

**AVISON
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For Sale

Former North Avon
Magistrates Court
Kennedy Way
Yate
BS37 4PY

October 2018

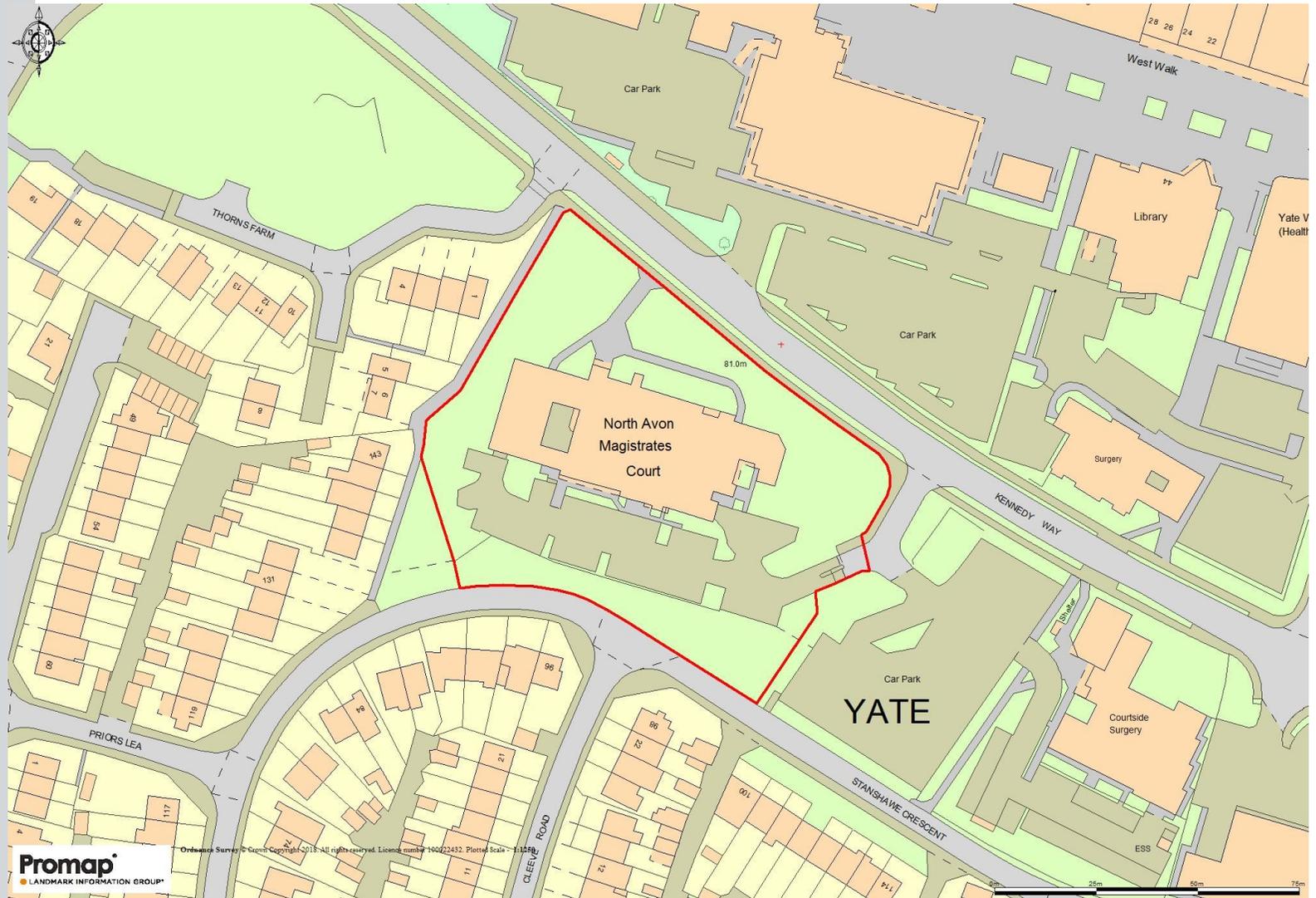


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Highlights

- 0.8 Ha (1.9ac) development site
- All buildings demolished leaving a cleared, level site
- Outline Planning Permission (subject to s.106) for 45no. units
- Popular location close to road, rail and public transport links
- Adjacent to Yate Shopping Centre including Tesco Extra and M&S Food stores, and the Courtside Doctor's Surgery



The Opportunity

The site formerly contained North Avon Magistrates Court that closed in 2016.

