



Newfoundland Road, Bristol

City Centre Development Opportunity – Finance may be available

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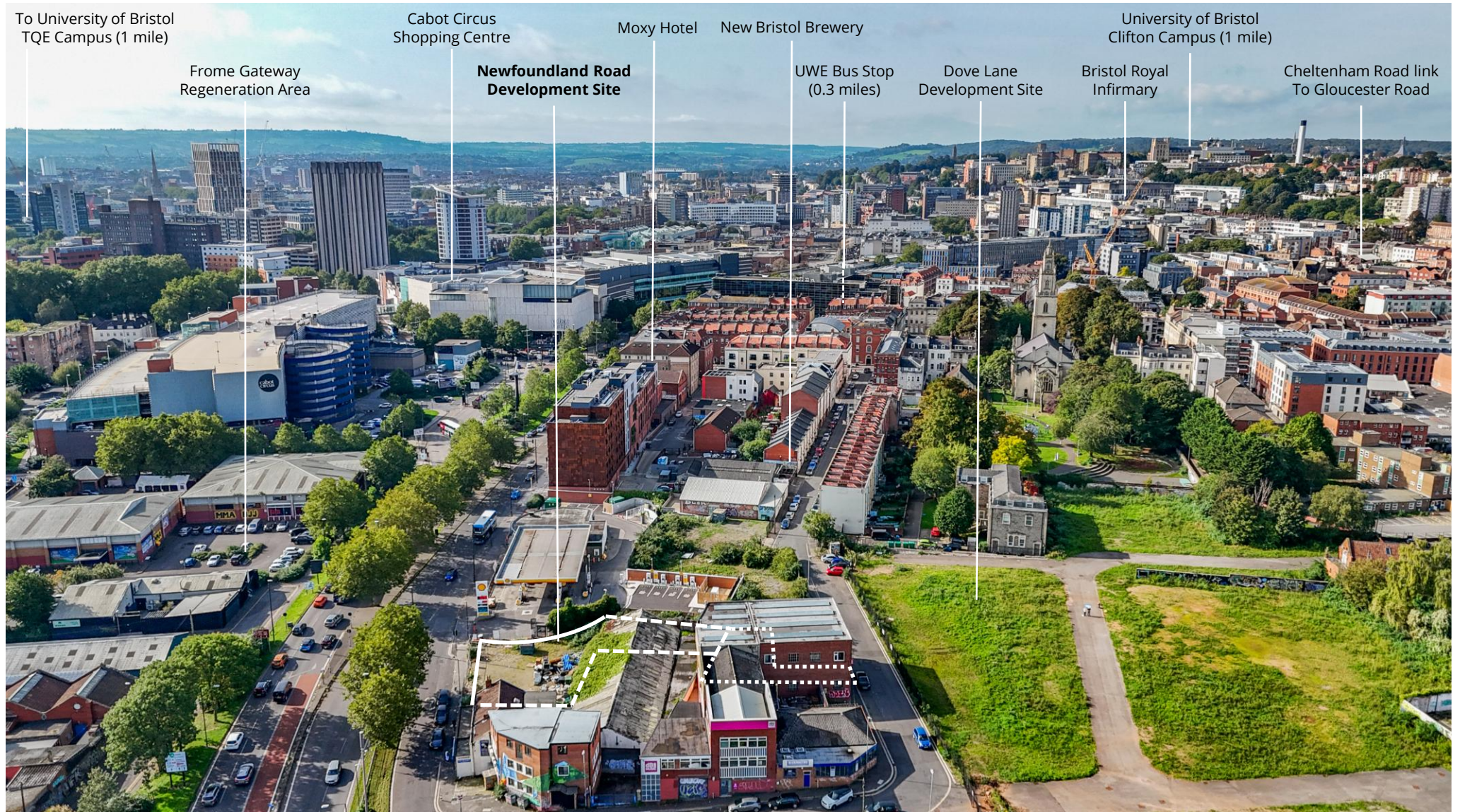
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Site Situation



