



**USE:** Housing, employment space

**LOCATION:** Bedminster

**PLANNING AUTHORITY:**  
Bristol City Council

**CURRENT STAGE/STATUS:**  
Feasibility and market testing

A development partner is being sought for the residential-led mixed-use development of this 1ha site located 12 minutes' walk from Bristol Temple Meads by Goram Homes, Bristol City Council's housing company.

The site features in the central Bedminster area of growth and regeneration in Bristol's draft local plan, which proposes the delivery of 3,500 new homes.

The popular Victoria Park is located just a short walk to the south. Vehicular and pedestrian access is provided from multiple points surrounding the site, with the main access via Spring Street and St Luke's Road.

The site is currently occupied by the Department of Education as a temporary school. The school is on track to re-locate to its permanent location at the new Silverthorne Lane development near Bristol Temple Meads in September 2027.

## KEY FACTS:

- 1ha. brownfield site
- 12 minute walk from Bristol Temple Meads
- Part of Whitehouse Street regeneration area
- Suitable for high-density residential-led mixed-use development

## INVESTMENT PROPOSITION:

Opportunity to bring forward a residential-led, mixed-use scheme, including affordable housing and active ground floor uses.

Flexible delivery structure, with scope for joint venture or alternative partnership models.

Open to market engagement to shape the optimal delivery and funding approach.