

Around the local neighbourhood

- | | | |
|---|--|--|
| 1 Wallscourt Farm
BS16 1GE | 4 Abbeywood Retail Park
BS34 7JL | 7 Southmead Hospital
BS10 5NB |
| 2 Fairfield High School
BS7 9NL | 5 Eastgate Retail Park
BS5 6XU | 8 Lockleaze Sports Centre
BS7 9XF |
| 3 UWE
BS16 1QY | 6 Co-op
BS16 1GU | 9 Filton Abbey Wood Train Station
BS34 7LJ |

One Lockleaze Bristol

A brand new collection of 1, 2, 3 & 4 bedroom homes in the north east of Bristol.

Cover photograph of the Dower House at Stoke Park, Bristol. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant. When you have finished with this leaflet please recycle it.

Countryside Partnerships West, H2 Harlequin, Emersons Green, Bristol, BS16 7FN T:0117 457 8889

lindenhomes.co.uk



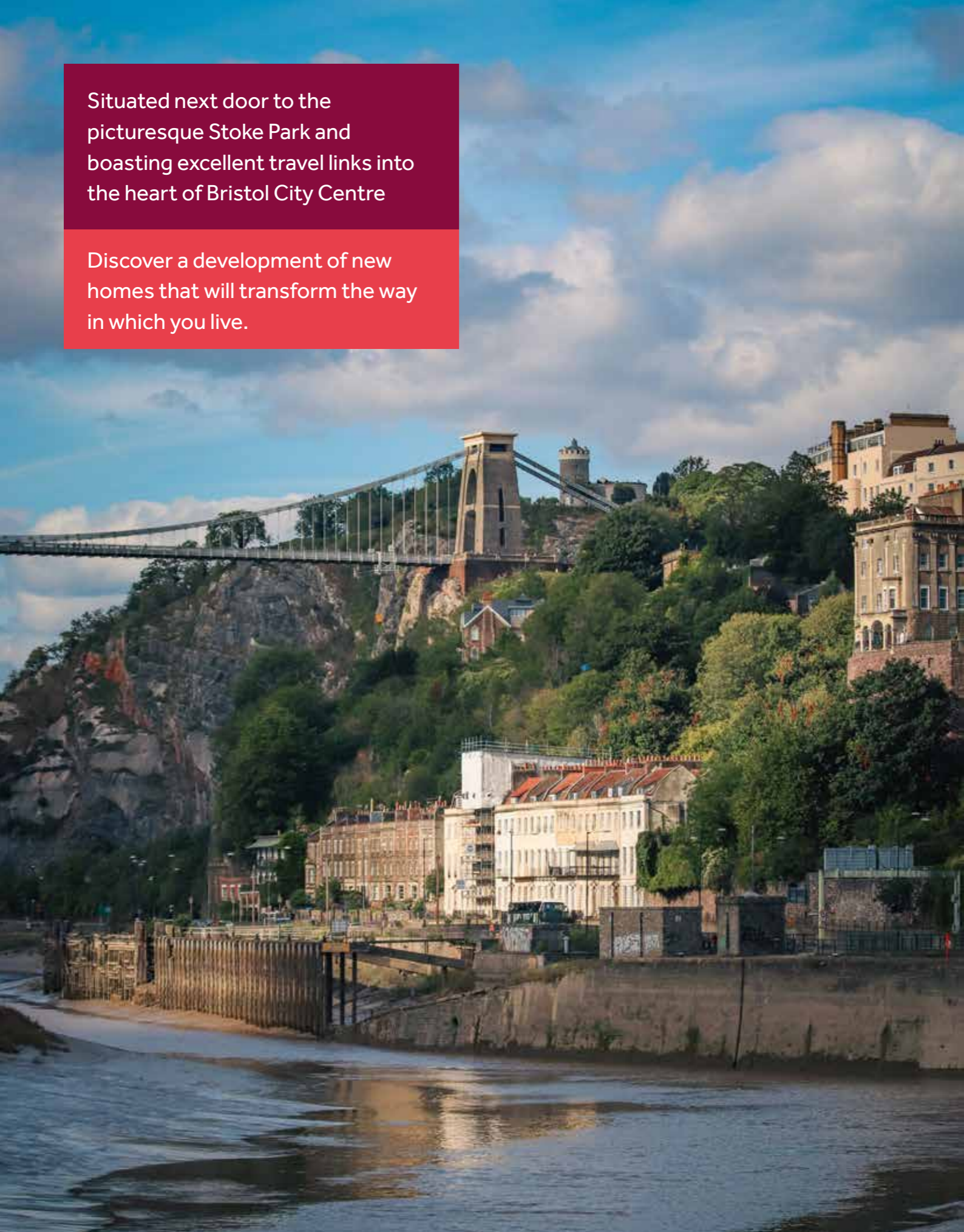
Linden
HOMES

One Lockleaze
Romney Avenue, Bristol, BS7 9TB | 0117 205 2337
lindenhomes.co.uk

Linden
HOMES

Situated next door to the picturesque Stoke Park and boasting excellent travel links into the heart of Bristol City Centre

Discover a development of new homes that will transform the way in which you live.



Welcome to One Lockleaze

One Lockleaze sits on the North Eastern outskirts of cosmopolitan Bristol and provides the highest standard of one to four bedroom eco-focused homes for professionals and families.

With a fusion of suburban and city living, One Lockleaze is surrounded by the picturesque Stoke Park, which offers a stunning expansive green space and beautiful lakes.

Bristol City Centre is within easy reach with its impressive range of shopping, entertainment and leisure facilities.

One Lockleaze is conveniently situated to get into the City Centre, and offers easy routes to the M32, M4 and M5, South Wales, City of Bath, Devon and London. Filton Abbey Wood station is just a short walk and offers link to Bristol Temple Meads and Bristol Parkway. Bristol Airport is about 12 miles away.



Around the neighbourhood

All the amenities and attractions of the UK's fifth-biggest city are readily available to you.

