

ELEVATED
LIVING

THE
HERITAGE
DISTRICT

AT

Brabazon

A PLACE
THAT
**CHANGES
EVERYTHING**

For over a century, Filton Airfield was a home for innovators, aviators and inventors. Now a new generation is making its mark at Brabazon.

Brabazon is a pioneering new place. Named after a revolutionary airplane that became an icon of engineering, Brabazon brings together all the energy and edge of Bristol to create the most exciting new city district in the South West.

You'll be able to wander around independent stores, discover new restaurants or relax in leafy parks and open public squares. There will be iconic events, the latest amazing exhibitions and the best in live music and entertainment at YTL Arena Bristol, a supersonic new venue that will put the city on the world stage.

The legacy of the pioneers who built Concorde will live on at Brabazon: A thriving new neighbourhood for Bristol and a place that changes everything.





**"WE ARE CREATING MORE THAN JUST A
NEW PLACE TO LIVE. WE ARE CREATING
A WHOLE NEW COMMUNITY. ONE WITH
A BEATING SOCIAL HEART THAT WILL
INSPIRE THE NEXT GENERATION TO SHAPE
THE FUTURE AT BRABAZON"**

A CITY

LIKE NO
OTHER

Bristol is a melting pot of culture and creativity. A place that has always pushed the boundaries. Now so much of what is fresh and new in the city is on the doorstep at Brabazon.

Hang ten and hone your surfing skills at The Wave. Get up close and personal with the giraffes, bears and zebras at Bristol Zoo Project. Let your imagination take flight at the award-winning Aerospace Bristol Museum. Or select a new style every season at The Mall Cribbs Causeway, home to over 150 shops including flagship stores for John Lewis and Marks & Spencer.

And that's before you start exploring the city centre.

Discover the buzz and bright lights of the bars on the harbourside. Take a leisurely stroll past the old-school clothes shops and chilled out cafés on Gloucester Road. Put on your dancing shoes at one of dozens of friendly festivals. Or enjoy food from every corner of the world at Clifton's smartest bistros and brasseries.

Whether you're a foodie or a sports fan, music lover or café hopper, Brabazon connects you to the best of what's new and different in Bristol.

©Bristol Zoo Project



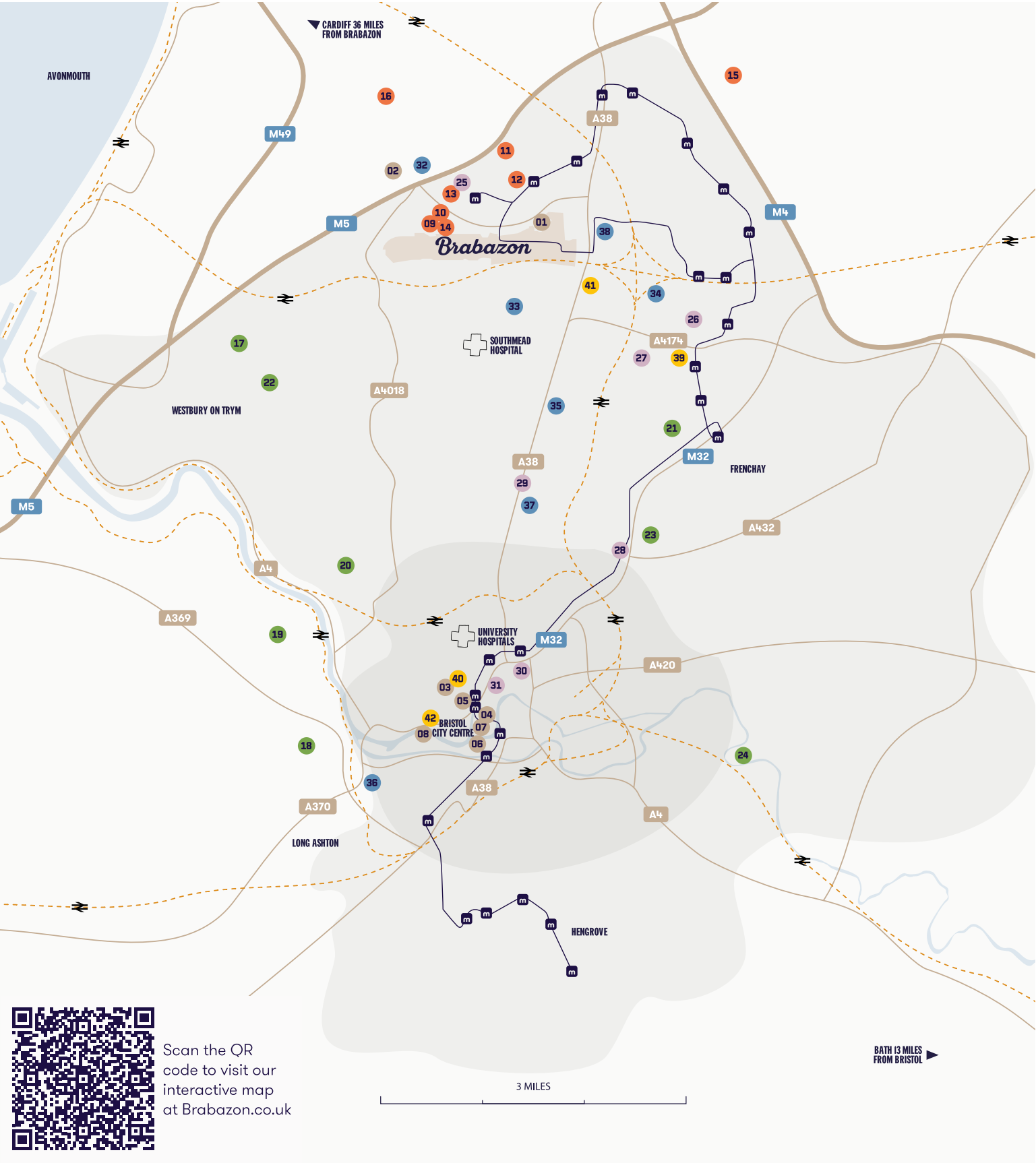
The Wave | ©ImageCabin



Aerospace Bristol | ©Adam Gasson



Harbourside Festival | ©Paul Box/Visit West



PERFECTLY PLACED

Getting from A to B is easy from Brabazon, Bristol's best-connected new neighbourhood.

Brabazon is less than 3 miles away from the M5 and M4 motorways, offering easy access to the North, South East and West. From coastal escapes in Devon and Cornwall, business trips to Birmingham, or long weekends in London, you'll be able to speed off around the country at a moment's notice.

Closer to home, Bristol was the UK's first cycling city. With miles of walking routes and cycle paths, Brabazon will connect into one of the UK's best active travel networks. And there are major new public transport connections in the pipeline.

If you're heading to London, Paddington station is already less than 75 minutes from Bristol Parkway. Soon, you'll be able to jump on the train at Brabazon too and arrive at Bristol Temple Meads in less than 15 minutes. You'll also be able to take the Metrobus that connects Cribbs Causeway to the city centre to pop to the shops on Park Street or to get to lectures at both of Bristol's leading universities.

Or if you're travelling further afield, take to the skies from Bristol Airport to one of over 100 destinations worldwide.

CULTURE

- 01** Aerospace Bristol Museum
- 02** Bristol Zoo Project
- 03** Bristol Museum & Gallery
- 04** Bristol Old Vic
- 05** Bristol Hippodrome
- 06** M Shed
- 07** Arnolfini
- 08** SS Great Britain

ENTERTAINMENT

- 09** Vue Cinema
- 10** Hollywood Bowl
- 11** AirHop Bristol
- 12** Jump Bristol
- 13** Ninja Warrior
- 14** Planet Ice
- 15** West Country Waterpark
- 16** The Wave

GREEN SPACES

- 17** Blaise Castle Estate
- 18** Ashton Court Estate
- 19** Leigh Woods
- 20** Clifton Downs
- 21** Stoke Park
- 22** Canford Park
- 23** Eastville Park
- 24** Conham River Park

SHOPPING

- 25** The Mall at Cribbs Causeway
- 26** Filton Retail Park
- 27** Abbey Wood Shopping Park
- 28** Eastgate Retail Park
- 29** Gloucester Road
- 30** Cabot Circus
- 31** Bristol Shopping Quarter

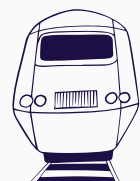
SPORT

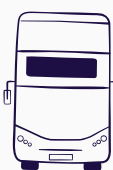
- 32** The Bristol Golf Club
- 33** Filton Golf Club
- 34** Bristol Flyers Basketball
- 35** Memorial Stadium - Bristol Rovers FC
- 36** Ashton Gate - Bristol City FC / Bristol Bears
- 37** County Ground - Gloucestershire Cricket Club
- 38** Village Hotel & Gym

FURTHER EDUCATION

- 39** University of the West of England
- 40** Bristol University
- 41** SGS College
- 42** City of Bristol College

NEARLY 2 
MILES OF DEDICATED
CYCLE PATHS
CONNECTING BRABAZON
TO BRISTOL, BATH
& BEYOND

 **1 NEW**
TRAIN STATION
CONNECTING BRABAZON TO
TEMPLE MEADS IN 15 MINS

3 NEW 
METRO
BUS STOPS
CONNECTING BRABAZON
TO PARKWAY STATION
IN UNDER 15 MINS

M4 & M5
LESS THAN  **3**
MILES AWAY

100 
CONNECTIONS TO OVER
100+ DESTINATIONS
FROM BRISTOL AIRPORT

MUCH MORE TO ENJOY ON YOUR DOORSTEP

There's so much coming over the horizon at Brabazon - the new playground for Bristol's next generation.

Work up a sweat or meet up with friends for a coffee at Hangar 16U. You'll be able to stroll along the tranquil trails or relax beneath the shade of a tree in Brabazon Park. There will be iconic events, the latest amazing exhibitions and the best in live music at YTL Arena Bristol. And with over two miles of pedestrian and cycling routes, three new MetroBus stops and a new train station, getting from A to B at Brabazon will be as easy as 1, 2, 3.

