CHAPEL HOUSE, 11A ALEXANDRA PARK, REDLAND, BRISTOL, BS6 6QB

BURSTON COOK
0117 934 9977



FREEHOLD FOR SALE WITH PLANNING FOR RESIDENTIAL CONVERSION

SIZE (NIA)
1,898 sq ft
176.2 sq m

PLANNING SECURED FOR
2 X 2 BEDS
2 X 1 BEDS

£ GUIDE PRICE
£575,000

FOR SALE

VACANT POSESSION

THE OPPORTUNITY

- Currently in use as offices, but would suit other commercial uses
- Planning has been granted for conversion to residential apartments to include the addition of another floor
- ***Not Listed***
- Approximate NIA of 1,898 sq ft (176.2 sq m)
- Freehold for sale with vacant posession
- Guide Price ~ £575,000 (plus VAT)

LOCATION

Chapel House is situated in the heart of Redland, one of Bristol's most established and sought-after residential neighbourhoods. The property occupies an attractive position on Alexandra Park, which connects directly with Chandos Road (a 3 minute walk away) placing it within an excellent range of independent cafés, restaurants, shops and local amenities virtually on the doorstep.

The location is well suited to office and residential occupiers alike, with good access to the city centre and wider Bristol road network, including the M32. The combination of an attractive established neighbourhood, strong local amenities and good transport connections makes Redland a popular location to live or work.





DESCRIPTION

The property comprises a semi-detached period annex building situation to the rear of a building known as The Old Chapel (which we understand dates back to the mid-19th Century). Set over ground and first floors, Chapel House has stonework elevations, timber framed single glazed windows and a pitched tiled roof with PV units installed on the roof. There is a small courtyard area to the side of the main entrance.

Internally the property provides accommodation over ground and first floors which is currently in use as offices. The ground floor is arranged as entrance hall, disabled WC, office and meeting room with kitchen/break out area and WC. The first floor provides open plan office space with WC and kitchenette.

PRICE

Guide price ~ £575,000 (plus VAT)



ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	859	79.7
FIRST FLOOR	1,039	96.5
TOTAL (NIA)	**1,898**	**176.2**

PLANNING

The property is currently in use as offices, however planning consent has been secured for the following residential scheme:

Ground Floor: 1 x 2 bed flat (88 sq m)
First Floor: 2 x 1 bed flats (45 sq m)
Second Floor: 1 x 2 bed flat (75.4 sq m)

We understand that the property is not Listed, but is within a Conservation area.

Planning application reference: **26/10888/F**
https://pa.bristol.gov.uk/online-applications/applicationDetails.do?keyVal=TBA7NLDNLDX00&activeTab=summary

TENURE

The freehold interest is offered for sale with vacant possession.

PV ARRAY

There is a PV array installed in c 2013 which generates an approximate income of £1,200 - £1,500 per annum.

CAR PARKING

There is no allocated car parking, but permits should be available within the RPZ.

EPC

The property has an Energy Performance Rating of C (70).

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BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following assessment (2026):-

Rateable Value: £37,000
Rates Payable: £15,984

NB: All parties are advised to make their own enquiries to verify this information.