The city of Bristol is a fantastic location, surrounded by beautiful countryside and a wide selection of things to see and do. The area enjoys a rich history, with many cultural attractions to visit including the SS Great Britain, the historic dockyards, and the world famous Clifton Suspension Bridge.

It boasts an ever-expanding list of award-winning eateries, many along the stunning waterside, which makes it the ideal location to sit and relax. As you stroll around this trendy city, you can enjoy finding the various pieces of street art one of its most famous characters Banksy has to offer.



Wallscourt Farm Academy
0.3 miles | 5 mins walk **10 mins**



Stoke Park Estate
1 mile | 18 mins walk **18 mins**



University of the West of England
2.7 miles | 11 mins drive **11 mins**



The Mall at Cribbs Causeway
4.6 miles | 15 mins drive **15 mins**



One Lockleaze

Brunel's SS Great Britain
5.6 miles | 20 mins drive **20 mins**



The Vench
0.2 miles | 1 min walk **1 min**



Boston Tea Party
0.3 miles | 6 mins walk **6 mins**



Filton Abbey Wood Train Station
2.7 miles | 10 mins drive **10 mins**





One Lockleaze, the development

Our impressive range of eco-focused, one, two, three and four-bedroom homes in this brand-new Lockleaze community offers a desirable rural location with great links to the City of Bristol and many tourist attractions

All our homes at this beautiful new development are built to last and come with a 10-year guarantee included. The area also offers much for the new homeowner, with good travel links, good and outstanding Ofsted rated schools, a major university, plenty of culture and history, and a diverse metropolitan city close by.

Our new One Lockleaze development is in a wonderful location as you can enjoy being surrounded by the picturesque Stoke Park. Moving to One Lockleaze you will discover a development of contemporary new homes that will transform the way in which you live.