YTL Arena
Bristol

Brabazon
Station

05

08





Brabazon Park

Brabazon Park

Hangar 16U

Access to M5

01

02

03

Aerospace Park

THE
HERITAGE
DISTRICT

Key

- 01 The Hangar District
- 02 The Sales Centre
- 03 Aerospace Bristol
- 04 Cribbs Causeway
- 05 Central Brabazon – Shops, Cafés & Restaurants
- 06 The Enterprise District
- 07 Runway Avenue
- 08 Learning District

DISCOVER A THRIVING NEW NEIGHBOURHOOD

01 Hangar 16U

Hangar 16U was once a hive of activity, assembling and maintaining aircraft in the Airfield's aviation heyday. Now this iconic Grade II listed aircraft hangar is being restored as a vibrant new hub for the local community.

Downstairs there will be a bustling open-plan café to catch up with friends. Activity rooms will host a busy social calendar of events and a community-focused fitness centre for those wanting to work out. Upstairs will feature dedicated youth spaces and more activity rooms. A large hall will be a social space for multi-faith groups, or the perfect venue for public meetings and family events.

Visitors will spill out onto Brabazon Park to the West, with its exercise area, children's playgrounds and public lawns that will be perfect for picnicking. Then to the East, Hangar 16U will open onto a vibrant new public square, planned as a home for regular pop-up markets and street food stalls.





02 YTL Arena Bristol

In the historic aircraft hangars where Concorde was designed, built and tested, a supersonic new 19,000-capacity arena will stand. An entertainment destination like no other. One that will attract the world's biggest acts, bringing the best of live music, sport and entertainment to Bristol.

Connected to the arena, there will be a state-of-the-art Conference & Exhibition Centre and entertainment hub, designed to seamlessly integrate with the arena for hosting large events.

The Conference & Exhibition Centre features an expansive 6,000 sq.m of versatile flat floor space, making it an ideal venue for conferences, trade shows, exhibitions and live sports events.





03 Brabazon Park

A place to exercise and socialise, to relax and to reconnect with nature, Brabazon Park will be a modern reimagining of Britain's historic tradition of urban parks.

Brabazon Park will be the largest new urban public park built in the South West for over 50 years and a place for people of every generation. At its heart will be a 2.5-acre lake featuring aquatic planting, alongside flowers and grasses, mature trees and shrubs that will bring the Park to life for people and wildlife alike. There will be exercise areas and social hubs, cafés and kids' play spaces.

Whether you are finding your new favourite coffee spot by the lakeside boardwalk, or having a picnic on the public lawns, everyone will be welcome to come and play.

04 Transport

At Brabazon every daily essential - from where you walk the dog or do your shopping, to where you drop the kids for school or go out on date night - will be just a 15 minute walk or cycle away.

A new train station will connect Brabazon to Henbury and reach Bristol Temple Meads in less than 15 minutes. Nearly two miles of dedicated cycle paths will connect into one of the UK's best active travel networks, providing a real alternative to car dependency.

And three new MetroBus stops will connect the neighbourhood to Bristol Parkway, UWE, Broadmead and the City Centre.



ENJOY A NEW
**WAY OF
LIVING**

AT
THE
**HERITAGE
DISTRICT**



Like the pioneering airplanes that came before it, The Heritage District is designed to be different.

We believe that places are as much about people as about buildings, which is why we've based The Heritage District on a network of 'living streets'. These outdoor spaces - including shaded shared gardens, landscaped public squares and exciting play areas for children - are designed to bring people together.

Step outside your home and feel connected to both nature and the neighbourhood. Enjoy the sweet scent of wild flowers planted along every street. Get lost in a book sitting beneath the dappled shade of blossoming fruit trees. Stroll along the quiet garden streets or join families heading for the playground.

But the carefully considered landscaping is designed to be useful as well as beautiful. Rain gardens act as sustainable drainage systems. Native flowers bring in bees and other pollinators to boost biodiversity. And the walkable streets prioritise pedestrians and families playing out.

The houses themselves feature beautifully intricate brickwork that complements the native planting. Inside, picture windows fill the rooms with natural light and clever layouts help to maximise the sense of space.

Offering more light, more flexibility and more social living, The Heritage District is a new urban quarter that's much more you.



"WHEN WE CAME ACROSS THE NEW HOMES AT BRABAZON, THEY JUST LOOKED SO DIFFERENT FROM EVERYTHING ELSE WE HAD SEEN. I REMEMBER THINKING IF WE DON'T BUY NOW, WE WILL MISS OUT. THE HOUSE IS SO DIFFERENT, UNEXPECTED AND QUIRKY. IT'S NOTHING LIKE A STANDARD NEW-BUILD. WE LOVE THE HIGH CEILINGS IN THE LIVING ROOM. THE DOUBLE-HEIGHT WINDOWS ALLOW SO MUCH MORE LIGHT INTO THE SPACE"

Thomas, Resident at Brabazon

JOIN THE NEXT GENERATION OF PIONEERS

With a growing community already established at Brabazon, The Heritage District is the second chapter at the most exciting new city district in the South West.

Located next door to the Aerospace Bristol Museum, The Heritage District lies at the historic heart of the former Filton Airfield.

To the west lies Hangar 16U; once a hive of activity maintaining aircraft, this historic Grade II listed building is being reborn as a local, social hub for the community.

To the south, the Brabazon Hangars – the birthplace of Concorde - are being transformed into the supersonic new YTL Arena Bristol, which will put Bristol on the world stage once again.



The Brabazon | ©BAE Systems





BAC Works Brass Band 1940 showing band leader George Yabsley | Photo courtesy of Aerospace Bristol Museum (BACT)



Printing department at BAC showing Phyllis Sage | ©The Sage family

At The Hangar District - the first collection of new homes at Brabazon - the roads were named after the most celebrated figures of the Airfield's past. But at The Heritage District, it is the unsung heroes of that pioneering age who take centre stage.

Fairlawn Avenue

Fairlawn Avenue was the first street of homes built by Sir George White for staff in the earliest days of the former Airfield in the 1910s, so it is only fitting that it is the name of the first new street at Brabazon.

Pedley Gardens

Elizabeth Pedley was an electronics engineer on Concorde and a trailblazing woman in aviation.

Sage Gardens

Named after Phyllis Audrey Ellen Sage, who worked in the print department at BAC during the 1940s.

Fitzgerald Street

Ken Fitzgerald was an electrical engineer on the flight tests for the airliner which gives the new neighbourhood its name: the Brabazon.

Smart Street

Named after Ada Smart, who worked in the wing-making workshop during WWII.

Hawkins Close

Ed Hawkins was an unsung hero who worked on almost every major aircraft produced by BAC and Airbus for 43 years.

Watts Drive

Named after Brian Watts, the senior flight engineer on the maiden flight of Concorde in April 1969.

Yabsley Terrace

George Yabsley was the band leader of the BAC Works brass band in the 1940's and a central figure in the local community as it shaped the era of modern air travel.



ENJOY MORE SPACE & FLEXIBILITY

Designed by award-winning architects and built of solid brick, it's the little design details that make the new homes at The Heritage District so distinctive.

Stepping over the threshold, you'll feel the underfloor heating radiate warmth up to your feet. Move through and you'll find yourself in the kitchen: the social hub of the home. Every one at The Heritage District is warm and welcoming.

The open-plan layouts are designed to bring people together: ideal for entertaining friends and feeding the family. The higher than average ceilings and picture windows flood the living areas with natural light. And little luxuries – from designer door handles to energy-efficient appliances – hint at the quality throughout the home.

Make your way upstairs and the bathrooms offer a sophisticated sanctuary. Porcelain tiles, mirrored cabinets and heated towel rails make for a relaxing haven for an invigorating shower or leisurely bath. Meanwhile in the bedrooms, let your feet sink into the finely woven carpets.

New homes at The Heritage District are up to 25% larger than other new builds* giving you space and flexibility to adapt to your lifestyle. Whether you need a study to work from home or room for a growing family, you'll find the ideal solution within these walls.

The extra space isn't just confined to the interior, step outside and you'll find your garden equally inviting. Kick back and relax with a drink on your sun-lit lawn. Gather your friends round for a BBQ on the patio, or simply while away the hours tending to the flowers in your borders.

Choose to live in a home at Brabazon and you'll be choosing the best that life has to offer.

*The new homes at The Heritage District are up to 25% larger than others would build when compared against the national minimum space standards.



"THE HOUSES AT BRABAZON LOOKED VERY DIFFERENT TO THE OTHER NEW BUILDS WE HAD SEEN... WE WERE IMMEDIATELY STRUCK BY THE LIGHT AND SPACIOUSNESS OF THE SHOW HOME. SOME OF OUR FAVOURITE FEATURES ARE THE SIZE OF THE WINDOWS AND THE CEILING HEIGHTS."

Viv, Resident at Brabazon

ENJOY THE EXTRA TOUCHES

The attention to detail and craftsmanship is clear as soon as you step through the door of your home at The Heritage District.

The commitment to quality shines through in the fixtures and fittings carefully selected by our experienced team. Luxury vinyl flooring and Hansgrohe brassware balance sophistication and durability. Energy-efficient Bosch appliances and Geberit sanitaryware perfectly complement the finishing. Fitted wardrobes and underfloor heating all feature in every home.

The internal specification is matched by the thoughtful design outside.

Intimate streets are set out around communal gardens and squares, with extensive planting providing character and shade. The range of rooflines, frontages and terraces make for infinitely varied street scenes. The quiet, traffic-calmed roads put pedestrians first, encouraging a sense of community.

Just as the previous community of Bristol engineers came together to change the history of modern aviation, this new neighbourhood at Brabazon will set new standards for modern living.





ENJOY A BETTER STANDARD OF LIVING

Discover a commitment to quality that's on a different level. With so much more included as standard, the homes at Brabazon are both appealing and practical.