VAT

The property is elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

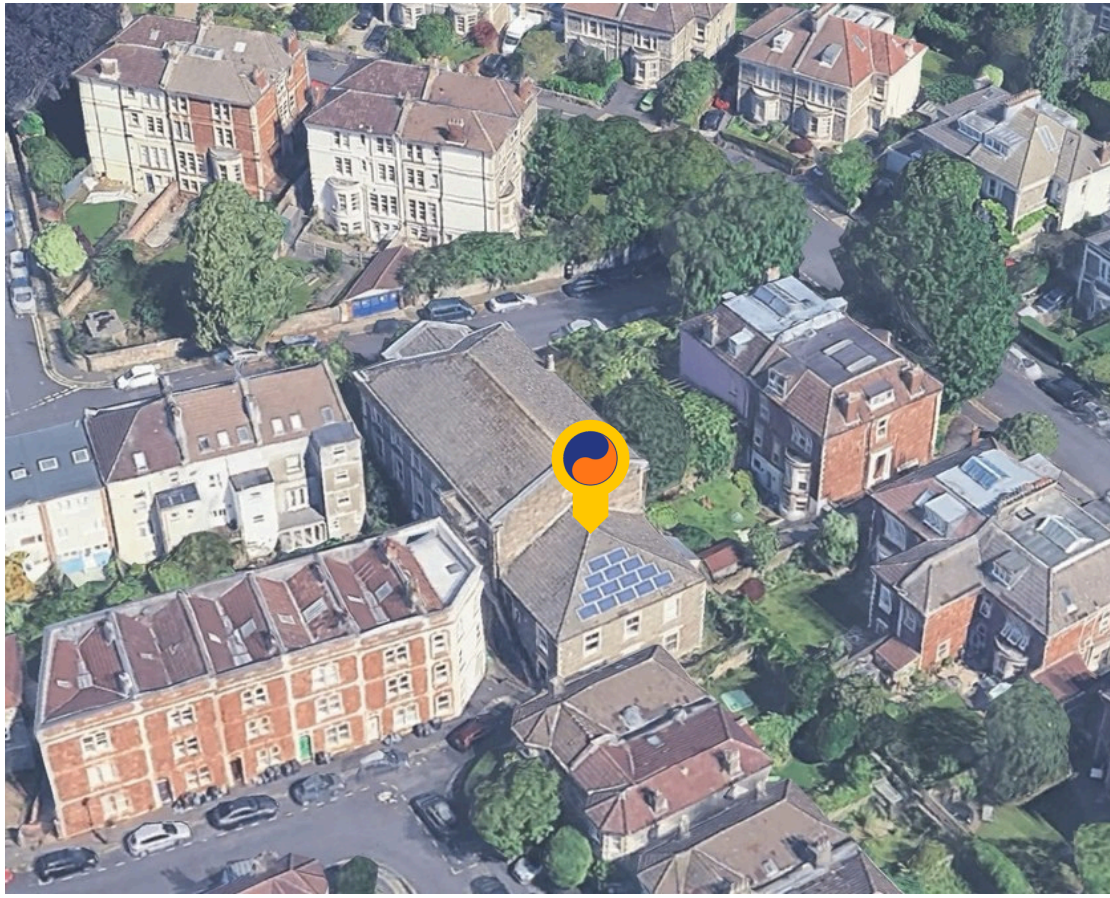
MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK
SUBJECT TO CONTRACT
OCTOBER 2026



