

URBAN QUARTER

BRISTOL

A STUNNING COLLECTION OF
3 & 4 BEDROOM HOMES



Welcome to Urban Quarter

Urban Quarter is an exciting development of bespoke three and four bedroom homes located south of Bristol with easy access to Bristol city centre. Ideal for first-time buyers, those looking to move up the property ladder along with growing families looking for their forever home.

Location

In recent years Hengrove Park has been at the centre of Bristol's largest urban regeneration scheme, and is now home to a children's play area, skate park, leisure centre, hospital and a state-of-the-art college.

Located south of Bristol with easy access to Bristol city centre, Urban Quarter is well placed for public transport routes and access to public amenities on your doorstep. Hengrove also offers primary and secondary schools in the area as well as the state-of-the-art South Bristol Skills Academy campus, built in 2010 by Kier Construction.



Cabot Circus

A uniquely designed, modern shopping centre in the heart of Bristol Shopping Quarter.



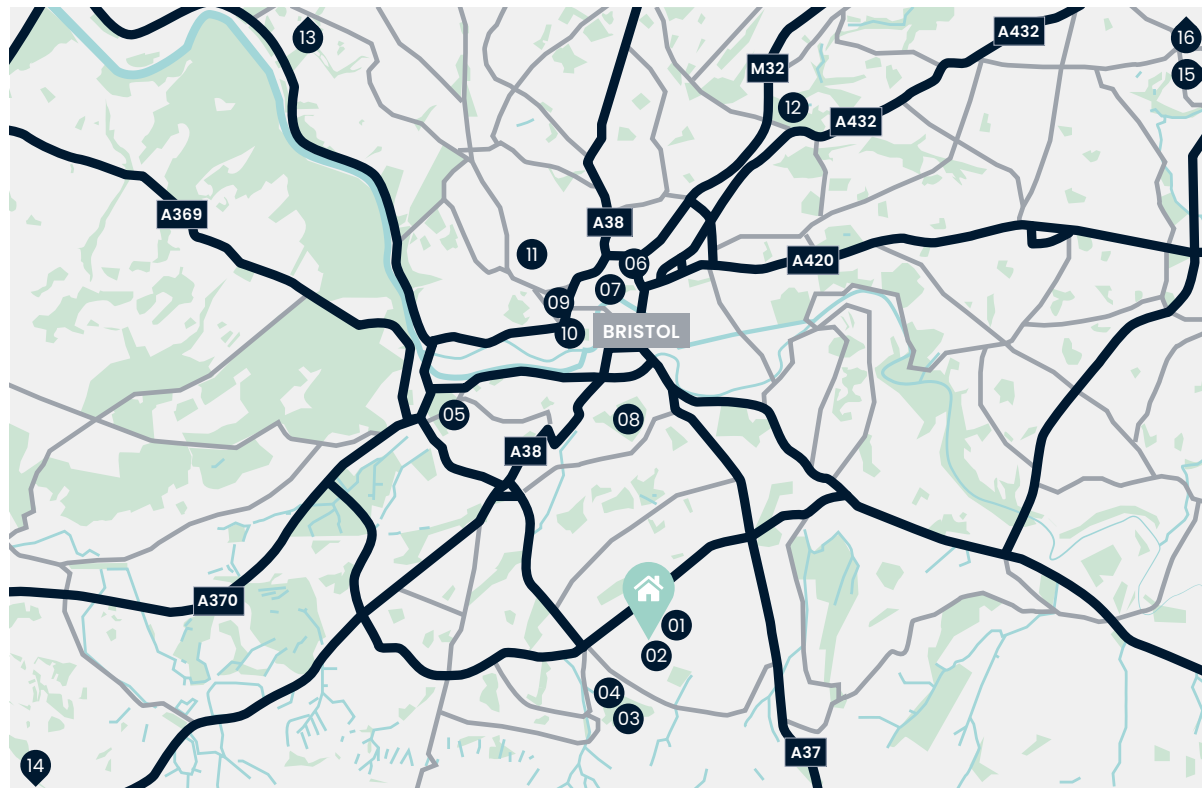
Bristol Hippodrome

A family-friendly provincial theatre, staging West End shows and musicals.



Bristol City Football Club

A great day out for the whole family with regular sporting fixtures.