Everyday elegance

You'll notice the difference as soon as you step inside, with underfloor heating in the open-plan kitchens and living spaces and tufted luxury twist carpets and fitted wardrobes in the bedrooms upstairs. In the bathrooms, porcelain floors, Geberit suites and Hansgrohe brassware provide understated elegance alongside sophisticated details such as heated towel rails and shaver sockets.

Smarter homes for more sustainable living

The latest technology is built into the fabric of every new home at The Heritage District. Fast Fibre-to-the-Premises broadband connections make light work of streaming the latest box set and means working from home is less of a chore. And with solar panels and air source heat pumps powering every house, sustainable features come as standard at Brabazon.

Convenience and comfort

We've also cooked up some real treats in the kitchen. Carefully-planned cupboards and worktop space offer both design appeal and everyday practicality. Utility spaces help keep the odds and ends of daily life hidden away within easy reach. Modern day convenience is provided by the integrated Bosch appliances – fridge-freezers, dishwashers, cookers, microwaves and washer-driers are all included.

"THE QUALITY AT BRABAZON SIMPLY SHINES THROUGH, WITH THE NEW HOMES OFFERING AN INCREDIBLE SPECIFICATION INCLUDED AS STANDARD. THE SUCCESS OF BRABAZON SO FAR SHOWS THE HUGE POTENTIAL OF THIS EXCITING NEW NEIGHBOURHOOD."

Vicky Dudbridge, Director
Residential Development Sales, Savills



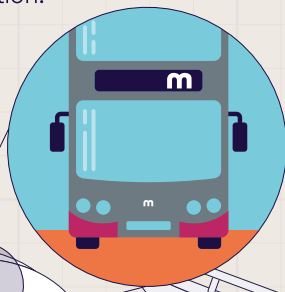


ENJOY A GREENER LIFESTYLE

Sustainability is at the heart of our vision for Brabazon. From promoting active lifestyles to helping people use less energy in their homes, The Heritage District is designed to complement rather than conflict with nature.

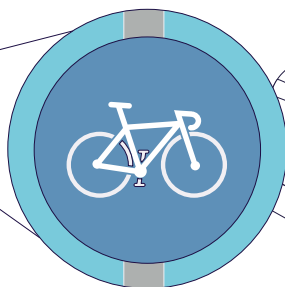
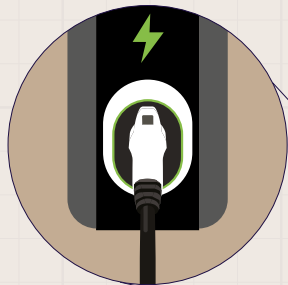
Public Transport

Parking is included with every home, but we're investing millions in new transport links to connect you to the city, including a new train station.



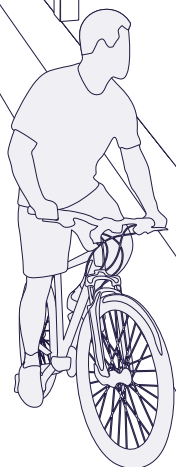
EV Charging

Every house has an electric car charging point included as standard.



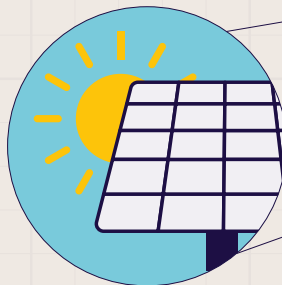
People-powered travel

Paths and cycleways criss-cross the tree-lined streets, connecting The Heritage District to the country lanes and city streets beyond. Handy bike storage is provided as standard.



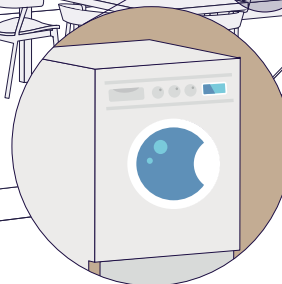
Solar panels

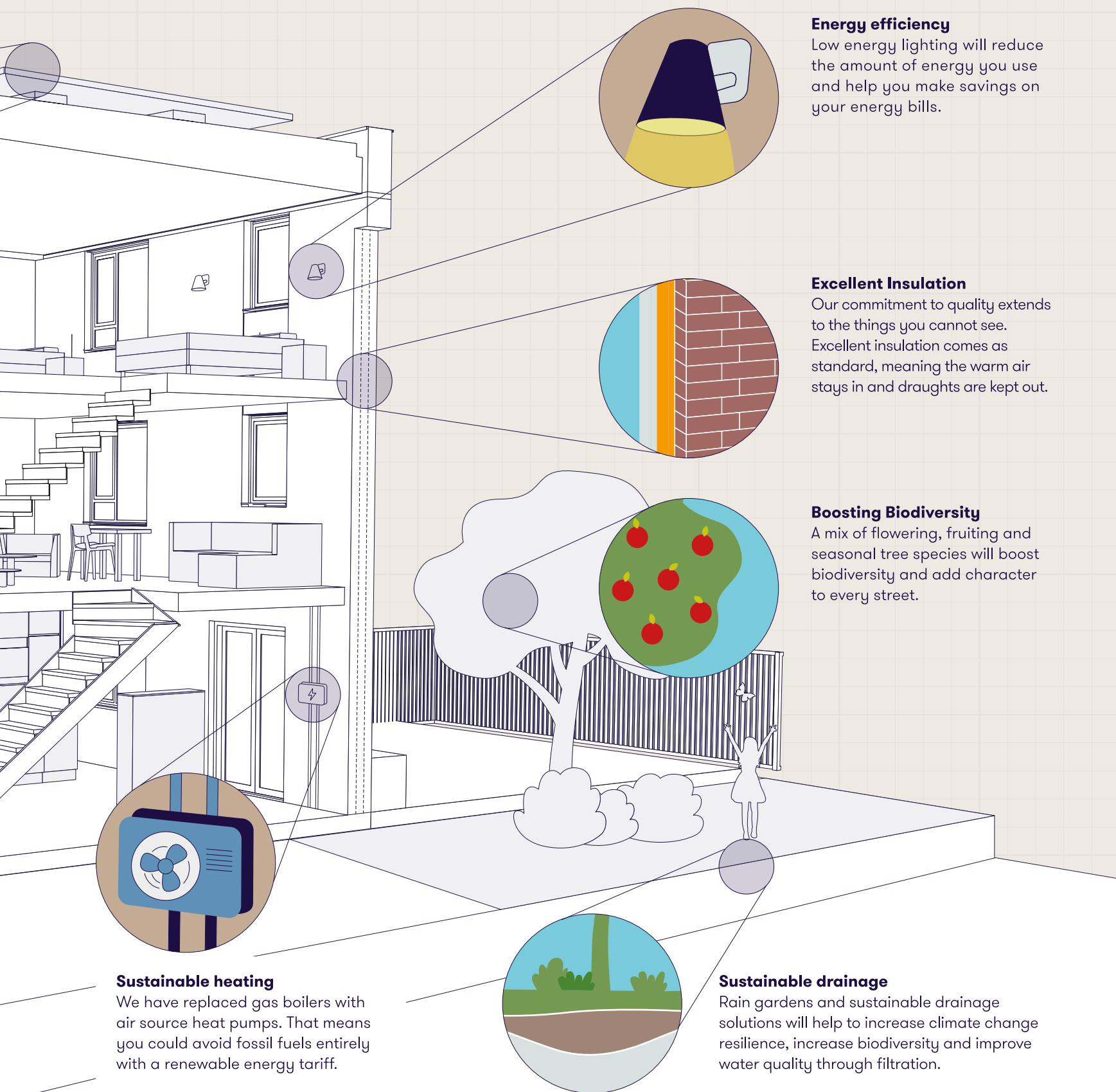
All houses feature solar panels as standard, helping you reduce your electricity bills.



The latest appliances

Energy-efficient Bosch appliances help cut electricity usage and save water.



**Energy efficiency**

Low energy lighting will reduce the amount of energy you use and help you make savings on your energy bills.

Excellent Insulation

Our commitment to quality extends to the things you cannot see. Excellent insulation comes as standard, meaning the warm air stays in and draughts are kept out.

Boosting Biodiversity

A mix of flowering, fruiting and seasonal tree species will boost biodiversity and add character to every street.

Sustainable heating

We have replaced gas boilers with air source heat pumps. That means you could avoid fossil fuels entirely with a renewable energy tariff.

Sustainable drainage

Rain gardens and sustainable drainage solutions will help to increase climate change resilience, increase biodiversity and improve water quality through filtration.

THE HERITAGE DISTRICT

The Heritage District lies to the south of the amazing Aerospace Bristol Museum. It is located along a Heritage Trail that connects this exciting new district through to the historic listed Hangar 16U, which is set to be reborn as a new local, social hub for the community.

The 100 new homes will be a mix of two, three and four-bedroom houses set amongst peaceful, tree-lined streets across a south-facing hillside that's at the heart of the historic former Filton Airfield.

Residents will enjoy direct access to a wonderful array of outside spaces. The extended neighbourhood is set out on a network of liveable tree-lined streets, close to attractive public squares, and features shared garden streets that will be open for everyone to enjoy.

There will also be a designated play space on the doorstep, with a mix of climbing frames, landscaped free-play areas and comfortable spots to sit.





	THE COANDA 2-bedroom home	950 Sq Ft 88.2 Sq M	Page 28	Plots 17, 18, 19, 20, 21, 22, 23		THE PRIER 3-bedroom home	1154 Sq Ft 107.2 Sq M	Page 36	Plots 07, 08, 09, 10, 11, 12, 13, 14, 15, 16
	THE BOXKITE 2-bedroom home	969 Sq Ft 89.9 Sq M	Page 30	Plots 90, 91, 92, 93, 94		THE BUCKINGHAM 3-bedroom home	1289 Sq Ft 119.7 Sq M	Page 38	Plots 56, 57, 58, 59, 60, 61, 62, 63, 64
	THE BELVEDERE 2-bedroom home	950 Sq Ft 88.2 Sq M	Page 32	Plots 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 95, 96, 97, 98, 99, 100		THE BRAEMAR 4-bedroom home	1675 Sq Ft 155.6 Sq M	Page 40	Plots 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76
	THE SKYLARK 3-bedroom home	1113 Sq Ft 103.3 Sq M	Page 34	Plots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43		AFFORDABLE HOUSING			Plots 01, 02, 03, 04, 05, 06, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55



OPEN-PLAN LIVING THE COANDA



2 Bedrooms



1 Bathroom



1 Allocated
Parking Space

Named after an early two-seat monoplane, this two-bedroom terrace makes a terrific home for first-time buyers or downsizers.