CONTACT

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Narrow Lewins Mead, Bristol,
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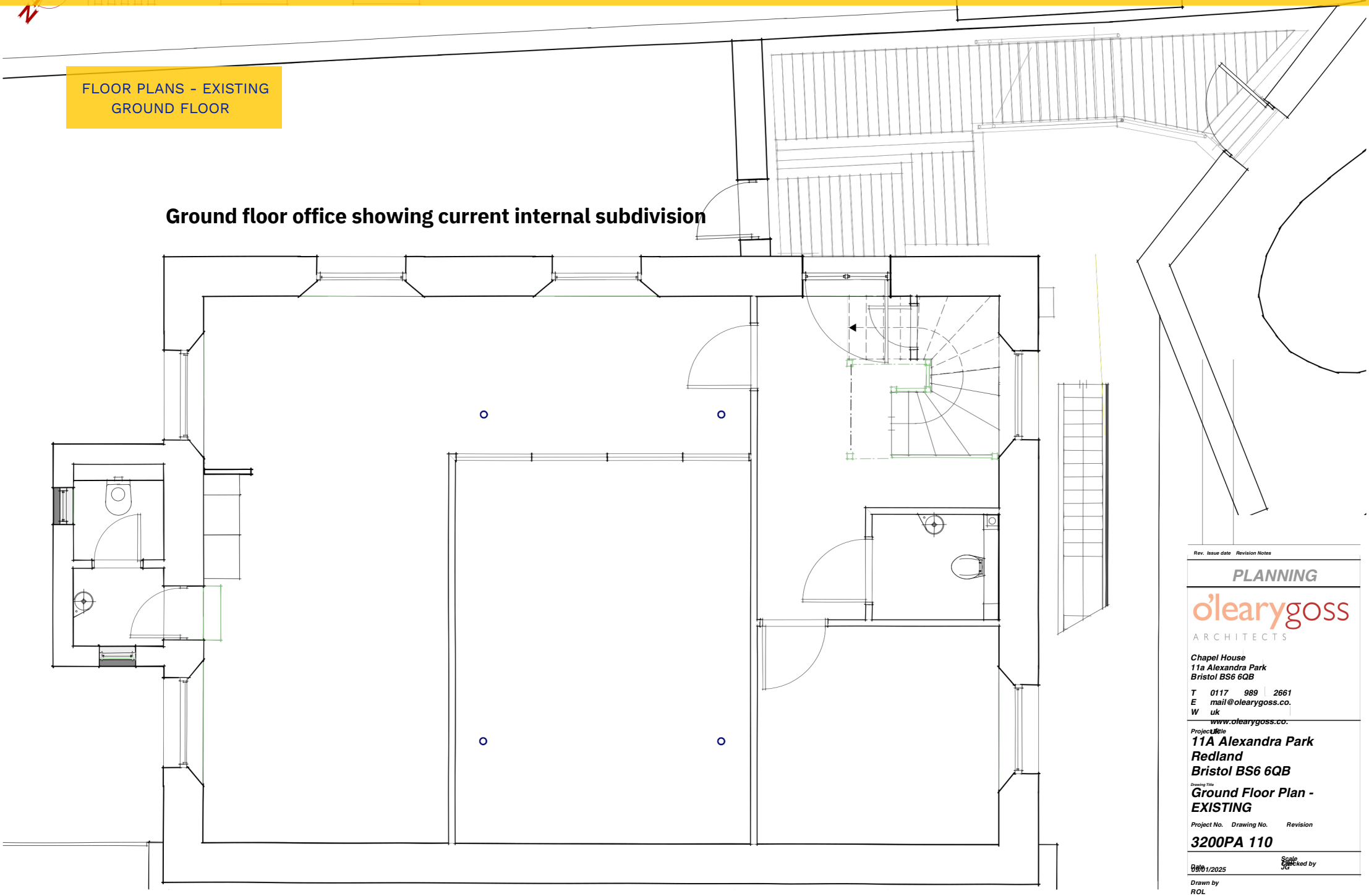
0117 934 9977

0 1 2 3 4 5 M

FLOOR PLANS - EXISTING
GROUND FLOOR

Ground floor office showing current internal subdivision



Rev. Issue date Revision Notes

PLANNING

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Project Title
11A Alexandra Park
Redland
Bristol BS6 6QB