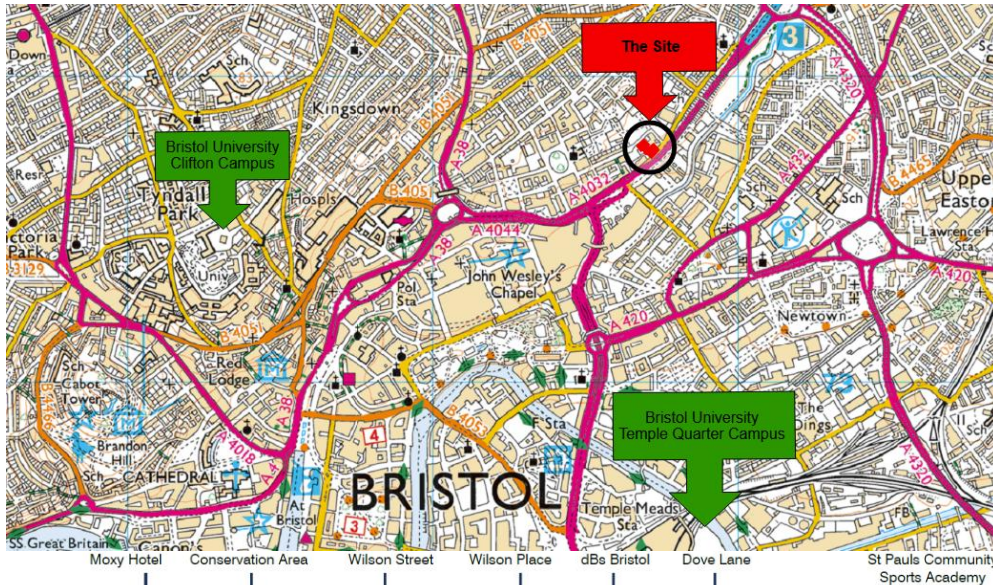
Summary

Development site for sale in central Bristol

- 0.2 acre brownfield site
- Central Bristol location
- Strong public transport links
- Planning consent for 88 hotel beds
- Withdrawn planning application for 101 student bedspaces and 900 sq ft office floorspace
- 1 mile from the University of Bristol's Clifton Campus
- 1 mile from the University of Bristol's new Temple Quarter Enterprise Campus
- Close proximity to Cabot Circus shopping centre and leisure area
- 13 minute bus ride to UWE's Frenchay campus
- A competitive finance arrangement may be available. Please enquire for more details in relation to potential terms



Location and Situation



Boundary Line

Shell Petrol Station

PolySigns

A4032

Newfoundland Road

Avison Young | Newfoundland Road, Bristol – For Sale

Location

The City of Bristol is the largest city in the south west, with a population of c.495,000 (Bristol City Council estimate – Aug 2026), situated well for the strategic transport network and with a wealth of employers seeking to capitalise on the city's supply of talent, drawn from strong student retention and the well-publicised lifestyle that the city provides.

Bristol is the centre for a range of employers with a history of aerospace (Rolls Royce, GKN, Airbus), finance (Natwest, RBS, Hargreaves Lansdown), and Legal (Burgess Salmon, Osbourne Clarke) while more recently seeing a growth in the Technology, Media and Telecoms sector (Cookpad, Graphcore, SETSquared, Ultraleap), including the growth of the Bottleyard Studios and Channel 4 creating a base in the city.

The University of Bristol and University of the West of England are large employers for the city as well as drawing students from all over the world. Both institutions contribute to development in the city, with the University of Bristol at the heart of development to the east of Bristol Temple Meads with their new Temple Quarter Campus catalysing development further to the east in the St Philips area.

Bristol has recently been identified as the second-best place to live in the UK (PWC Good Growth for Cities Index, Sept 2024).