Downstairs the open-plan layout maximises the living space, with doors opening directly onto the patio and rear garden. Upstairs has a family bathroom, two double bedrooms and a private study.



ROOM DIMENSIONS

Net Saleable Area: 950 Sq Ft | 88.2 Sq M

First Floor

- Bedroom 1: 12' 2" x 11' 10" | 3.7M x 3.6M
- Bedroom 2: 9' 2" x 11' 10" | 2.8M x 3.6M
- Study: 6' 3" x 9' 10" | 1.9M x 3.0M

Ground Floor

- Kitchen: 8' 2" x 10' 9" | 2.5M x 3.3M
- Living/Dining: 16' 5" x 18' 4" | 5.0M x 5.6M
- Patio: 7' 7" x 13' 5" | 2.3M x 4.1M

SITE PLAN



Plots Available: 17, 18, 19, 20, 21, 22, 23

Parking: 1 allocated courtyard space

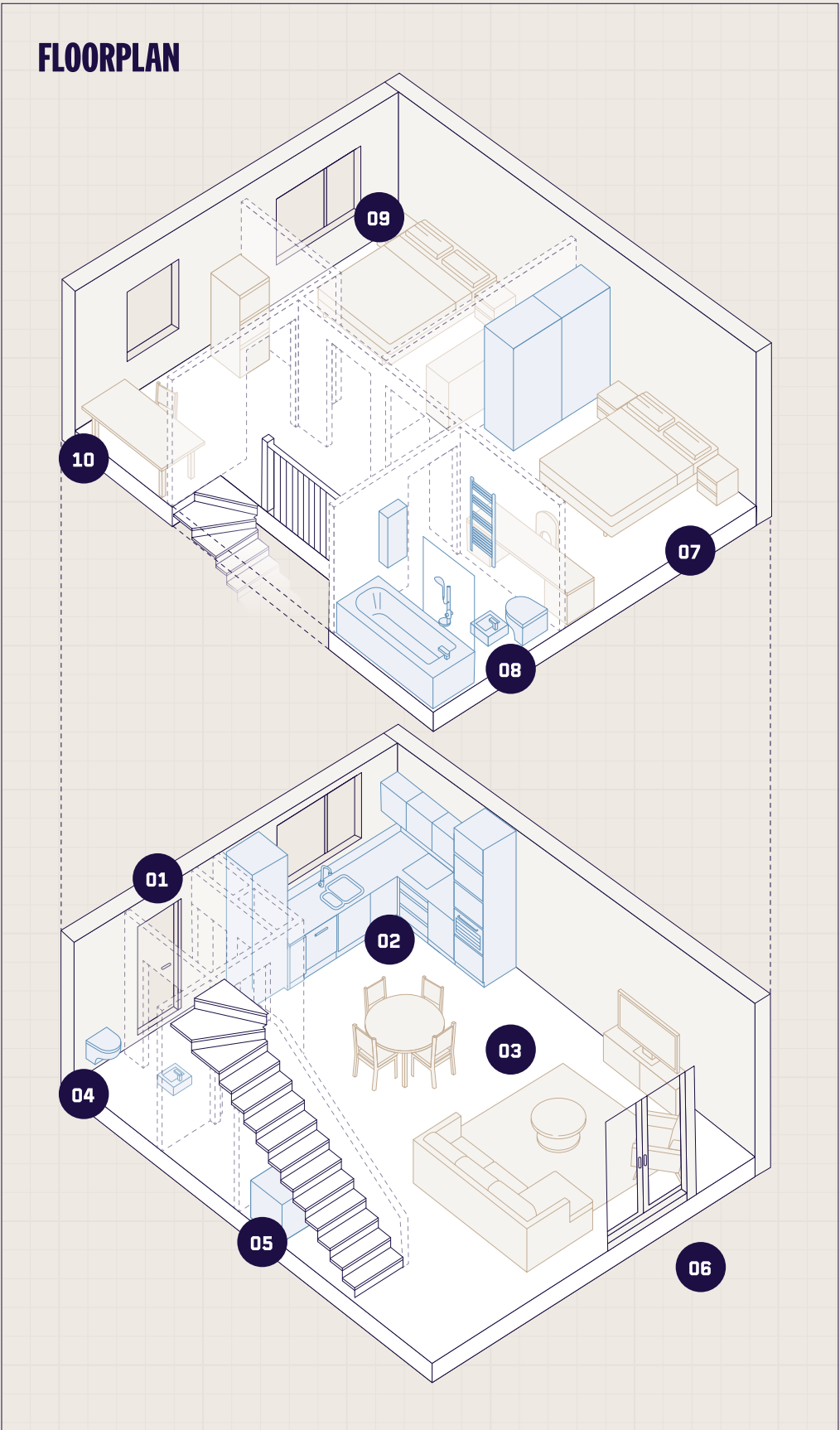
KEY FEATURES

- | | |
|------------------------------|---------------------------|
| 01 Entrance Hall | 06 Garden |
| 02 Kitchen | 07 Bedroom 1 |
| 03 Living/Dining Area | 08 Family Bathroom |
| 04 Downstairs WC | 09 Bedroom 2 |
| 05 Laundry Cupboard | 10 Study |



Scan the QR code for more information about this house type and up-to-date plot availability for The Heritage District

FLOORPLAN



All computer generated images (CGIs) are indicative only. Floorplans may not include all features, are not drawn to scale and measurements may vary. Slight variations may occur during construction. Please speak to our New Homes Consultants for full details on handed plots and any plot specific window positions, roof lights, garden layouts and other variations.



ROOM TO ENTERTAIN THE BOXKITE



2 Bedrooms



1 Bathroom



1 Allocated
Parking Space

The Boxkite is a two-bedroom terraced home named after an innovative Bristol-built biplane.

The open-plan living area downstairs is perfect for entertaining and upstairs you'll find two good-sized double bedrooms, a spectacular bathroom and a private study. At the rear, a private patio with integrated bike storage leads directly onto a landscaped shared garden.



ROOM DIMENSIONS

Net Saleable Area: 969 Sq Ft | 89.9 Sq M

First Floor

Bedroom 1: 9' 10" x 17' 1" | 3.0M x 5.2M

Bedroom 2: 9' 10" x 11' 6" | 3.0M x 3.5M

Study: 6' 11" x 8' 2" | 2.1M x 2.5M

Ground Floor

Kitchen: 7' 10" x 10' 6" | 2.4M x 3.2M

Living/Dining: 17' 1" x 21' 0" | 5.2M x 6.4M

Patio: 10' 6" x 14' 9" | 3.2M x 4.5M

SITE PLAN



Plots Available: 90, 91, 92, 93, 94

Parking: 1 allocated parking space

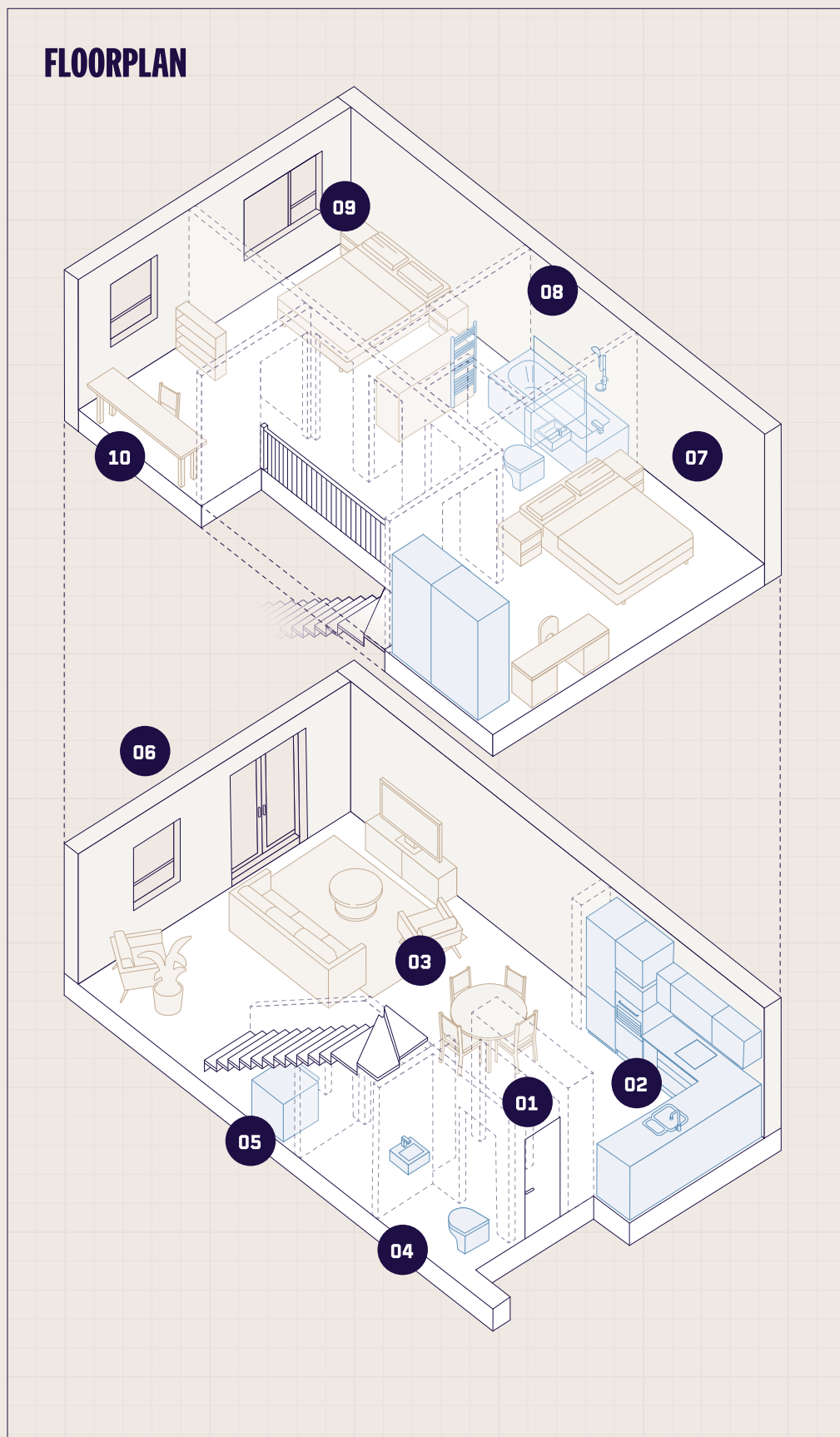
KEY FEATURES

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SPACE TO STUDY THE BELVEDERE



2 Bedrooms



1 Bathroom



1 Allocated
Parking Space

The twin-engine Bristol Belvedere helicopter inspires the name of this two-bedroom terraced home.

