

W H A L E W H A R F

FOR SALE

On Behalf Of The Joint Fixed Charge Receivers

Refurbishment/Redevelopment Potential

A Site Of C.9 Acres Adjoining The River Severn At Littleton-Upon-Severn To The North Of Bristol.

Whale Wharf | Bristol | BS35 1NP



REFURBISH. REDEVELOP. REIMAGINE.

WW WHALE
WHARF

Whale Wharf comprises a collection of six existing buildings, some already refurbished and some with refurbishment/redevelopment potential, occupying a site of c.9 acres adjoining the River Severn at Littleton-upon-Severn to the north of Bristol.

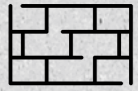
The property provides an outstanding environment offering mature landscaped grounds and views across the River Severn to the Welsh hills.

The site benefits from established power and internet connections.

Whale Wharf offers access via the M48 at Junction 1 at Aust to the M4/M5 Interchange and out into the national motorway network. Bristol is approximately 12 miles to the South with Bristol Parkway Station offering access to the national rail network. The nearby town of Thornbury offers a wide variety of retail and leisure amenities. The property is offered for sale as a whole or in parts.



BELUGA HOUSE SPECIFICATION



Brick elevations with double-glazed windows under pitched tile roof



Fitted data cabling & perimeter trunking



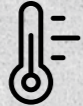
Ceiling-mounted comfort cooling



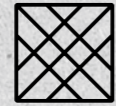
Suspended ceilings with recessed lighting



High-quality WC facilities



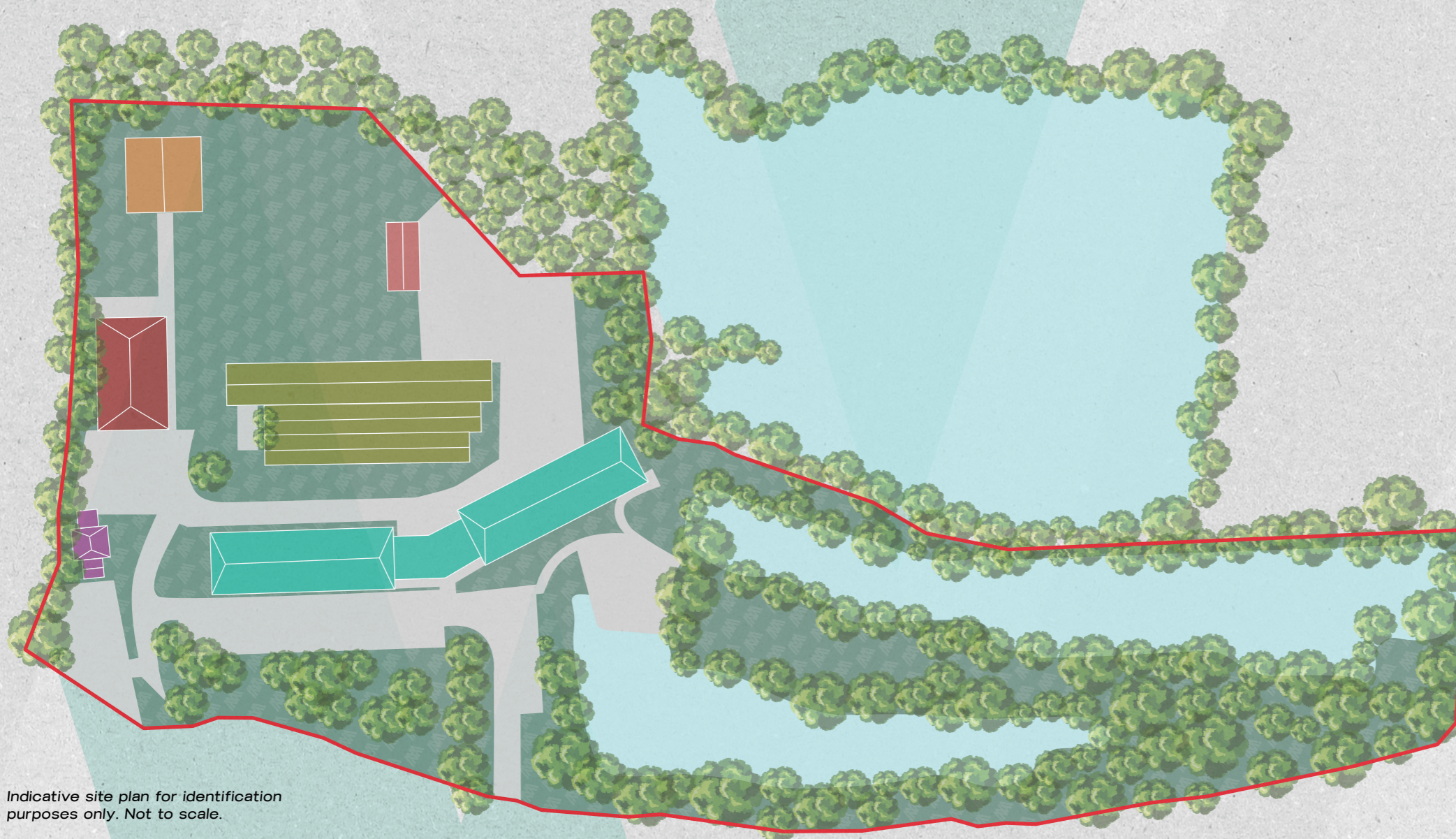
Electric heating



Carpet tiles in office areas



148 allocated parking spaces



Indicative site plan for identification purposes only. Not to scale.

