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Linden Homes Western
Linden House, The Jacobs Building
Clifton, Bristol
BS8 1EH



Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements so as to avoid a fruitless journey. Living is a marketing name and may not necessarily form part of the approved postal address. The dimensions are intended for guidance only and may vary by plus or minus 5%. Maps not to scale. Travel times and distances quoted are approximate only, as taken from Google Maps and National Rail websites. September 2013.

LIVING





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It's not just about cricket, Living offers so much more...

Living @ the Bristol County Ground forms part of the exciting redevelopment of the Gloucestershire County Cricket Ground. This historic sporting venue will become a world-class facility hosting national and international events and will provide a unique and quite exceptional residential address.

The County Cricket Ground has been home to Gloucestershire since the club was established in 1870. WG Grace was a founding member and is considered by many historians to have been the greatest cricketer of all time and a huge influence in the development of the sport.

Linden Homes now brings you an exclusive mix of contemporary and stylish 1, 2 and 3 bedroom apartments located on the perimeter of this celebrated pitch, many with balconies that will allow you to soak up the sporting atmosphere.



W.G. Grace, c.1874 by Bryan Alfred Gish



Gloucestershire cricket team at Brighton in 1888.



Indicative lifestyle photography

Let's get the ball rolling at this exceptional new address

Life at Living will encompass far more than this quintessential British sport, though we expect that many of our new residents will appreciate the history and sporting tradition that has made the County Cricket Ground a place of hallowed soil.

Here, a brand new community is taking shape, a cosmopolitan community that will embrace both the historical centre of Bristol and the vibrant and inspiring stretch of nearby Gloucester Road. This new community will also take advantage of its close proximity to the centre and speedy routes out of the city and beyond.

The apartments are finished to an excellent quality of specification and come with generous open plan living areas, pristine bathrooms and well equipped kitchens. These are living spaces that are made for entertaining, that allow you to express yourself, that you are proud to call home.



Living offers a different point of view



This contemporary development has been designed and built by Linden Homes' architects, space planners and designers with expertise and vision. They understand the importance of quality and sustainability and have lent their skills to produce a development of style and integrity.

The unique position has dictated the building's form and contour while the bold horizontal and vertical strokes of the windows and balconies act as a modern backdrop to the expanse of green turf.

The building wraps around the eastern edge of the cricket ground and so maximises the views across the pitch.





Indicative lifestyle and local area photography

Prepare to be bowled over

Over the last decade, Bristol has undergone an extensive programme of rejuvenation that has transformed it into a vivacious, cosmopolitan and forward-thinking city, one prepared to take risks and to fully embrace the future.

The city offers an enviable living and working environment and is endowed with many fine historical and cultural attractions. With around 400,000 inhabitants, this thriving centre of tourism and commerce is Britain's eighth largest city with a predominantly young population fuelled by its two universities.

Living @ the Bristol County Ground will provide a perfect base from which to explore this vibrant city. Situated around two miles north of the compact city centre, Living is

close to Bristol's colourful Gloucester Road with its many independent stores, coffee shops and restaurants.

A new home at Living will certainly appeal to cricket enthusiasts, it will also appeal to those who seek a richness and diversity in all that they do. This is a fantastic opportunity to buy a superb new home in a singular location within easy reach of Bristol's wonderful colours and contrasts.





From Brunel to Banksy, Bristol is bursting with diversity

In the 18th century Bristol grew rich on transatlantic trade and was second only to London as England's principal city and port. Its shipping and industrial past is reflected in Brunel's Clifton Suspension Bridge and SS Great Britain, the Maritime Heritage Centre, the Cabot Tower and the conversion of its historic harbour for artistic, sporting and cultural activities.

Bristol also has a rich tradition in theatre and the arts, evidenced in historic venues such as the Theatre Royal, one of the oldest working theatre in the country. The Arnolfini offers music, dance, cinema and exhibition galleries, the Hippodrome

stages ballet, opera, pantomime and concerts. Banksy began his career here on the streets of Bristol with a few cans of spray paint and a graffiti-filled imagination – several of his artworks remain cloaked within the city.

For shoppers there is an eclectic mix ranging from traditional markets to high street malls with the more exclusive shops found on Park Street and Queens Road or in Clifton. When you need to take time out, the city is bursting with places to eat from the traditional corner cafe to a fine dining emporium. And where the restaurants are located, the city's nightlife invariably follows.

Indicative lifestyle and local area photography



Planes, trains and automobiles

Living @ the Bristol County Ground is located in the Bishopston suburb just two miles north of Bristol city centre. Road connections are excellent with the nearby A38 providing routes to the centre or north to the M5, while the M32 lies around a mile away. The M32 quickly merges with the M4 for direct access to south Wales or London and offers an alternative link with the M5 for UK-wide destinations.