The simple layout maximises the living space downstairs, while upstairs there are two double bedrooms, a home office and a well-appointed bathroom. The Belvedere also benefits from private parking at the front and a patio at the rear with direct access to a landscaped private garden square.



ROOM DIMENSIONS

Net Saleable Area: 950 Sq Ft | 88.2 Sq M

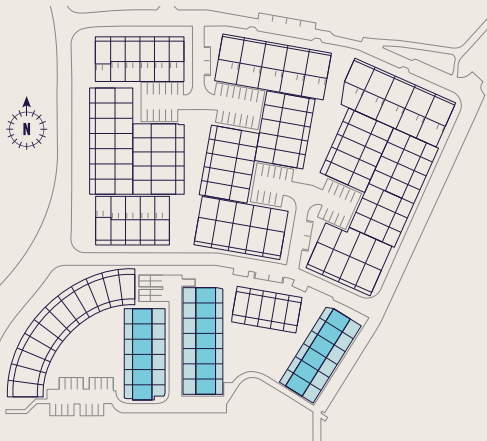
First Floor

- Bedroom 1: 12' 6" x 11' 10" | 3.8M x 3.6M
- Bedroom 2: 9' 2" x 11' 10" | 2.8M x 3.6M
- Study: 6' 3" x 9' 10" | 1.9M x 3.0M

Ground Floor

- Kitchen: 8' 2" x 10' 9" | 2.5M x 3.3M
- Living/Dining: 16' 5" x 18' 4" | 5.0M x 5.6M
- Patio: 10' 6" x 16' 9" | 3.2M x 5.1M

SITE PLAN



Plots Available: 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 95, 96, 97, 98, 99, 100
Parking: 1 allocated on-plot parking space

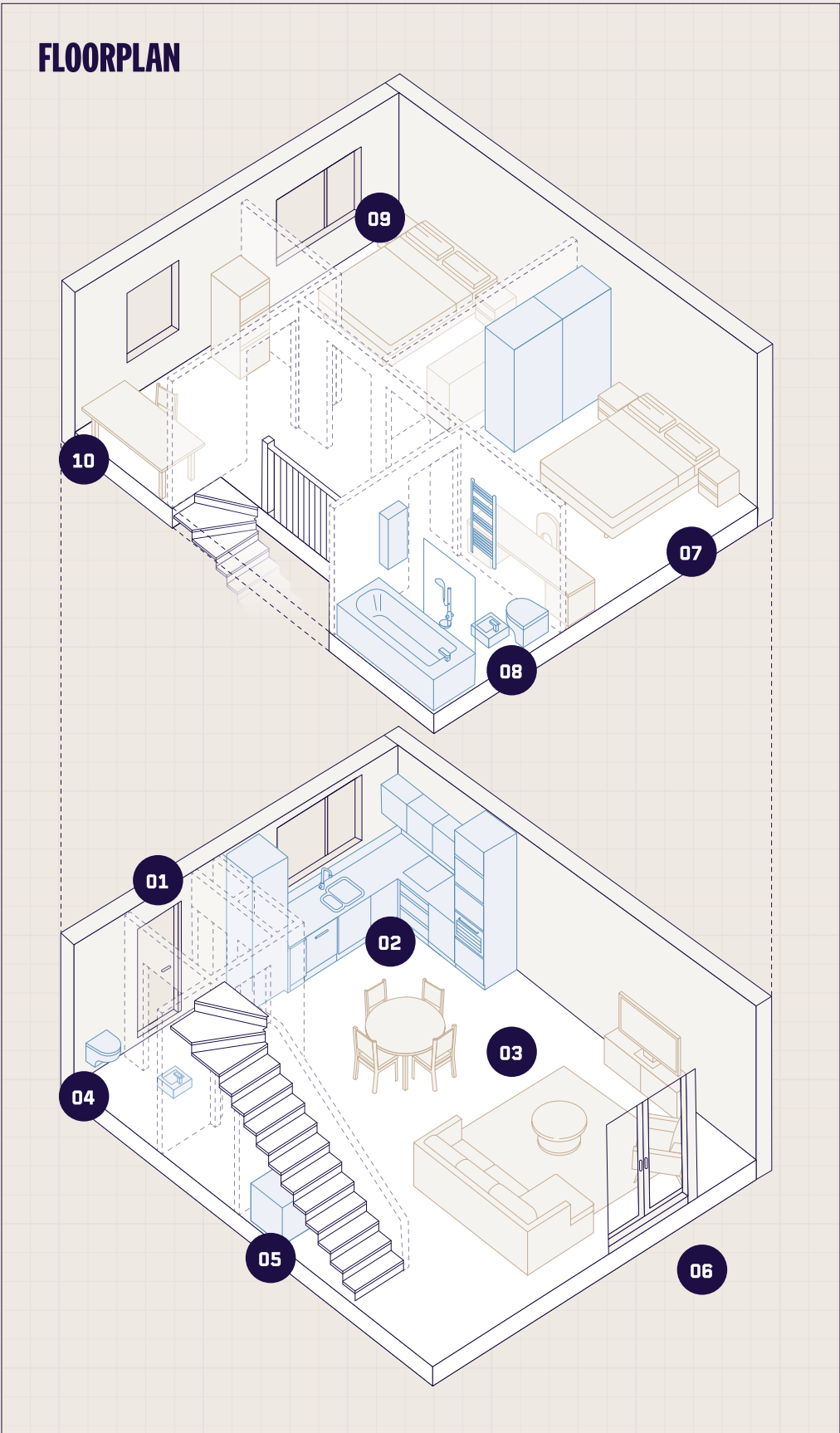
KEY FEATURES

- | | |
|-----------------------|--------------------|
| 01 Entrance Hall | 06 Garden |
| 02 Kitchen | 07 Bedroom 1 |
| 03 Living/Dining Area | 08 Family Bathroom |
| 04 Downstairs WC | 09 Bedroom 2 |
| 05 Laundry Cupboard | 10 Study |



Scan the QR code for more information about this house type and up-to-date plot availability for The Heritage District

FLOORPLAN



All computer generated images (CGIs) are indicative only. Floorplans may not include all features, are not drawn to scale and measurements may vary. Slight variations may occur during construction. Please speak to our New Homes Consultants for full details on handed plots and any plot specific window positions, roof lights, garden layouts and other variations



SPLIT-LEVEL LIVING THE SKYLARK



3 Bedrooms



2 Bathrooms



2 Allocated
Parking Spaces

Named after a pioneering research rocket, this three-bedroom family home has real wow factor with its split-level design and extra-high ceiling in the living area.

There's a double bedroom with its own ensuite on the first level, two extra bedrooms and a further family bathroom on the top floor. Outside there is both a garden to the rear and a pedestrianised garden street at the front.



ROOM DIMENSIONS

Net Saleable Area: 1113 Sq Ft | 103.3 Sq M

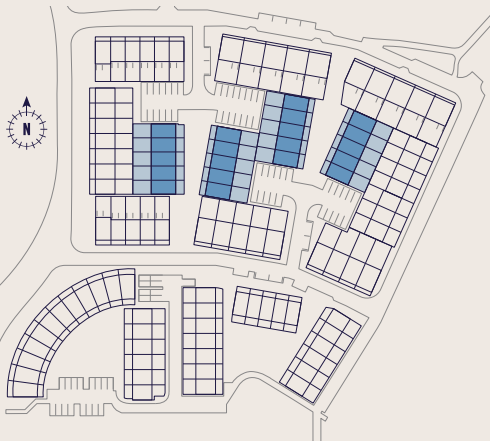
First Floor

- Bedroom 1: 11' 10" x 12' 10" | 3.6M x 3.9M
- Bedroom 2: 9' 2" x 12' 2" | 2.8M x 3.7M
- Bedroom 3: 8' 6" x 8' 6" | 2.6M x 2.6M
- Study: 4' 3" x 5' 7" | 1.3M x 1.7M

Ground Floor

- Kitchen: 8' 10" x 12' 10" | 2.7M x 3.9M
- Living/Dining: 18' 1" x 18' 4" | 5.5M x 5.6M
- Patio: 7' 7" x 13' 5" | 2.3M x 4.1M