Drawing Title
Ground Floor Plan - EXISTING

Project No. Drawing No. Revision
3200PA 110

Scale
Date
09/01/2025
Checked by
JG
Drawn by
ROL

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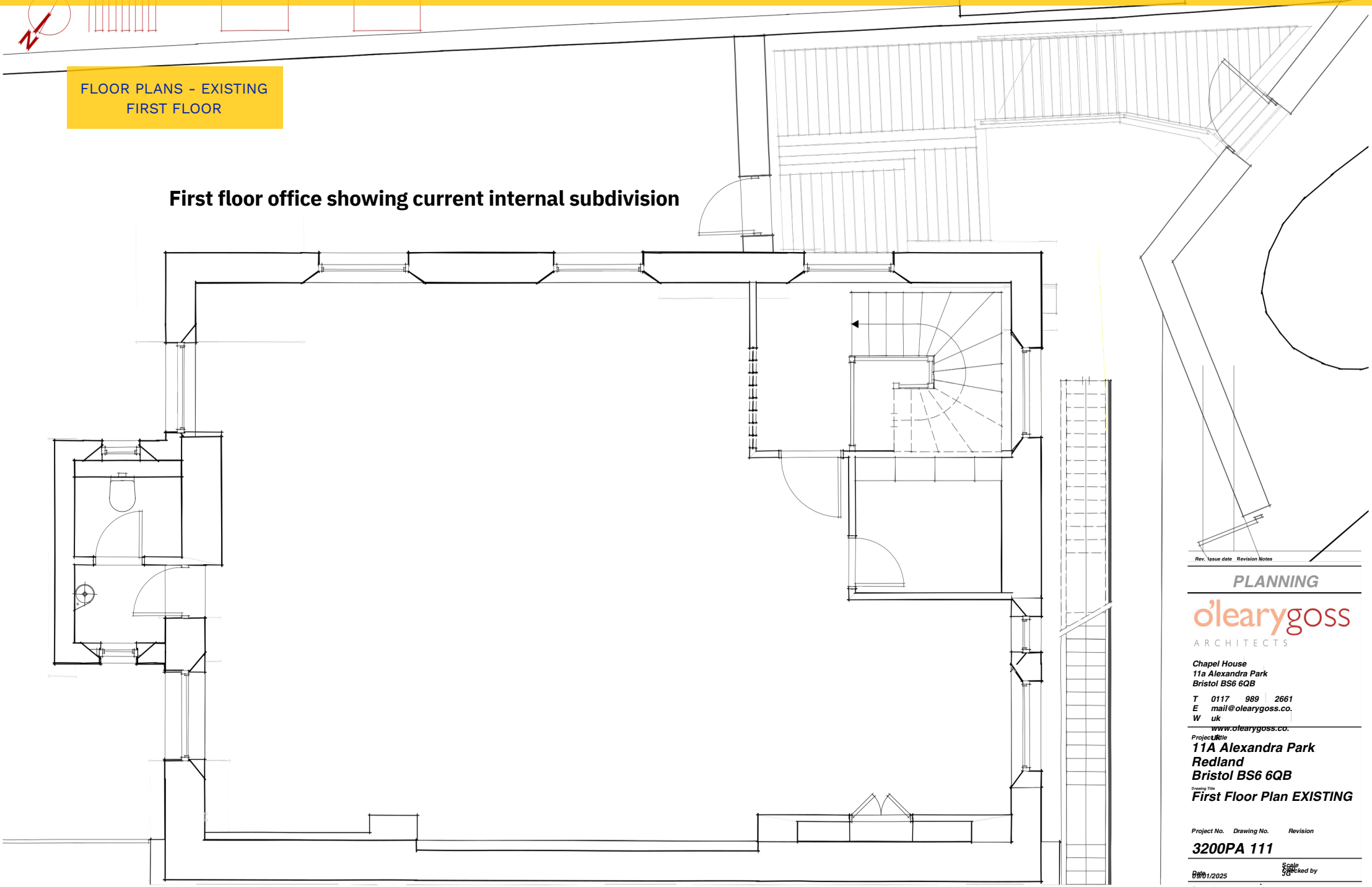
0 1 2 3 4 5 M