Situation

The site is situated in central Bristol in the popular St Pauls area. Local neighbours include the Dove Lane development site to the north (currently in planning), commercial property to the east and the Shell garage to the west.

The site is a 5-minute walk from the Cabot Circus Shopping centre, providing a series of bus route connections, including the M1, M3 and M4 Metrobus routes, all of which connect to UWE's Frenchay campus.

Bristol Temple Meads mainline railway station is one mile to the south providing fast connections to London, Birmingham and the rest of the UK. The station can be reached by the nearby 8/9 bus routes. The site is also well-positioned for access to the motorway network.

Bristol's Universities

University of Bristol

The University of Bristol is consistently ranked in the UK's top ten and the world's top 100 universities, across both research and teaching excellence.

Most recently it has been named the 57th best University in the world (QS World University Rankings 2027). With over 1,500 institutions considered, this places the University in the top 4% globally, seventh highest in the UK and 14th highest in Europe.

Data from the 2024/25 academic year showed the number of students at 31,132, of which 10,903 were international as well as 9,055 members of staff.

The University has completed work on their new Temple Quarter Enterprise Campus, adjacent to Bristol Temple Meads station in the St Philips area of the city. The building has just opened and contains the Business School, a range of Engineering digital research groups and programmes, the Quantum Technologies Innovation Centre and the Centre for Innovation and Entrepreneurship alongside dedicated space for enterprise and civic organisations.



University of the West of England

The University of the West of England (UWE) operates from two main campus' at Frenchay and Glenside, as well a city centre presence at the Arnolfini, Watershed, Spike Island and a further campus at Bower Ashton.

UWE climbed 11 places in The Times and The Sunday Times Good University Guide 2026 to #57 and in the top ten of modern universities in the UK.

The University is in the process of implementing £300m of investment including a new Bristol Business School, Student's Union, Envirotron Greenhouse research centre, Maths Hub, Heath Tech Hub, Hillside Gardens multi-sports pitches, new accommodation on the Frenchay Campus for 2,250 students and a completed Engineering Building (pictured below).

The University had 37,742 students in the 2024/25 academic year, of which 9,474 are International Students and employed 4,244 members of staff.

The Frenchay Campus is on the M1, M3 and M4 Metrobus routes, while bus routes are also available for the Glenside and Bower Ashton Campus'.



Description



The Site

The site extends to 0.2 acres and is irregular in shape.

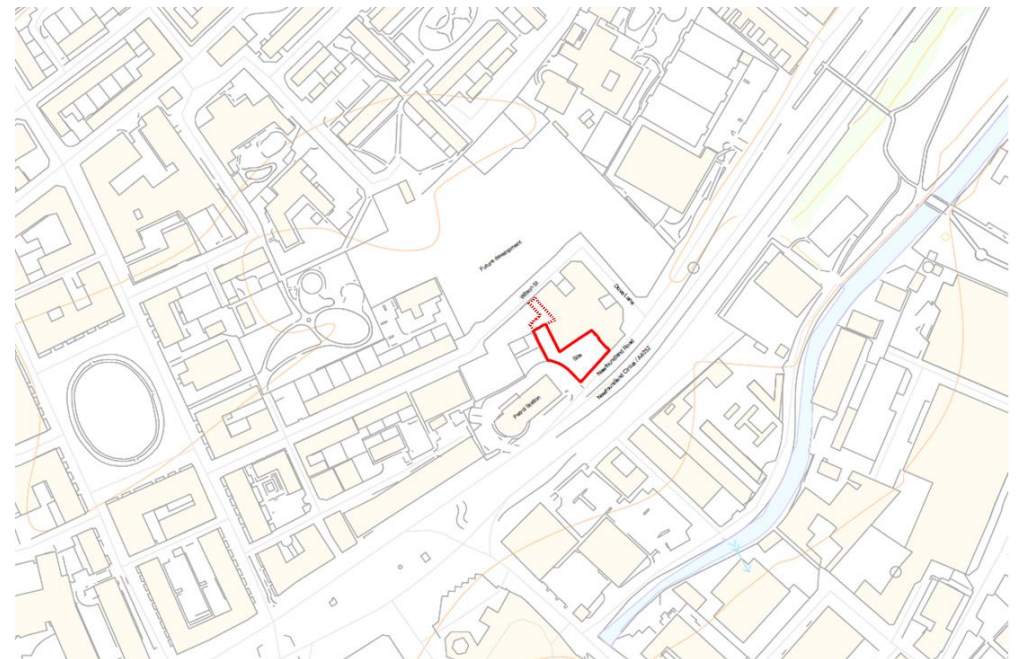
The site topography falls from the north west to the south east by less than 2.5 metres.