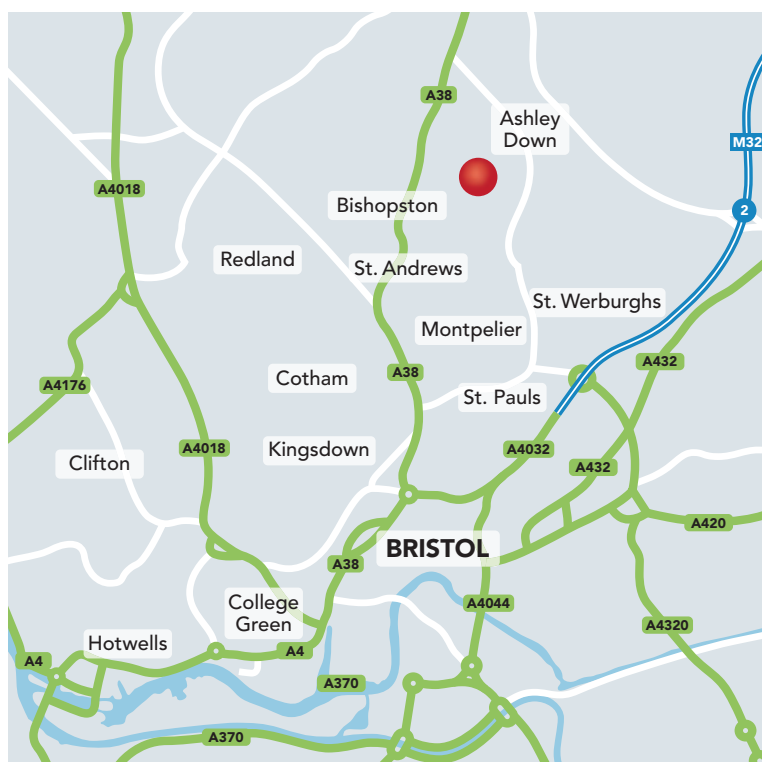
The nearest railway station is at Montpelier, but the main railway hub at the Brunel-designed Bristol

Temple Meads station is around an 8-minute drive away and provides a varied list of direct destinations. The quickest journey time to London Paddington is 98 minutes. Bristol Parkway in Stoke Gifford provides alternative routes to London, Birmingham, Manchester and south Wales. Bristol Airport is 11 miles from Living and offers a handful of destinations within the UK as well as direct flights to a growing number of European cities and sunshine resorts.

Directions to Living

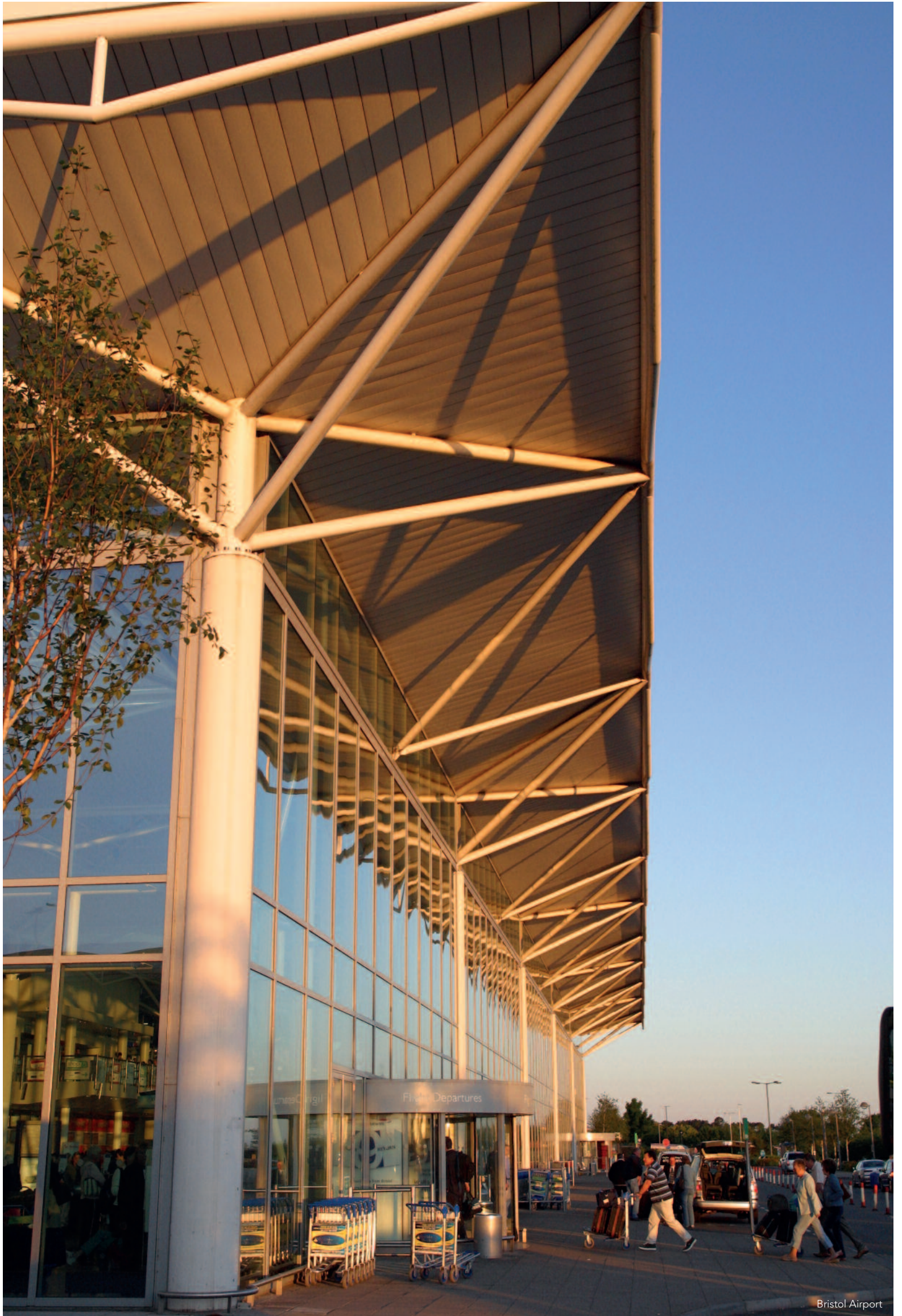
Leave the M32 at junction 2 (Fishponds and Horfield). Take the third exit off the roundabout, Muller Road - signposted Gloucestershire County Cricket Club.