| Beluga House | Floor | Sq M | Sq Ft |
|--------------|-------|----------------|---------------|
| Ground Floor | West | 728 | 7,790 |
| | East | 704 | 7,534 |
| First Floor | West | 728 | 7,790 |
| | East | 704 | 7,534 |
| Total | | 2,754.6 | 29,650 |

All floor areas represent approximate Net Internal Areas

Beluga House is an existing two storey building arranged in two wings with a central entrance/reception which has already been comprehensively refurbished to a high standard.

| Baleen House | Floor | Sq M | Sq Ft |
|--------------|-------|---------------|--------------|
| Ground Floor | West | 128.12 | 1,379 |
| Total | | 128.12 | 1,379 |

All floor areas represent approximate Net Internal Areas

Baleen House is an existing vacant self contained single storey building which has been refurbished.

BELUGA HOUSE ●

BALEEN HOUSE ●

GRAY HOUSE ●

PILOT HOUSE ●

ORCA HOUSE ●

BREACH HOUSE ●

Gray House - Existing Building With Potential For Refurbishment/Redevelopment

Gray House is an existing single storey part clad building which offers potential for refurbishment/redevelopment for various uses subject to obtaining the necessary Planning and other consents.

Pilot House - Existing Building With Potential For Refurbishment/Redevelopment Existing Building With Potential For Refurbishment/Redevelopment

Pilot House is an existing single storey building arranged in three bays beneath pitched tiled roofs which offers potential for refurbishment/redevelopment for various uses subject to obtaining the necessary Planning and other consents.

Orca House - Existing Building With Potential For Refurbishment/Redevelopment

Orca House is an existing single storey part clad building which offers potential for refurbishment/redevelopment for various uses subject to obtaining the necessary Planning and other consents.

Breach House - Existing Building With Potential for Refurbishment/Redevelopment

Breach House comprises an existing two storey building which offers potential for refurbishment/redevelopment for various uses subject to obtaining the necessary Planning and other consents.



150 YEARS OF HERITAGE.

Whale Wharf took its name from a remarkable event that took place in 1885.

In January of that year a 68ft whale was stranded near the brick and tile works on the bank of the Severn near Littleton. This was a remarkable occurrence and people travelled from far and wide to see the unfortunate creature. The Midland Railway even put on special trains to Thornbury and it is estimated that more than 20,000 people visited the site which immediately became known as Whale Wharf.

After the whale had been on the foreshore for a fortnight it had become somewhat ripe, a reporter for the Dursley Gazette recording that: "Those who stood to the leeward, and into whose faces the spicy breeze from the monster blew, held their noses and manifested in a very demonstrative manner that their olfactory organs were in no way delightfully tickled!"

Whale Wharf has a long history of Severnside activity stretching back almost 150 years. Bricks and tiles were made on the site for many years, taking advantage of the river for easy shipping of the goods, but in more recent times Whale Wharf has hosted motor engineering businesses, boat building and repairs, paint spraying, vacuum plant manufacture, machine shops, furniture manufacture, double glazing manufacture and even a garden centre.

During the early 1980's the site became an established micro-electronics lab and office facility with some of the buildings having subsequently been comprehensively refurbished.

GATEWAY TO BRISTOL AND BEYOND.

Whale Wharf occupies an unrivalled location alongside the River Severn at Littleton-upon-Severn to the north of Bristol.

Whale Wharf offers access via the M48 at Junction 1 at Aust to the M4/M5 Interchange and out into the national motorway network. Bristol is approximately 12 miles to the South with Bristol Parkway Station offering access to the national rail network. The nearby town of Thornbury offers a wide variety of retail and leisure amenities.



Tenure

The property is offered by way of a sale of the freehold interest as a whole or in parts.

Price

Offers are invited in excess of £1 Million.

Stapled Debt

Stapled debt is available subject to separate agreement with the existing lender.

Planning

The property offers potential for various alternative uses subject to obtaining Planning and the other necessary consents. Further information in relation to the properties planning history is available on request.

EPC

EPCs will be made available in relation to Beluga House and Baleen House.

VAT

VAT will be payable on the purchase price.

Legal Costs

Each party to bear their own legal costs in relation to any agreed transaction.

Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017 Alder King LLP will require any purchaser to provide proof of identity along with any required supporting documentation.

Asbestos Regulations

The detection of asbestos and asbestos related compounds is beyond the scope of Alder King LLP and accordingly we recommend that all parties obtain advice from a specialist source.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Details produced August 2025.



SIMON PRICE
M: 07990 891021
E: sprice@alderking.com

TOM DUGAY
M: 07974 186462
E: tdugay@alderking.com

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