The site has been cleared and does not currently contain any existing buildings, with the most recent use being storage of building materials.

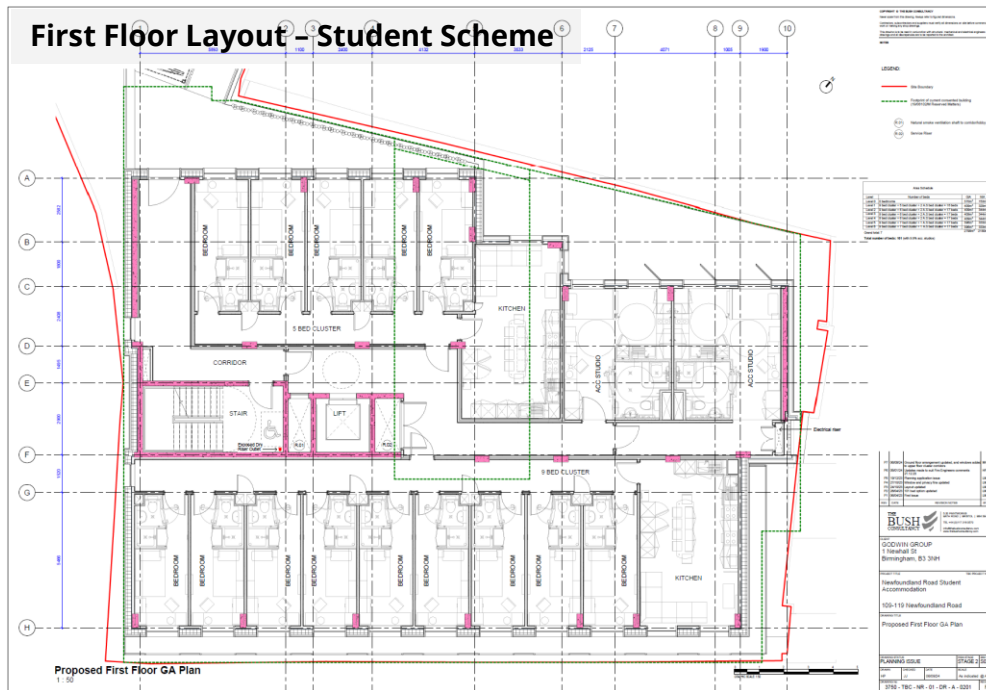
Neighbours to the site are mixed, with the forthcoming Dove Lane development site to the north, commercial premises to the east, the dBs Institute of Sound and Digital Technologies to the north east, a Shell garage to the west and Newfoundland Road to the south.

The site is close to the new Moxy Hotel which includes a café/bar at ground level, as well as being within a short walk of the New Bristol Brewery Taproom on Wilson Street.

The site will be provided with Vacant Possession.



Planning



The Scheme

The site benefits from full planning permission for a hotel scheme with office space under planning reference 22/01314/X.

A planning was submitted and subsequently withdrawn for a scheme of 101 student bed spaces and 900 sq ft of office floor space under planning reference 24/00093/F and shown in the plan above.

A Unilateral Undertaking was anticipated for £2,500 contribution towards Employment and Skills.