FLOOR PLANS - EXISTING
FIRST FLOOR

First floor office showing current internal subdivision



Rev. Issue date Revision Notes

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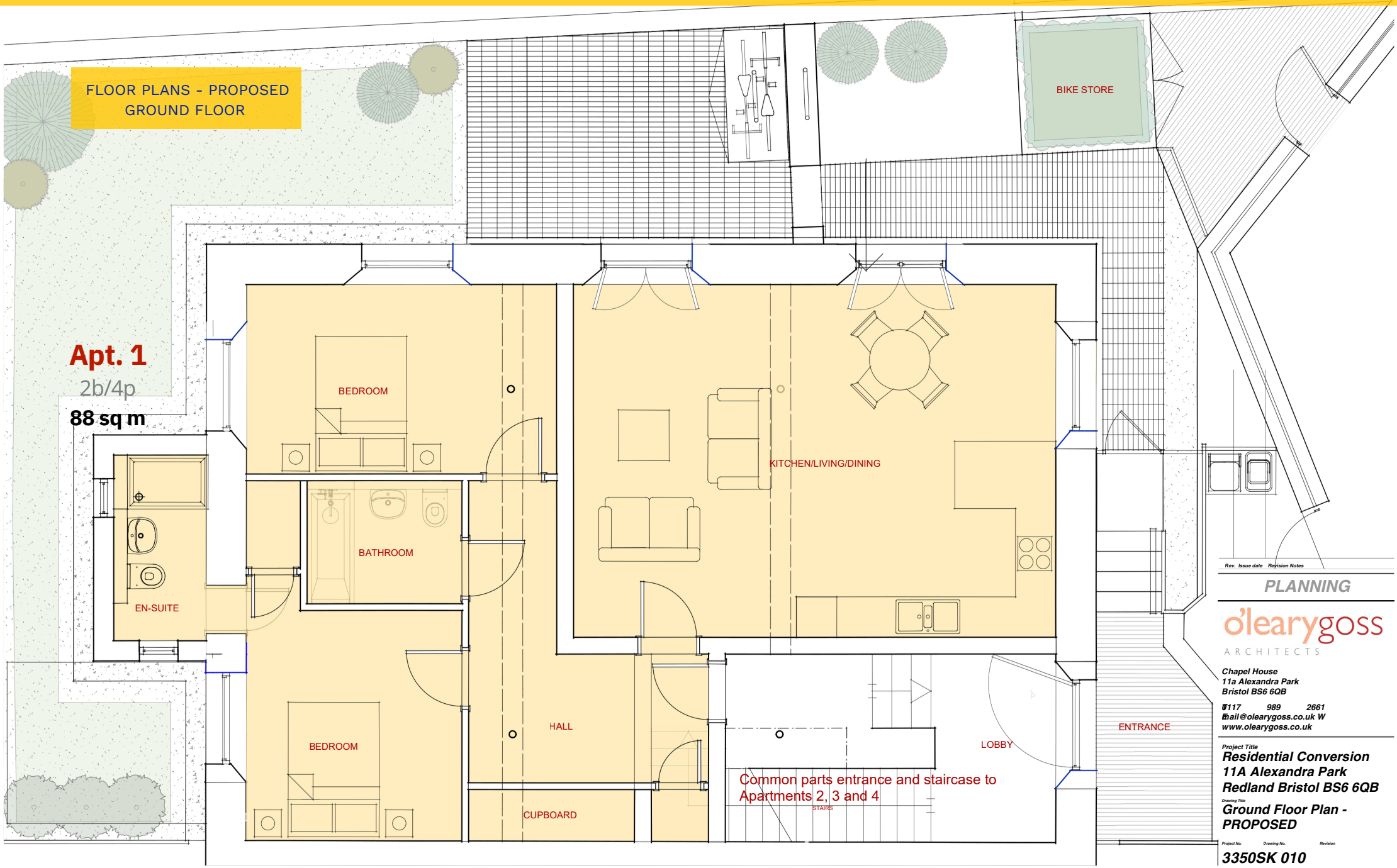
Project Title
11A Alexandra Park
Redland
Bristol BS6 6QB