Your nearest transport links



Parson Street Station



A37



Bristol Airport

Up to 2 Miles

- 01. Hengrove Park
- 02. Hengrove Park Leisure Centre
- 03. New Fosseway School
- 04. Bridge Learning Campus Secondary

Up to 5 Miles

- 05. Bristol City Football Club
- 06. Cabot Circus
- 07. Bristol Shopping Quarter
- 08. Victoria Park

Up to 10 Miles

- 09. Bristol Hippodrome
- 10. Bristol Aquarium
- 11. University of Bristol
- 12. Eastville Park

Up to 25 Miles

- 13. The Bristol Golf Club
- 14. Mendip Hills AONB
- 15. Dyrham Park – National Trust
- 16. Wixoldbury Farm Glamping

Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

Connections

The area of Hengrove lies just outside of the centre of Bristol, with convenient transport links such as the A37 and A4174 ring road, connecting the area to the city centre, Bristol Airport and the University of Bristol.

Bristol is well connected to London and other major UK cities by road via the M5 and by rail via Bristol Temple Meads and Bristol Parkway mainline rail stations.



Destinations by car

14
min

Bristol City Centre

4.3 miles

14
min

Bristol Airport

6.9 miles

30
min

Bath

13.5 miles



Destinations by train
Parson Street Station

7
min

Bristol Temple Meads

1 09
hr min

Cardiff Central

1 23
hr min

Taunton

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



Education

Pre-school to university-level education is available in and around Hengrove.

Urban Quarter is ideally situated for those beginning their education and those looking for further education with schools across the spectrum.

Bridge Farm Primary School

Bridge Farm Primary School has an unwavering focus on teaching core subjects to children to ensure they are well prepared for their next steps in education, by equipping pupils with the necessary skills and knowledge so they flourish academically.

St Bernadette Catholic Secondary School

St Bernadette Catholic Secondary School prides itself on being a vibrant faith community as well as an ambitious learning environment, encouraging students to work hard and experience success across all subjects.

University of Bristol

The University of Bristol combines academic excellence with an independent and forward-thinking spirit. With a range of undergraduate and postgraduate courses, the University of Bristol is one of the top 60 universities in the world.

Although the schools listed above are nearby, we cannot guarantee admission.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



1 & 2 Bedroom Apartments

Block B

3 Bedroom Homes

The Maywood

The Holmewood

The Lockwood

The Hopwood

The Westwood

4 Bedroom Homes

The Larchford

The Cedarford

The Winsford

The Castleford

- Affordable Housing



Block B

1 & 2 Bedroom Apartments



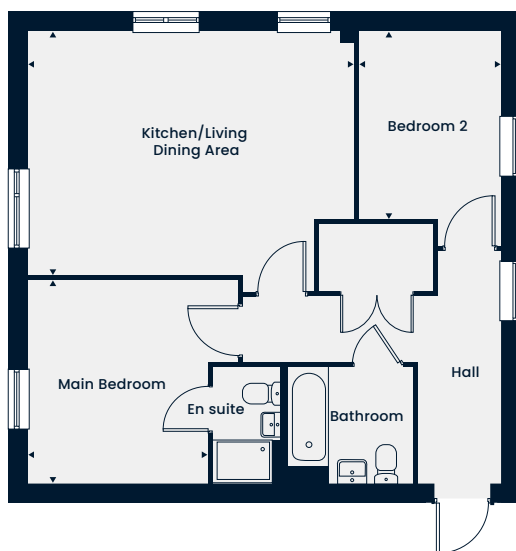
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Block B

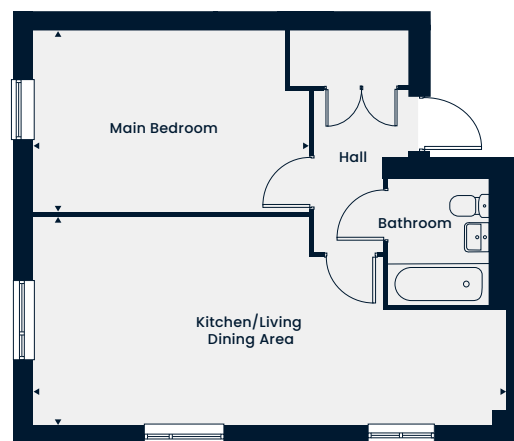
1 & 2 Bedroom Apartments

A collection of modern one and two bedroom apartments with an open-plan kitchen/living/dining area.
Each apartment benefits from a main bedroom, family bathroom and plenty of storage.