SITE PLAN



Plots Available: 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43

Parking: 2 allocated courtyard spaces

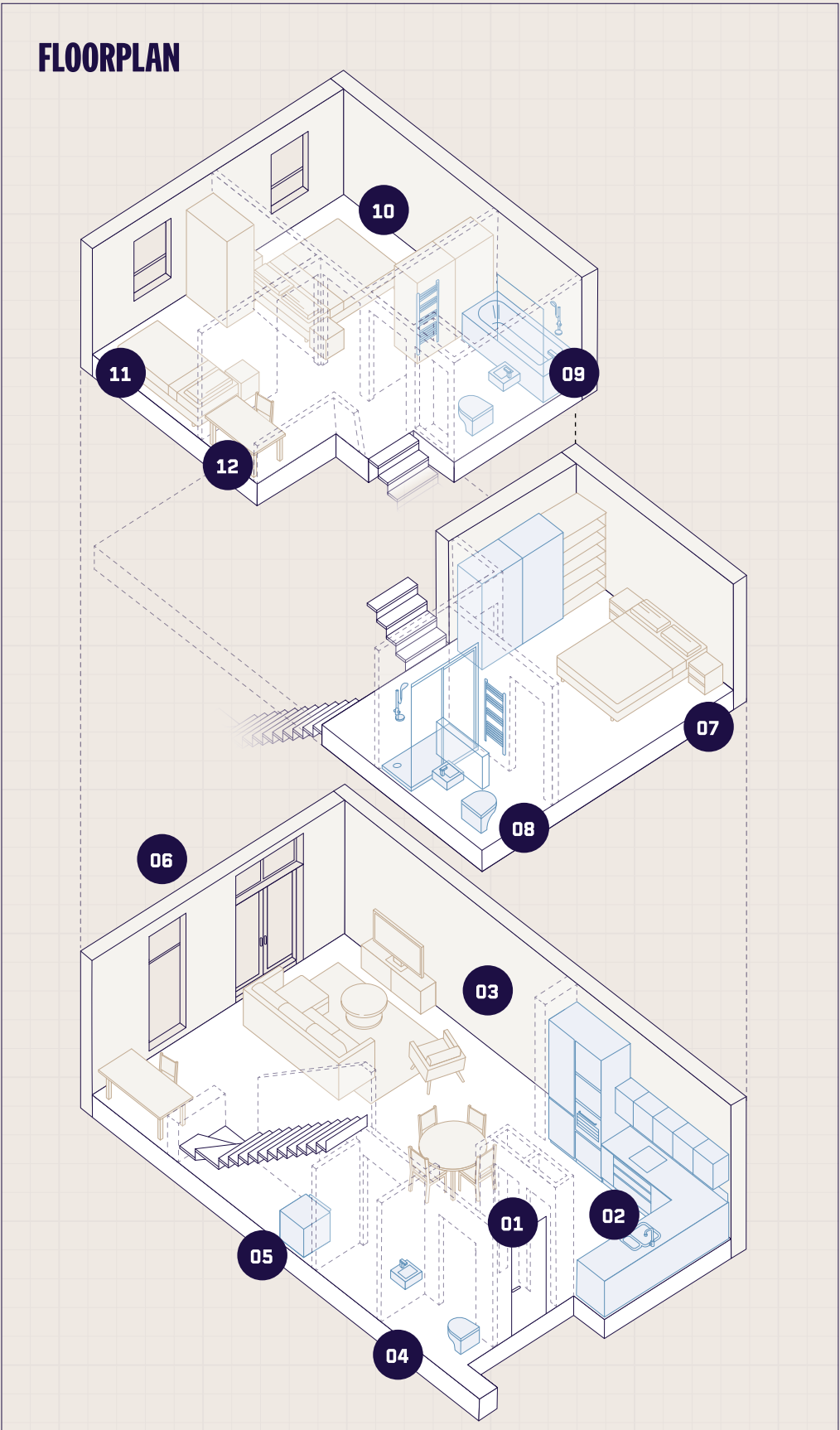
KEY FEATURES

- | | |
|------------------------------|---------------------------|
| 01 Entrance Hall | 07 Bedroom 1 |
| 02 Kitchen | 08 Ensuite |
| 03 Living/Dining Area | 09 Family Bathroom |
| 04 Downstairs WC | 10 Bedroom 2 |
| 05 Laundry Cupboard | 11 Bedroom 3 |
| 06 Garden | 12 Study |



Scan the QR code for more information about this house type and up-to-date plot availability for The Heritage District

FLOORPLAN



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SPECTACULAR SPACE THE PRIER



3 Bedrooms



2 Bathrooms



2 Allocated
Parking Spaces

The Prier is a contemporary three-bedroom home that features a spectacular double-height living area, with patio doors leading out onto a private garden.

Upstairs, the original design has been updated with the addition of a mezzanine study space, alongside the principal bedroom with its own ensuite, two further bedrooms and the family bathroom. Inspired by the Bristol Prier racing monoplane, this innovatively-designed home also benefits from two private covered parking spaces.



ROOM DIMENSIONS

Net Saleable Area: 1154 Sq Ft | 107.2 Sq M

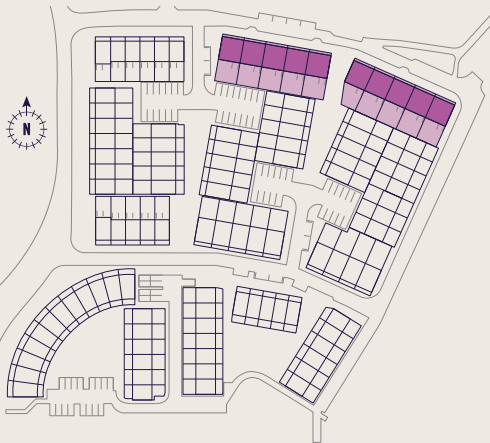
First Floor

- Bedroom 1: 9' 10" x 13' 5" | 3.0M x 4.1M
- Bedroom 2: 10' 2" x 11' 6" | 3.1M x 3.5M
- Bedroom 3: 8' 6" x 11' 10" | 2.6M x 3.6M
- Study: 4' 11" x 12' 10" | 1.5M x 3.9M

Ground Floor

- Kitchen/Dining: 7' 10" x 16' 5" | 2.4M x 5.0M
- Living: 16' 5" x 12' 10" | 5.0M x 3.9M
- Patio: 8' 10" x 17' 5" | 2.7M x 5.3M

SITE PLAN



Plots Available: 07, 08, 09, 10, 11, 12, 13, 14, 15, 16

Parking: 2 allocated spaces within car port

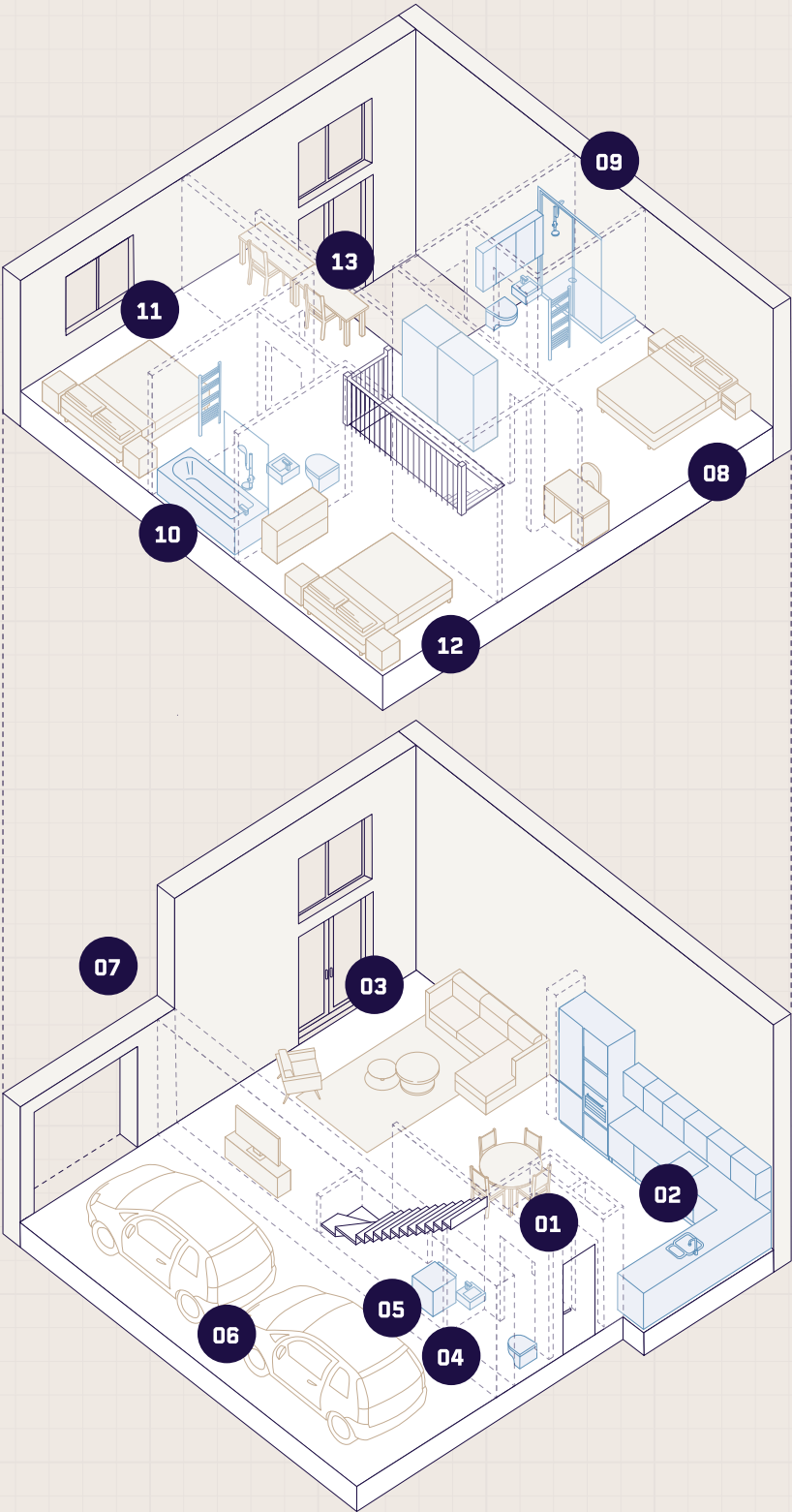
KEY FEATURES

- | | |
|------------------------------|---------------------------|
| 01 Entrance Hall | 08 Bedroom 1 |
| 02 Kitchen | 09 Ensuite |
| 03 Living/Dining Area | 10 Family Bathroom |
| 04 Downstairs WC | 11 Bedroom 2 |
| 05 Laundry Cupboard | 12 Bedroom 3 |
| 06 Car Port | 13 Study |
| 07 Garden | |



Scan the QR code for more information about this house type and up-to-date plot availability for The Heritage District

FLOORPLAN



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SPACE INSIDE & OUT THE BUCKINGHAM



3 Bedrooms



2 Bathrooms



1 Allocated
Parking Space

This statement three-storey townhouse, named after a courier aircraft, is perfect for living life outdoors.