Drawing Title
First Floor Plan EXISTING

Project No.	Drawing No.	Revision
3200PA	111	

Date 09/01/2025
Scale @A1
Drawn by ROL
Checked by JG

FLOOR PLANS - PROPOSED
GROUND FLOOR



Rev. Issue date Revision Notes

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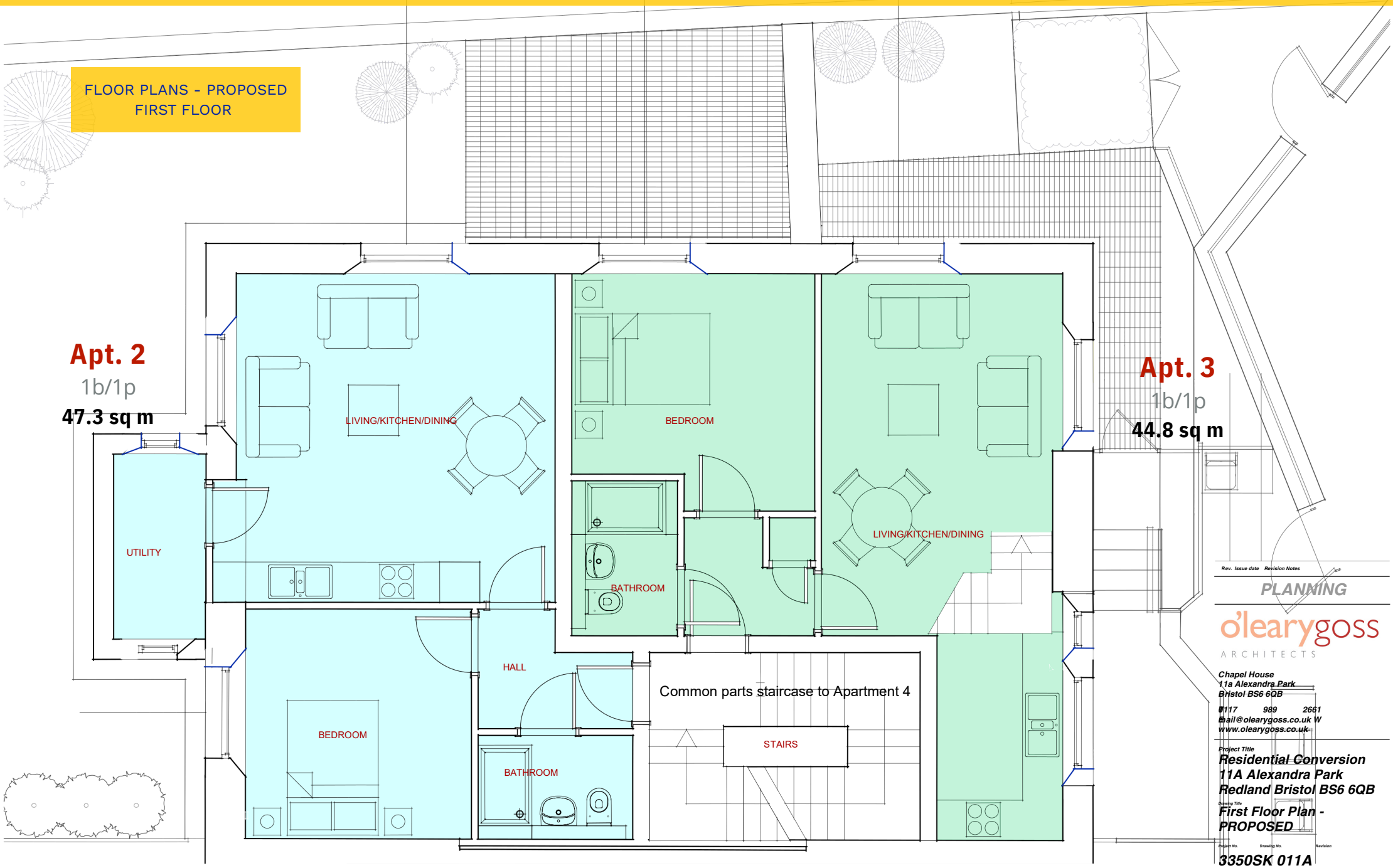
Project Title
Residential Conversion
11A Alexandra Park
Redland Bristol BS6 6QB

Drawing Title
Ground Floor Plan - PROPOSED

Project No. Drawing No. Revision
3350SK 010

Date 09/01/2025
Scale
Checked by JG
Drawn by AL

FLOOR PLANS - PROPOSED
FIRST FLOOR



Rev. Issue date Revision Notes

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Project Title
Residential Conversion
11A Alexandra Park
Redland Bristol BS6 6QB