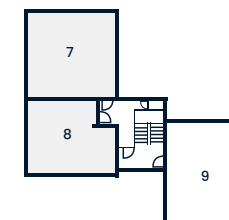
Plots 4 & 7

Kitchen/Living/Dining Area	5.57m x 4.20m 18'3" x 13'9"
Main Bedroom	3.44m x 3.08m 11'5" x 10'1"
Bedroom 2	3.22m x 2.44m 10'6" x 8'0"
Total Area	670 sq. ft.

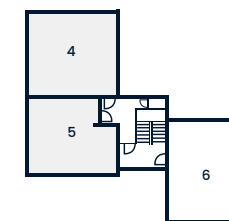


Plots 5 & 8

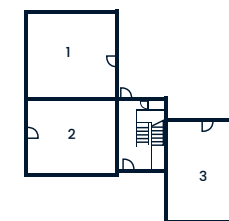
Kitchen/Living/Dining Area	8.11m x 3.58m 26'7" x 11'9"
Main Bedroom	4.73m x 3.09m 15'6" x 10'1"
Total Area	538 sq. ft.



Second Floor



First Floor



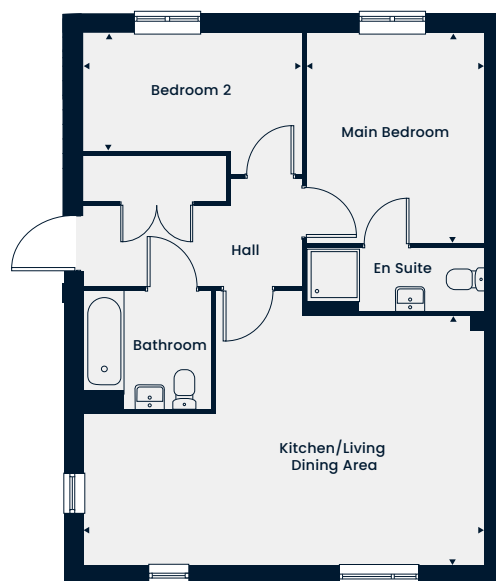
Ground Floor



Block B

1 & 2 Bedroom Apartments

A collection of modern one and two bedroom apartments with an open-plan kitchen/living/dining area.
Each apartment benefits from a main bedroom, family bathroom and plenty of storage.



Plots 6 & 9

Kitchen/Living/Dining Area

6.87m x 4.27m | 22'6" x 14'0"

Main Bedroom

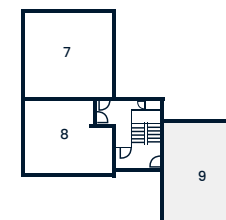
3.59m x 3.04m | 11'9" x 9'11"

Bedroom 2

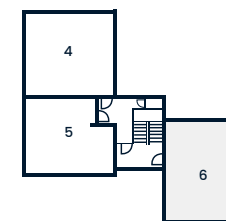
3.75m x 2.01m | 12'3" x 6'7"

Total Area

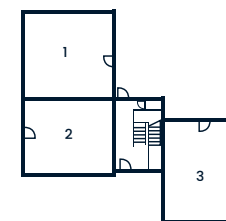
666 sq. ft.



Second Floor



First Floor



Ground Floor

The Maywood

3 Bedroom Home



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The Maywood

3 Bedroom Home

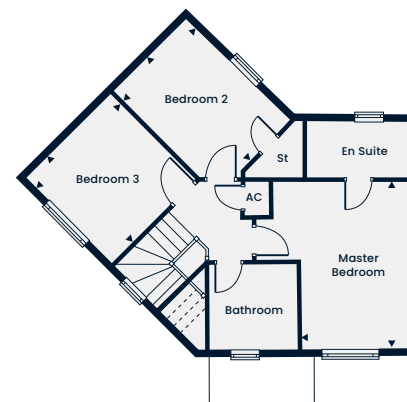
Total Area 933 sq. ft.