The site is located in an urban area and as such noise and light are expected as site constraints. The site also lies within Flood Zone 2, with all bedspaces above ground floor level. A Flood Risk Assessment was submitted with the planning application and is available in the data room.

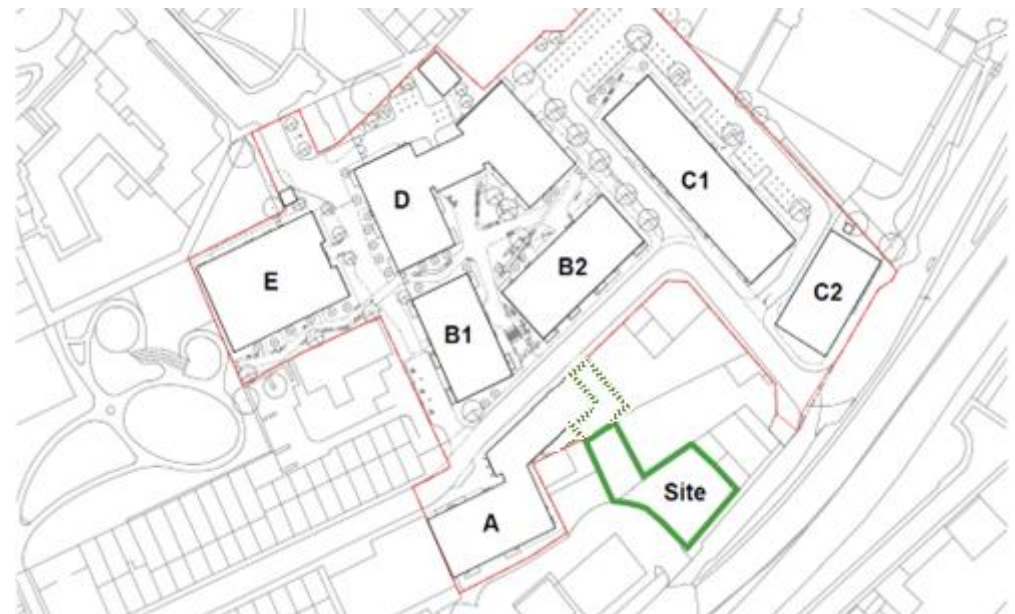
Surrounding Development

The Newfoundland Road site lies to the south of the Dove Lane development area. The Dove Lane site has outline planning consent (22/01736/F) for 358 residential dwellings alongside 7,200 sq ft of Commercial, Business and Service Floorspace, as shown in context in the image below.

The Newfoundland Road site is located to the west of the Frome Gateway Regeneration area (fromegateway.co.uk), located on the opposite side of Newfoundland Circus. The framework proposes around 1,000 new homes, 500 student bedspaces, almost 100,000 sq ft of offices, 22,000 sq ft of maker space and 65,000 sq ft of light industrial space. Landowners are starting to bring forward planning applications in this area.

We note that the site has a reciprocal Restrictive Covenant with the Dove Lane site which is being progressed with PpP.

Site in relation to Dove Lane Development



Plan extract of Glenn Howells Architects drawing ref: DLB-GHA-ZZ-00-DR-A-05002-P2
- Copyright belongs to GHA.

Bid Information

Data Room

A data room containing pertinent documentation is available at this [link](#), which requires registration.

Viewings

Much of the site is visible from the public highway, however viewings of the site are available on request of the Sole Agents, Avison Young.

Method of Sale

Unconditional offers invited.

Legal and Professional Costs

Parties will be responsible for their own legal and professional costs.

Bid Requirements

Bids should be submitted using the Bid Pro Forma contained in the data room. Completed bids should be sent to Daniel.rich@avisonyoung.com.

Enquiries

All enquiries should be directed to the Sole Agents, Avison Young

VAT

The site is not elected for VAT

Funding

A competitive finance arrangement may be available. Please enquire for more details in relation to potential terms.



To find out more, scan the QR code



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