Drawing Title
First Floor Plan - PROPOSED

Project No. | Drawing No. | Revision
3350SK 011A

Date	Scale
09/01/2025	1:50
Drawn by: AL	Checked by: JG

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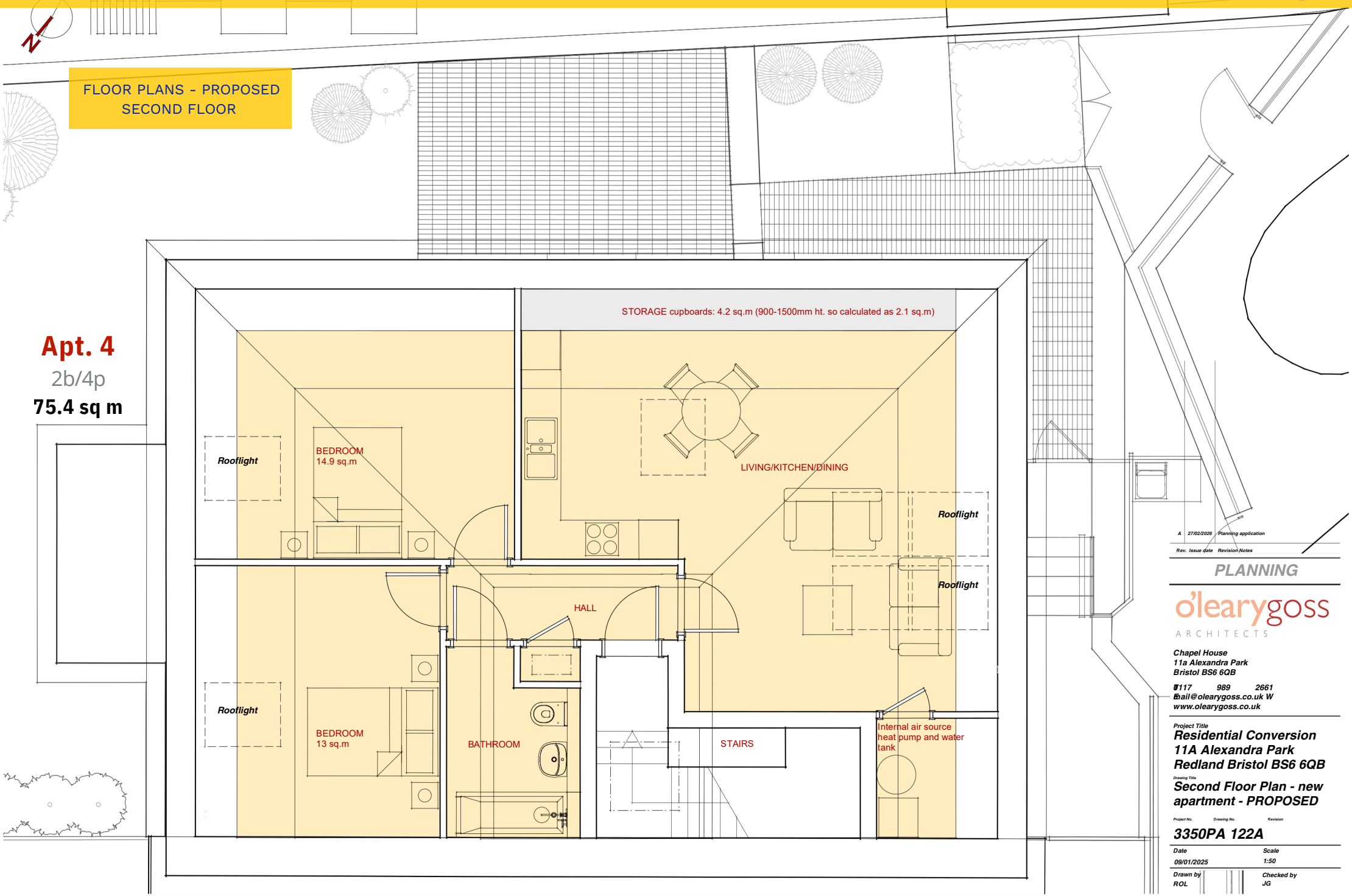
0 1 2 3 4 5 M

FLOOR PLANS - PROPOSED
SECOND FLOOR

Apt. 4
2b/4p
75.4 sq m



Rev.	Issue date	Revision Notes
A	27/02/2026	Planning application

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Project Title
Residential Conversion
11A Alexandra Park
Redland Bristol BS6 6QB

Drawing Title
Second Floor Plan - new apartment - PROPOSED

Project No.	Drawing No.	Revision
3350PA	122A	

Date	Scale
09/01/2025	1:50

Drawn by	Checked by
ROL	JG