The Maywood is a modern and stylish three bedroom home perfect for growing families. The ground floor is open-plan with French doors leading from both the kitchen/dining area and living area onto the rear garden. Upstairs, three good-sized bedrooms can be found and the master bedroom benefits from an en suite.



Ground Floor

Kitchen/Dining Area	5.19m x 2.68m 17'0" x 8'9"
Living Area	5.19m x 2.61m 17'0" x 8'6"



First Floor

Master Bedroom	3.87m x 2.61m 12'8" x 8'6"
Bedroom 2	3.37m x 2.36m 11'1" x 7'8"
Bedroom 3	2.79m x 2.73m 9'2" x 8'11"

AC – Airing Cupboard St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

The Holmewood

3 Bedroom Home



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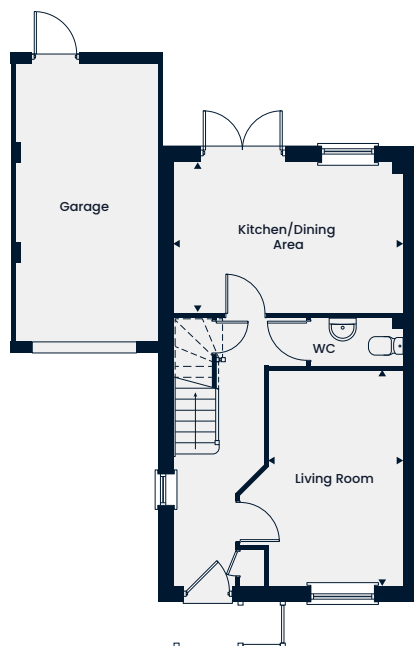


The Holmewood

3 Bedroom Home

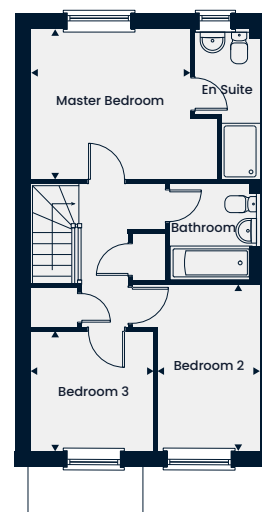
Total Area 951 sq. ft.

A delightful three bedroom home with a spacious living room and a large open-plan kitchen/dining area featuring French doors leading out to the rear garden. Upstairs there is the master bedroom with an en suite, two further bedrooms and family bathroom. The Holmewood is completed with a single garage.



Ground Floor

Kitchen/Dining Area	4.89m x 3.21m 16'0" x 10'6"
Living Room	4.58m x 2.87m 15'0" x 9'5"



First Floor

Master Bedroom	3.42m x 3.21m 11'3" x 10'6"
Bedroom 2	3.57m x 2.16m 11'8" x 7'1"
Bedroom 3	2.78m x 2.63m 9'1" x 8'7"

WC – Cloakroom

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The Lockwood

3 Bedroom Home



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The Lockwood

3 Bedroom Home

Total Area 980 sq. ft.

A delightful three bedroom home with a living room featuring a bay window and a kitchen/dining area, with French doors leading out to the garden. Upstairs, the master bedroom features an en suite, two further bedrooms and a family bathroom. The Lockwood is completed with a single garage.



Ground Floor

Kitchen/Dining Area	5.41m x 2.80m 17'9" x 9'2"
Living Room	5.41m x 3.02m 17'9" x 9'11"



First Floor

Master Bedroom	4.24m x 3.08m 13'11" x 10'1"
Bedroom 2	3.08m x 2.50m 10'1" x 9'1"
Bedroom 3	2.86m x 2.83m 9'3" x 9'2"

AC – Airing Cupboard St – Store WC – Cloakroom

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The Hopwood

3 Bedroom Home



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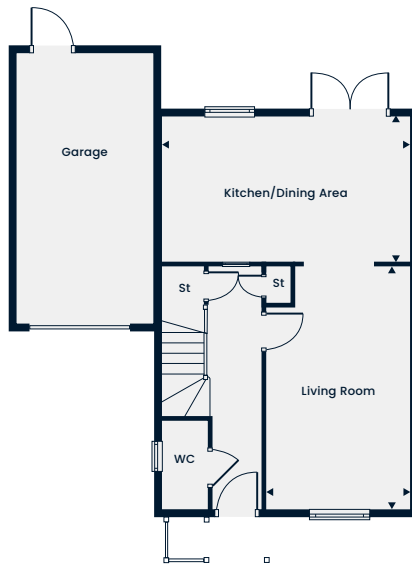


