### Conclusion and Recommendations

The loss of the Petrol Filling Station is considered acceptable in principle, and alternative uses will be considered having regard to surrounding development and the land use character of the area.

Given the site's location and policy position, a mixed retail/residential use would be acceptable subject to consideration of amenity (both for existing and potential occupiers), and detailed design issues, particularly with reference to the topography of the area and the street scene. Other commercial and motor trade uses are also acceptable in principle.

### Appendices

1. Schedule of Planning History

## APPENDIX 1 – PLANNING HISTORY

PLANNING REF	DESCRIPTION	DECISION	DATE
N/5415	Formation of car parking area in accordance with amended plans receipt by the Council on 2 April 1979	Approved	26/04/1979
N5415/1	Alterations and extension to provide additional MOT vehicle testing area	Approved	02/10/1980
N235/ADV	Display of internally illuminated static sign 1.4m wide x 0.59m high in red Perspex with white lettering to read "Sealand"	Approved	02/10/1980
N5415/2	Redevelopment of existing filling station	Approved	05/03/1981
N5415/3	Redevelopment of existing petrol filling station, installation of 10,000 gallon underground storage tanks	Approved	14/04/1983
N235/1/ADV	Display of two internally illuminated fascia signs, each 3m by 0.8m to read "BP Self Service" in white lettering on red background in accordance with amended plans received by the Council on 28 March 1983	Approved	21/04/1983
P85/2798	Redevelopment of existing petrol filling station, construction of car wash and sales office/storage building. Installation of 2 no. 12,000 gallon underground storage tanks. Construction of new vehicular access in accordance with amended plans received by the Council on 11 February 1986	Approved	12/03/1986
P88/2194/A	Display of freestanding double sided pylon sign 5.96m high. Display of internally illuminated canopy signs reading "Fina" and internally illuminated shop fascia signs reading "Fina shop" in red and blue on a white background	Refused	17/08/1988
P88/3401/A	Display of internally illuminated canopy fascia sign to read Fina Filton Park Service Station and display of internally illuminated shop fascia sign to read Fina Shop. Display of internally illuminated 4.9m high double sided free standing flag sign. Display of non-illuminated canopy fascia signs displaying company motive	Approved	11/01/1989
P98/2195/A	Display of illuminated and non illuminated service station signs	Approved	17/09/1998
P90/2198	Erection of new jet wash	Approved	26/09/1990

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PT00/1784/ADV	Display of 48 sheet freestanding poster panel (retrospective)	Refused	14/08/2000
Temp/06/2363	Change of use of shop to garage workshop	Currently invalid	
Temp/06/3808	Change of use of car sales office (sui generis) to garage workshop, Class B2 as defined in the use classes order 1987	Currently invalid	
Temp/07/0304	Temporary change of use for 20 months for sui generis car sales and storage to Class B2 garage workshop	Currently invalid	
PT07/0164/F	Installation of new ATM and two bollards.	Approved	09/03/2007
PT08/0407/F	Demolition of existing petrol filling station to facilitate erection of retail unit at ground floor with 14 residential units above	Withdrawn	29/04/2008

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