One Lockleaze Bristol

Development layout



4 bedroom home

- The Siston
- The Woodbridge

3 bedroom home

- The Brinkworth
- The Marden
- The Marden II

2 bedroom home

- The Newton
- The Newton II
- The Newton III
- The Wellow

 Apartments

● 1 & 2 beds – block plans available

● Shared Ownership

● Affordable Housing

v visitor space ss sub station
cs cycle store

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



We've worked with Goram Homes to create One Lockleaze

Goram Homes works in partnership with developers like us to build sustainable homes that create thriving communities, respect the environment, and support the local economy too.



Goram Homes was set up by Bristol City Council and plans to build more than three thousand homes across the city over the coming years, almost half of which will be 'affordable'. This means homes for social rent through the council or a housing association, and homes for shared ownership.

Here at our One Lockleaze development, we've worked together to create a thriving new neighbourhood of bespoke homes in green and surroundings.

Goram Homes sets the highest standards of design and construction, and is passionate about developments that benefit people and planet

We've built eco-focussed homes on this development that are highly energy efficient - helping to lower energy bills for new homeowners and lower their impact on the environment too. Central to One Lockleaze will be a community park that creates a wildlife corridor from

neighbouring Stoke Park through to Concorde Way. Goram Homes also works with the community to support the local area wherever it builds. We've worked in partnership to fund local wildlife projects with The Conservation Volunteers and set up a Skills Academy, providing on-site training to local people that will kickstart careers in construction.

And because Goram Homes is owned by Bristol City Council, a portion of the money made once homes are sold will be invested back into the city.

Total no. of homes: 268

No. of homes for sale: 121

Minimum No. of Social Rent homes: 94

Minimum No. of Affordable Home Ownership: 53

Ways to move

Whether you're a first-time buyer or looking to make your next move, we have a variety of ways to help get you moving to your brand-new Linden home.

If you're a first time buyer looking to get on the property ladder, the Government's First Homes scheme or the Deposit Unlock scheme could make buying your first home much easier than you thought. For current home owners,

we can take away the stress and worry of selling your current home and buying your next thanks to our Smooth Move and Home Exchange schemes. If these don't quite fit the bill, take a look at the other schemes we have to offer.

First Time Buyer?

We're First Time Buyer Friendly

We can help

Simplifying the home buying process

Find your new home

Help you find the best way to buy

Help get you mortgage ready for when you're ready to buy



Smooth Move

Have a home to sell?

Talk to us today about our Assisted Move scheme.



We could help you sell your current home



We'll agree a selling price with you and instruct local estate agents to market your home



We will give you feedback on viewings



Once a buyer is found and you move into your new Linden home, we will pay the estate agents fees

Home Exchange

Stuck in a chain?
Or have a home to sell?

Talk to us today about our Part Exchange scheme.



We could buy your current home



We will instruct the local estate agents, so you won't incur their fees



Once a price has been agreed, your chosen Linden home will be exclusively taken off the market for 28 days



Stay in your current home until your new one is ready



Environment & Social responsibility

The ways Linden Homes are helping socially and with the environment.



Biodiversity

At Linden Homes we see biodiversity as an increasingly important issue and strive to not only mitigate our impacts in this area but also to positively encourage biodiversity where we can.

To do this we first conduct extensive pre-construction ecology assessments. These assessments evaluate the suitability of habitats for protected species and log proposals to mitigate the impact of our developments more generally.

Hedgehog highways

Linden Homes have joined forces with the British Hedgehog Preservation Society (BHPS) to become the first housebuilder to install hedgehog highways on all developments.

As part of our ongoing partnership with the BHPS we have also donated £5,000, will build hedgehog homes in open green spaces and will work with the BHPS to provide our customers with literature on helping hedgehogs.

Social

We understand that if we are to deliver houses that not only meet the aspirations of those who seek to live in them but also enhance the existing neighbourhood, then we need to talk to and engage with local people - residents, businesses and their elected representatives.

Charitable giving

Linden Homes regularly supports charitable fundraising events and local sponsorship opportunities.

Causes supported include schools and school fetes, local sports clubs, hospitals and hospices, roundtables, elderly care, local community initiatives and other local and national charities. These are managed by each regional business to ensure that local causes and charities important to staff and the communities in which we build in are given priority.