The Hopwood

3 Bedroom Home

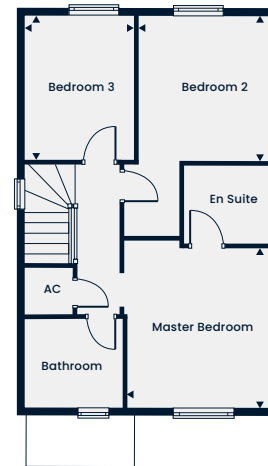
Total Area 1,006 sq. ft.

The Hopwood is a spacious three bedroom home with a living room leading through to an open-plan kitchen/dining area with French doors leading out to the garden. Upstairs, the master bedroom boasts an en suite, plus two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.41m x 3.16m 17'9" x 10'4"
Living Room	5.39m x 3.17m 17'8" x 10'4"



First Floor

Master Bedroom	3.51m x 3.22m 11'6" x 10'6"
Bedroom 2	3.21m x 2.96m 10'6" x 9'8"
Bedroom 3	3.19m x 2.39m 10'5" x 7'10"

AC – Airing Cupboard St – Store WC – Cloakroom

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The Westwood

3 Bedroom Home



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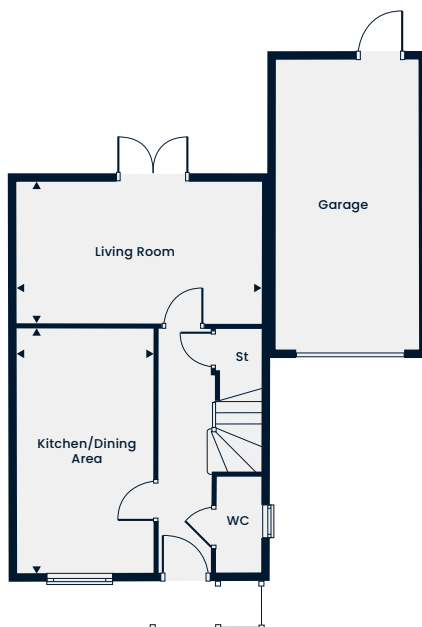


The Westwood

3 Bedroom Home

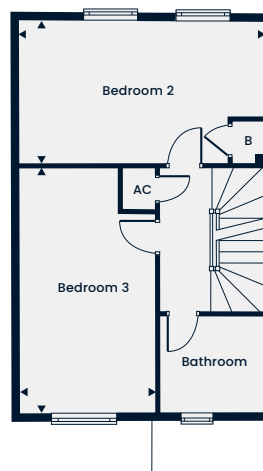
Total Area 1,140 sq. ft.

The Westwood is a modern three bedroom, three-storey home with a spacious kitchen/dining area and a separate living room with French doors leading out to the garden. On the first floor there are two spacious bedrooms and a family bathroom. The second floor boasts the master bedroom with an en suite.



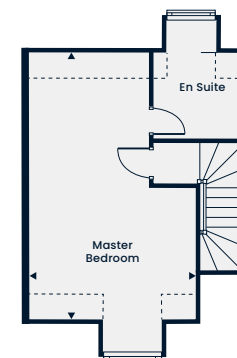
Ground Floor

Kitchen/Dining Area
5.01m x 2.78m | 16'5" x 9'1"
Living Room
4.96m x 2.89m | 16'3" x 9'6"



First Floor

Bedroom 2
4.96m x 2.89m | 16'3" x 9'6"
Bedroom 3
5.01m x 2.74m | 16'5" x 9'0"



Second Floor

Master Bedroom
6.26m x 3.83m | 20'6" x 12'7"

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height St – Store WC – Cloakroom