Homes England purchased the site and has subsequently obtained outline planning permission for 45no. units and demolished the building.

Location

Yate is located 11 miles to the north east of the city of Bristol and lies within the administrative area of South Gloucestershire.

Yate adjoins the smaller town of Chipping Sodbury, these had a combined population of 33,837 people (2011 Census).

The subject site is located in the centre of the town with good access to the A432 Kennedy Way, Yate town centre including retail, leisure and supermarkets.

Yate Station is located just 0.7 miles (1.1km) to the west and provides direct trains to strong employment locations such as Bath, Bristol, Cheltenham, Gloucester, Southampton and Worcester.

The town itself contains a strong employment context, including Hotpoint/Whirlpool, South Gloucestershire Council and numerous Industrial estates.



The site is located in close proximity to retail, leisure, transport, schools, employment and a doctor's surgery



Description

The broadly rectangular site is generally level and extends to 0.8 Ha (1.9 ac).

The former Magistrates Court Building has been demolished with crushed material remaining on site for re-use.

Access is from Kennedy Way to the east with rights of access across South Gloucestershire Council land.

The site is surrounded by residential uses to the south and west, with a Council-owned car park and doctor's surgery to the east, and the A432 to the north of the site.

Planning permission

Homes England have obtained Outline Planning Permission (subject to s.106) for a scheme of 45-units with access, layout and scale determined. The planning application is made under reference PK18/0799/O and the unit mix is as follows:

Unit type	Open	Affordable
1 bed flat	14	5
2 bed flat	9	9
2 bed house	4	1
3 bed house	2	1
Total	29	16

The s.106 agreement is currently under negotiation and will be provided in full when available. Heads of Terms for the s.106 terms are available.

A data room provides a full suite of documents at <http://kennedywaygate.gva.co.uk> which requires registration. Further information is also available on South Gloucestershire's Planning Portal, reference PK18/0799/O.

Tenure

The site is for sale Freehold with Vacant Possession.

Services

The site benefits from mains gas, electricity and water. A Utilities Report is included within the suite of planning documents available within the site data room.

We recommend that prospective purchasers satisfy themselves in respect of the location and capacity of the services.

VAT and Rates

The site is elected for VAT.

The site has been removed from the rating list and as such attracts no on-going rates liability.

The permitted layout is contained within two apartment blocks with an area of houses in the west of the site.

Access is from Kennedy Way to the east.



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Form of sale

The site is for sale by informal tender with offers invited on an unconditional basis only subject to s.106.

A bid submission document is appended to this document and contained within the data room—completion of this document is required for bids to be accepted alongside bidder's proposed site layout.

Homes England have an aspiration for the site to be delivered substantially in line with the outline planning permission. The site will also be secured by a covenant restricting the site to C3 use with development required to contain at least 35% Affordable Housing.

Offers

The deadline for offers is **1pm Monday 10th December 2018** by post only to Homes England—A tender return label with return address is included in the data room. Email submissions will not be accepted.

Data room

A data room contains further information including technical documents and is available at <http://KennedyWayYate.gva.co.uk> which requires registration.

The data room includes Intrusive Ground Investigations, Tree Protection and Environmental reports alongside planning information and bid submission documents.

Clarifications

Clarification questions are to be received by 1pm Monday 26th November 2018 after which a clarification answers document will be provided to all interested parties by Friday 30th November 2018.

Viewings

The site has been demolished and heras-fenced to protect the public.

The site is therefore viewable from the public highway however any further access requests are strictly through the sole agents Avison Young.

Contact Details

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For further information please contact:

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Property ref

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Vendor reserves the right to not accept the highest or any offer



Avison Young

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