As well as a private patio and quiet garden at the rear, the Buckingham also benefits from a first-floor terrace accessed from the separate living room that runs the entire width of the property. Garage parking, a secluded study and three double bedrooms make this an ideal family home for flexible, modern living.



ROOM DIMENSIONS

Net Saleable Area: 1289 Sq Ft | 119.7 Sq M

Second Floor

Bedroom 2: 9' 10" x 11' 10" | 3.0M x 3.6M
Bedroom 3: 9' 10" x 14' 9" | 3.0M x 4.5M
Study: 6' 3" x 6' 11" | 1.9M x 2.1M

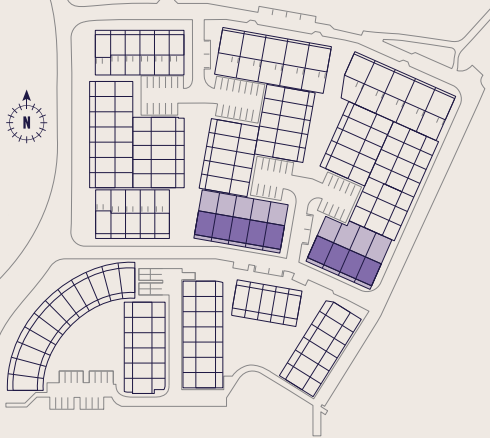
First Floor

Living Room: 10' 6" x 15' 1" | 3.2M x 4.6M
Terrace: 8' 2" x 22' 12" | 2.5M x 7.0M
Bedroom 1: 9' 2" x 14' 5" | 2.8M x 4.4M

Ground Floor

Kitchen/Dining: 10' 6" x 22' 8" | 3.2M x 6.9M
Patio: 7' 7" x 16' 5" | 2.3M x 5.0M

SITE PLAN



Plots Available: 56, 57, 58, 59, 60, 61, 62, 63, 64

Parking: 1 allocated space within car garage

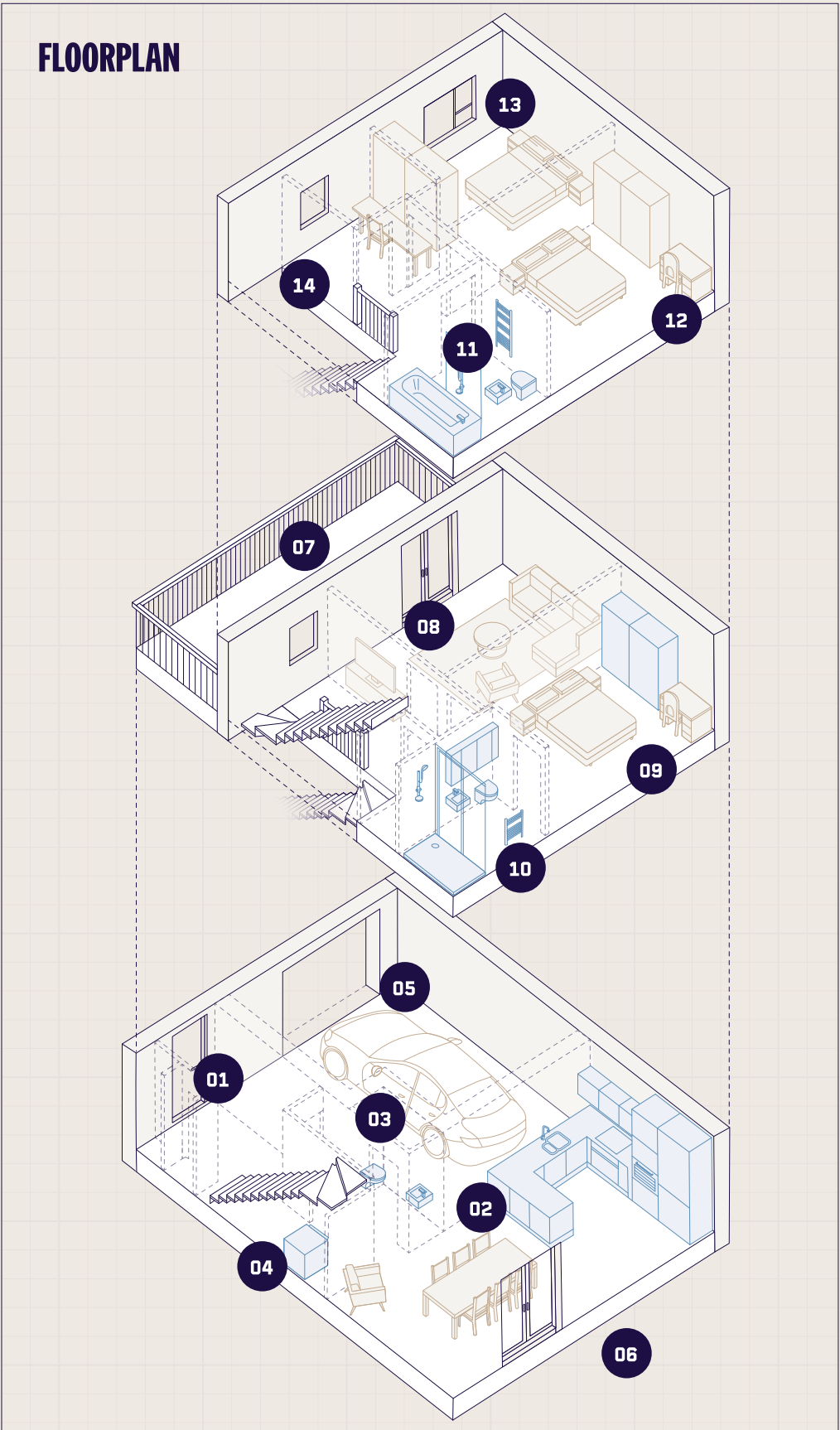
KEY FEATURES

- | | |
|------------------------|--------------------|
| 01 Entrance Hall | 08 Living Room |
| 02 Kitchen/Dining Area | 09 Bedroom 1 |
| 03 Downstairs WC | 10 Ensuite |
| 04 Laundry Cupboard | 11 Family Bathroom |
| 05 Car Garage | 12 Bedroom 2 |
| 06 Garden | 13 Bedroom 3 |
| 07 Terrace | 14 Study |



Scan the QR code for more information about this house type and up-to-date plot availability for The Heritage District

FLOORPLAN



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CONTEMPORARY CRESCENT HOME THE BRAEMAR



4 Bedrooms



3 Bathrooms



2 Allocated
Parking Spaces

Named after an innovative prototype triplane, the Braemar is an imposing four-bedroom home, featuring a front-to-back living room.

On the first floor is a double bedroom with ensuite, a separate living area and a quiet study. The top floor features three additional bedrooms, each with built-in storage, along with a family bathroom. At the rear, a private courtyard allows direct access onto a gated garden square.



ROOM DIMENSIONS

Net Saleable Area: 1675 Sq Ft | 155.6 Sq M

Second Floor

- Bedroom 2: 11' 6" x 10' 2" | 3.5M x 3.1M
- Bedroom 3: 12' 10" x 8' 10" | 3.9M x 2.7M
- Bedroom 4: 9' 6" x 8' 2" | 2.9M x 2.5M

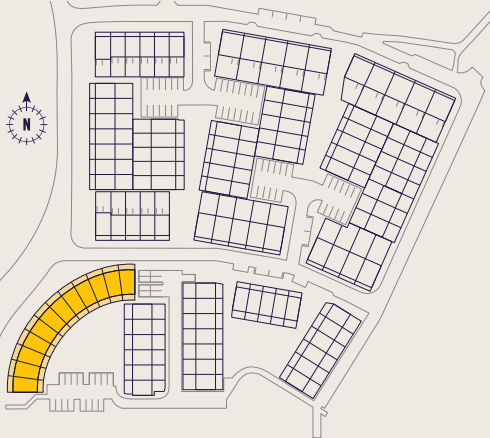
First Floor

- Sitting Room: 11' 10" x 16' 1" | 3.6M x 4.9M
- Bedroom 1: 10' 6" x 14' 9" | 3.2M x 4.5M
- Study: 6' 7" x 7' 7" | 2.0M x 2.3M

Ground Floor

- Kitchen/Dining: 10' 2" x 18' 4" | 3.1M x 5.6M
- Living Room: 11' 10" x 16' 9" | 3.6M x 5.1M
- Patio: 8' 2" x 15' 1" | 2.5M x 4.6M