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The Castleford

4 Bedroom Home



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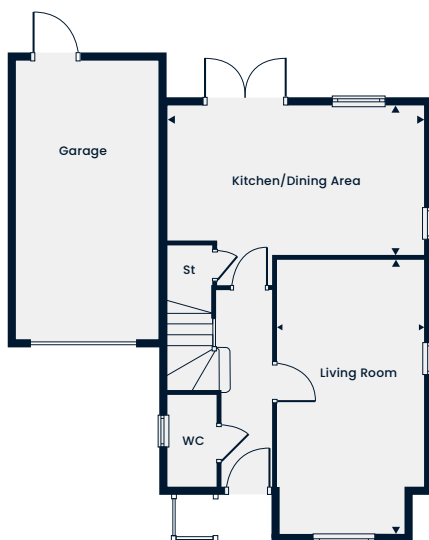


The Castleford

4 Bedroom Home

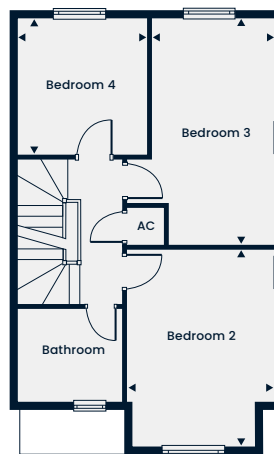
Total Area 1,492 sq. ft.

The Castleford, a modern four bedroom, three-storey home features a spacious living room and a kitchen/dining area on the ground floor. The first floor comprises three good-sized bedrooms and a family bathroom. On the second floor the master bedroom can be found with an en suite. A separate study completes the second floor.



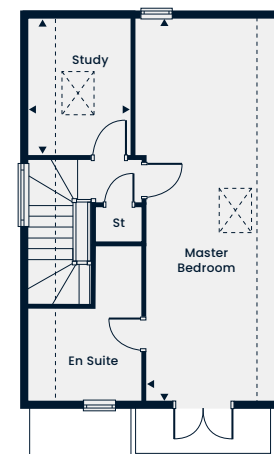
Ground Floor

Kitchen/Dining Area
5.41m x 3.18m | 17'9" x 10'5"
Living Room
5.82m x 3.12m | 19'0" x 10'3"



First Floor

Bedroom 2
4.19m x 3.13m | 13'9" x 10'3"
Bedroom 3
4.84m x 2.58m | 15'10" x 8'5"
Bedroom 4
2.86m x 2.74m | 9'4" x 8'11"



Second Floor

Master Bedroom
8.11m x 2.93m | 26'6" x 9'7"
Study
2.86m x 2.16m | 9'4" x 7'11"

AC – Airing Cupboard - - - - Reduced Head Height  – Rooflight St – Store WC – Cloakroom

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The Larchford

4 Bedroom Home



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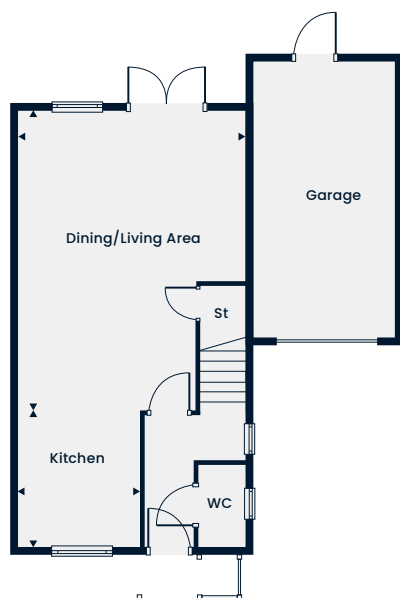


The Larchford

4 Bedroom Home

Total Area 1,258 sq. ft.

The Larchford, a lovely four bedroom home, features a spacious living/kitchen/dining area with French doors leading into the garden. The first floor comprises of four good-sized bedrooms, a family bathroom and the master bedroom benefits from an en suite.