After approximately 1 mile turn left into Ralph Road. At the top of Ralph Road turn left into Ashley Down Road and then right into College Road.



Maps not to scale







Specification

Designer kitchens and bathrooms, high quality fittings, energy efficient appliances and the latest wiring for home entertainment and connectivity are just some of the ways you'll experience the benefits of a fine Linden home.

Kitchens

- Symphony high gloss fitted kitchens with soft close doors and drawers
- LED under-unit lights and ceiling downlights
- Stainless steel 1½ bowl inset sink (single bowl inset sink to 1 bed apartments). Access mixer tap
- Electrolux built in single oven (double oven in 3 bed apartments), ceramic hob and extractor hood
- Zanussi integrated fridge freezer
- Stainless steel splash back
- Space and plumbing for washer/drier and sacrificial unit for dishwasher
- Ceramic floor tiling

Bathrooms and en-suites

- Contemporary white sanitary ware with stainless steel mixer taps
- Roman Embrace clear glass door to shower enclosure
- Roman Embrace folding bath screen where shower over bath
- Alto Ecotherm thermostatic mixer shower (either over bath in 1 bed or in ensuite only in 2 bed apartments)
- Ceramic floor tiles and half-height wall tiles to walls with sanitaryware
- LED downlights
- Wall mounted mirror
- Avonmore heated chrome towel rail

General

- Heating and hot water via a gas fired Potterton boiler
- Myson Select radiators in principal rooms
- Built in wardrobe to master bedroom
- Oak veneer flush internal doors with chrome plated ironmongery
- Walls and ceilings in Dulux white emulsion with skirting boards and architraves in white gloss
- Satellite TV from a communal dish and BT all via a multi-point to living area and master bedroom
- Additional BT point in living area and master bedroom
- Mains operated smoke detector
- 10 year NHBC warranty

Specification details are correct at time of going to press but may be subject to change. Please ask your Sales Executive for confirmation of final specification.

Please note: NB. As the development forms part of the Bristol County Cricket Ground, there are certain regulations that must be observed on match or event days. As a resident, you will be required to comply with these regulations. For further information, please ask your Sales Executive or visit: lindenhomes.co.uk/developments/bristol/living-at-the-bristol-county-ground-bristol

All photography is taken from a previous Linden Homes development, the specification at Living may vary, please consult with a Sales Executive.





Why choose Linden Homes?

Linden Homes is a market leader with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specification.

Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations. Signature architecture that enhances a development's location is often employed, as are flexible layouts with contemporary design features that maximise space or light.

Creative Land Solutions

Land is a finite resource, and through our expertise and close working relationships with Local Authorities we are able to add value to projects through skill and imagination.

Each development has its own individual approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/ work, nursing home and community facilities, as well as the provision for leisure space in the form of health clubs. Our brownfield developments account for 95% of all homes that we build, and are typically well-located within established neighbourhoods and close to local amenities and transport links. We also have experience in building commercial properties.

We often use public consultation to work with local residents and action groups to consider what is best for each development. We also have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly-efficient homes that reduce running costs for the customer.

Customer Experience

Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives that may not be available to the general public.



Part of the Galliford Try Group

Linden Homes is part of the Galliford Try Group. As well as housebuilding, there is a Construction Division that is responsible for high profile projects such as the Centre Court roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland. We are currently active on projects within the water, transport and telecommunications sectors.

The Group's hybrid mix of specialist skills and experience in the areas of regeneration, affordable housing, commercial and retail gives us a unique perspective. Meaning we can confidently tackle complicated projects that many housebuilders would not consider.

Commitment to the Future

Along with our Construction Division we are actively pushing our commitment to the environment and sustainability as far as we can.

We are experimenting with renewable energy and ground source energy pumps to reduce our reliance on traditional fuel sources. And we are installing dual flush toilets and aerated taps to reduce water wastage, as well as making our homes as energy efficient as possible. This not only means a brighter future for our children, but cheaper to run homes for you.

New Homes Mortgage Helpline

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new home mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**



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