SITE PLAN



Plots Available: 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76

Parking: 2 allocated courtyard spaces

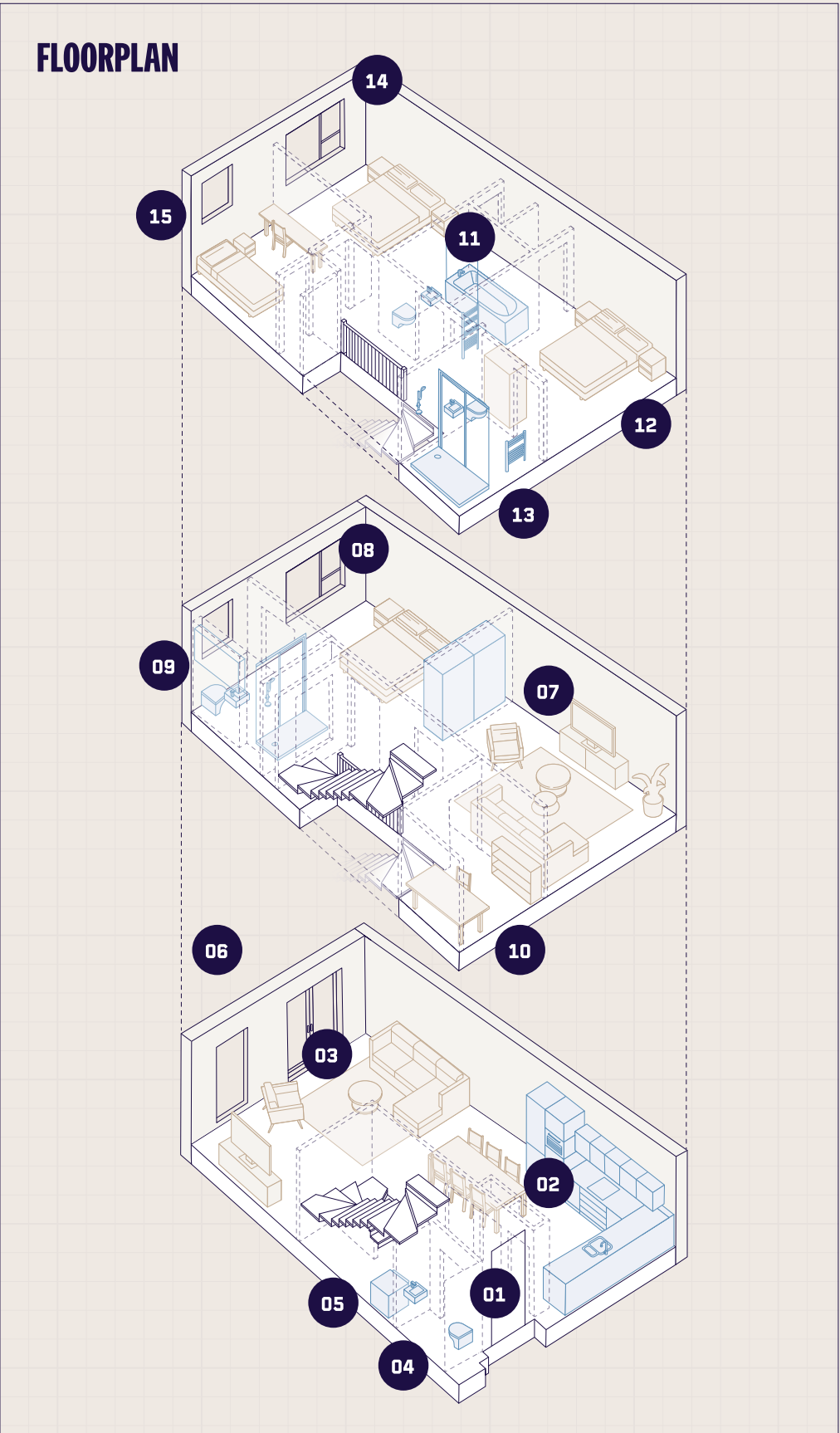
KEY FEATURES

- | | |
|------------------------|--------------------|
| 01 Entrance Hall | 09 Ensuite |
| 02 Kitchen/Dining Area | 10 Study |
| 03 Living Room | 11 Family Bathroom |
| 04 Downstairs WC | 12 Bedroom 2 |
| 05 Laundry Cupboard | 13 Ensuite |
| 06 Garden | 14 Bedroom 3 |
| 07 Sitting Room | 15 Bedroom 4 |
| 08 Bedroom 1 | |



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FLOORPLAN



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MORE STRAIGHTFORWARD

We're here to make moving to The Heritage District more transparent and more straightforward.

Buying a new home is one of the most significant decisions we make in our lives. It's only natural to want reassurance both that the home you are buying is built to the highest standards and that the builder you are buying from operates with integrity.

The YTL Homes Customer Charter gives you the peace of mind to buy with confidence at Brabazon. It sets out the standards we hold ourselves to, and how we will guide you through every stage of the process from house-hunter to homeowner.

Throughout your buying journey

At YTL Homes, we aim to deliver quality in everything we do. We will always seek to communicate clearly with you, giving you the information you need at the point you need it. When we say we will do the right thing, you don't just need to take our word for it. We comply with the Consumer Code for Homebuilders, so you know we will always meet or exceed industry standards.

Before you buy

There are lots of features that add up to make a home. Our New Homes Consultants will explain every detail of what comes as standard, so you know exactly what you're buying. Buying a new home also involves more than just the builder. From mortgage brokers to conveyancing solicitors, everyone has a part to play in making sure your new home purchase is as straightforward as can be, which is why we only work with trusted partners who share our values.

After you've reserved

Our dedicated Customer Relations team is here to help. They will be your point of contact to provide you with all the advice and information you need before and after you've moved in. At this stage you may still have many questions, so we have procedures in place to give you the answers: from regular email updates, to home demonstrations and post-completion check-ins, we will support you every step of the way.

Once you've moved in

No matter how much care has been taken throughout construction, occasionally something might slip through the net. The YTL Homes New Home Warranty lasts for two years after completion, giving you reassurance that we'll do the right thing if any defects do come up. For added peace of mind, every property is approved and certified by the National House Building Council's Buildmark scheme, meaning you are protected for 10 years after legal completion.





MUCH MORE INCLUDED AS STANDARD

You can expect more when you move into a home at The Heritage District.

Whether it is your first home or your forever home, two bedrooms or four, every property features a premium specification as standard, from quality kitchens and the latest Bosch appliances, to underfloor heating and beautiful Hansgrohe brassware.

Details of the included specification in each home is to the right. If you have any questions, just ask one of our dedicated New Homes Consultants.

Security & Peace of Mind

- Entrance door with multipoint locking system
- Smoke and heat detectors
- 10-year NHBC warranty, incorporating 2-year YTL Homes warranty

Kitchen & Utility

- Soft-close, matt-lacquered cabinets and drawers[^]
- 20mm Composite worktop with upstand splashback behind hob
- 1.5 bowl under-mounted sink with single-lever mixer tap
- Bosch black single oven
- Bosch black integrated microwave
- Bosch black induction hob (Size varies by plot)*
- Bosch integrated fridge-freezer
- Bosch integrated dishwasher
- Bosch free-standing washer-dryer (within laundry cupboard)
- Elica integrated extractor hood (Size varies by plot)*
- LED lighting to underside of wall cabinets
- Integrated recycling bins

Internal Finishes

- Luxury vinyl oak effect flooring to kitchen, dining and living rooms
- Fitted carpets to staircases, landings, bedrooms and sitting rooms
- Entrance matting to hallways
- Fitted wardrobes to principal bedroom

Bathrooms & Ensuites

- Porcelain wall and flooring tiles
- Geberit sanitaryware
- Hansgrohe brassware
- Shaver sockets
- Mirrored bathroom cabinet*

Heating & Electrical

- Solar panels with inverter
- Mitsubishi air source heat pump
- Under floor heating to ground floor
- Thermostatic radiators to upper floors
- Heated towel radiators to bathroom and ensuites*
- Downlights to kitchen, WC, bathroom, ensuites, hallway and landing
- Pendant lighting to living room and bedrooms
- TV, multimedia and data points*

External Finishes

- Electric car charging point**
- Electric doors to garage or car port*
- External lighting to front, rear and terraces of applicable plots*
- Weatherproof outdoor power point
- Outside water tap
- Paved front and rear patios, terraces and selected driveways*
- Rear gardens of applicable plots laid to lawn*
- Boundary fencing and/or masonry screen walls*
- Bin and bicycle stores (Size and type varies by plot)*

In the event a specified product becomes unavailable, it may be substituted for an equivalent product.

* Speak to a New Homes Consultant for further details

+ EV Charging T&C's will apply

[^] Choice of colours available subject to build stage





NEW ADVENTURES BEGIN AT BRABAZON

Inspired by an icon of engineering, Brabazon is a place that changes everything: a thriving new neighbourhood for Bristol that's setting new standards for modern living.

A place for enjoyment and entertainment. A centre for learning and a launchpad for business. A hub for industry and invention, with a beating social heart. Brabazon will be the new playground for Bristol's next generation. Come join the pioneers who are once again shaping the future from north Bristol.

Explore The Heritage District

To find out more and register your interest:

Sales: **0330 1234 207**

Email: **brabazonsales@ytldevelopments.co.uk**

Visit: **brabazon.co.uk/register**

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We are a team of adventurous placemakers, creating exceptional developments where many generations can thrive. Our pioneering spirit unites us to enrich people's lives by creating tomorrow's communities. Read more information on our projects at ytldevelopments.co.uk

Alongside Brabazon, the YTL Group's UK portfolio includes some of the country's most innovative luxury hotels such as The Gainsborough Bath Spa, Edinburgh's Glasshouse and Berkshire's Monkey Island Estate.



YTL Developments
YTL GROUP

The images and information contained in this brochure are intended to share the developer's Vision for Brabazon and to provide a visual guide to the completed development. The photography used is taken at existing showhomes situated in The Hangar District. This brochure and the information within should not be relied upon as accurately showing or describing any of the specific matters described by any order under the Consumer Protection Regulations 2008 and does not constitute a contract, part of a contract or warranty. While all information has been provided in good faith and every effort has been made to ensure accuracy, YTL Developments (UK) Ltd and YTL Homes Ltd retain the right to change any and all details of the development, including the site layout, floorplans, materials and product specifications within each property at any time. All computer generated images (CGIs) are indicative only. Prospective purchasers should satisfy themselves with the final details of any property, by inspection or otherwise, at the point of reservation.

The images and details included in this brochure faithfully describe the developer's Vision for Brabazon at the time of going to print. The Vision for Brabazon is part of a masterplan including landscaping and buildings which will take a number of years to complete and some of which remain subject to planning.

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YTL Developments
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