Ground Floor

Kitchen	2.88m x 2.68m 9'5" x 8'9"
Dining/Living Area	6.80m x 4.96m 22'3" x 16'3"



First Floor

Master Bedroom	4.45m x 3.21m 14'7" x 10'6"
Bedroom 2	4.91m x 2.74m 16'1" x 9'0"
Bedroom 3	4.68m x 2.18m 15'4" x 7'2"
Bedroom 4	2.91m x 2.68m 9'6" x 8'9"

AC – Airing Cupboard St – Store WC – Cloakroom

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The Winsford

4 Bedroom Home



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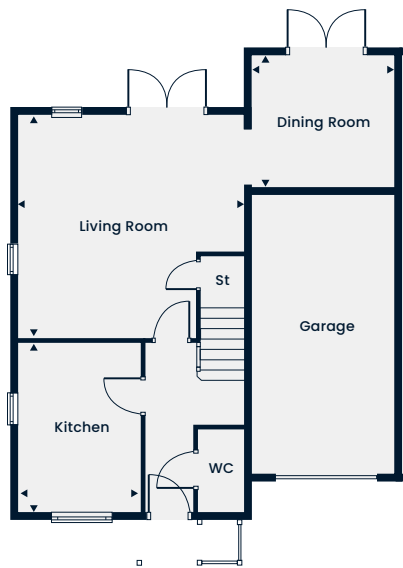


The Winsford

4 Bedroom Home

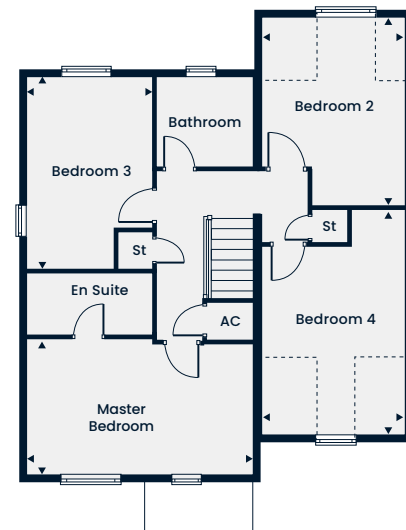
Total Area 1,330 sq. ft.

The Winsford is a modern four bedroom home. Downstairs features a spacious kitchen, a separate living room and dining area both with French doors leading into the garden and an integral garage. The first floor comprises of four good-sized bedrooms, a family bathroom and the master bedroom benefits from an en suite.



Ground Floor

Kitchen	3.76m x 2.68m 12'4" x 8'9"
Living Room	4.96m x 4.93m 16'3" x 16'2"
Dining Room	3.01m x 2.82m 9'10" x 9'3"



First Floor

Master Bedroom	4.96m x 2.92m 16'3" x 9'5"
Bedroom 2	4.16m x 3.01m 13'7" x 9'10"
Bedroom 3	4.21m x 2.74m 13'9" x 9'0"
Bedroom 4	4.98m x 3.01m 16'4" x 9'10"

AC – Airing Cupboard - - - - Reduced Head Height St – Store WC – Cloakroom

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The Cedarford

4 Bedroom Home



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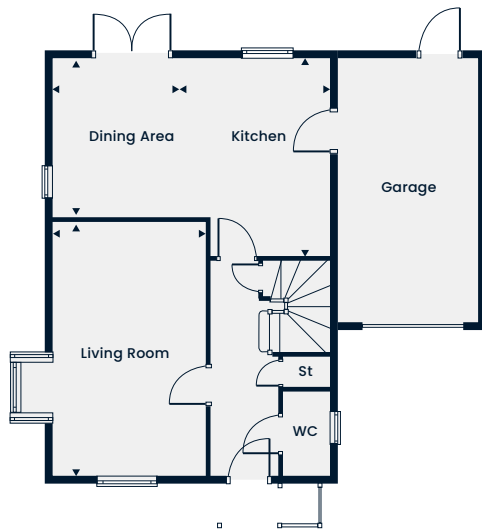


The Cedarford

4 Bedroom Home

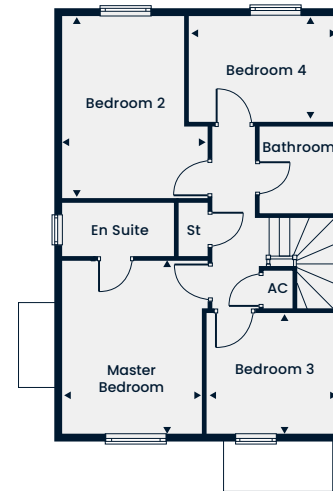
Total Area 1,218 sq. ft.

The Cedarford is a modern and stylish four bedroom home that features a spacious kitchen/dining area with French doors leading into the garden and a separate living room can be found on the ground floor. On the first floor four good-sized bedrooms and the family bathroom are found. The master bedroom benefits from an en suite.



Ground Floor

Kitchen	4.35m x 3.30m 14'3" x 10'10"
Dining Area	3.47m x 2.78m 11'4" x 9'1"
Living Room	5.61m x 3.35m 18'5" x 11'0"



First Floor

Master Bedroom	3.81m x 3.08m 12'6" x 10'5"
Bedroom 2	4.03m x 3.20m 13'2" x 10'6"
Bedroom 3	2.91m x 2.63m 9'6" x 8'7"
Bedroom 4	3.31m x 2.31m 10'10" x 7'7"

AC – Airing Cupboard St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

The Pineford

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

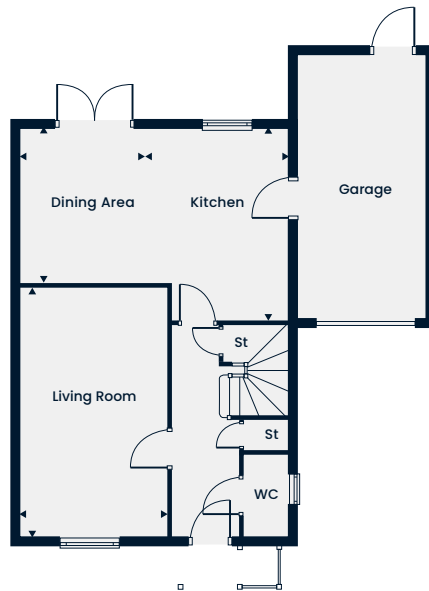


The Pineford

4 Bedroom Home

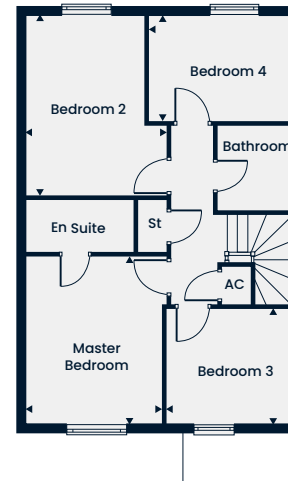
Total Area 1,193 sq. ft.

The Pineford is a modern and stylish four bedroom home that features a spacious kitchen/dining area with French doors leading into the garden and a separate living room can be found on the ground floor. On the first floor four good-sized bedrooms and the family bathroom are found. The master bedroom benefits from an en suite.



Ground Floor

Kitchen	4.35m x 3.30m 14'3" x 10'10"
Dining Area	3.47m x 2.78m 11'4" x 9'1"
Living Room	5.61m x 3.35m 18'5" x 11'0"



First Floor

Master Bedroom	3.81m x 3.08m 12'6" x 10'5"
Bedroom 2	4.03m x 3.20m 13'2" x 10'6"
Bedroom 3	2.91m x 2.63m 9'6" x 8'7"
Bedroom 4	3.31m x 2.31m 10'10" x 7'7"

AC – Airing Cupboard St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

URBAN QUARTER

YOUR NEW HOME SPECIFICATION



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Specifications

Kitchen	3 bedrooms	4 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓	
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓
Stainless steel four-ring gas hob	✓	✓
Under counter single oven	✓	
Built-in double oven		✓

Electrical		
TV points to living room, master bedroom, kitchen/dining area and/or kitchen**	✓	✓
BT telephone points to: living room, master bedroom, study/family area	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓
4 track spotlights	✓	✓

Bathroom & En Suite		
Choice of wall tiles*	✓	✓
White sanitaryware	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓

Internal Features		
All ceilings and walls finished in white emulsion	✓	✓
All woodwork finished in white gloss	✓	✓
Four-panel smooth finish internal doors	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓
Gas-fired central heating, Vaillant condensing boiler with hot water cylinder		✓
Gas-fired Vaillant combi-boiler	✓	
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓

External Features		
Double-glazed uPVC windows and French doors	✓	✓
Chrome-effect door furniture to front door	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓
Outside light location adjacent to the front and rear doors	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓
Garages – sockets, ceiling lights and up and over garage door	✓	✓
Garage in plot curtilage (only where applicable)		

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. Photography is indicative only. June 2021.

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