



THE CLIFTON COLLECTION

BRISTOL

INTRODUCING THE CLIFTON COLLECTION

Nestled in the heart of Clifton's historic conservation area lies an exquisite portfolio of 42 apartments and 7 mews houses; The Clifton Collection.

The Clifton Collection offers a unique opportunity to own a home in Bristol's most desirable neighbourhood. Inspired by the surrounding elegance of the Regency era, moulded by the convenience and comfort of contemporary living.

Flanked by some of the world's finest heritage buildings and just a short stroll from the charms of Clifton Village, the location of this iconic development is unrivalled.

The Clifton Collection is the first chapter of The Bristol Collection – a trio of carefully considered developments bringing new life to key locations across Bristol.

AN EXCLUSIVE OPPORTUNITY

Discover a place where timeless architecture meets contemporary luxury. These beautifully crafted apartments and houses offer a refined living experience that's truly one of a kind. Outdoor spaces provide calm and connection, while the architecture remains thoughtfully in keeping with its prestigious surroundings.

Interiors are elevated with stone worktops, light-filled spaces, and contemporary classic specifications—each detail carefully considered to suit modern lifestyles. This is more than a new home—it's a statement of enduring quality and understated elegance.

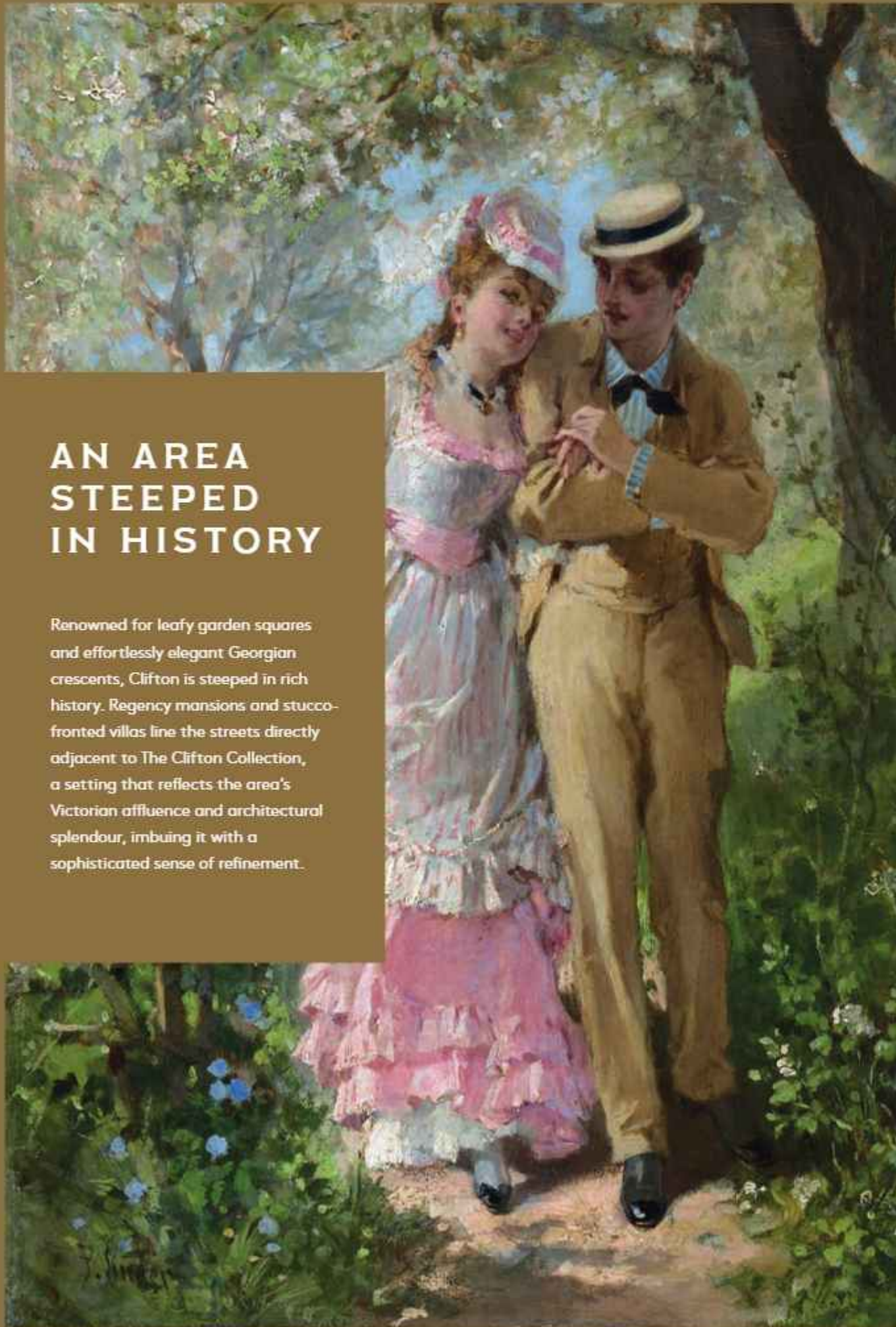


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BRISTOL

AN AREA STEEPED IN HISTORY

Renowned for leafy garden squares and effortlessly elegant Georgian crescents, Clifton is steeped in rich history. Regency mansions and stucco-fronted villas line the streets directly adjacent to The Clifton Collection, a setting that reflects the area's Victorian affluence and architectural splendour, imbuing it with a sophisticated sense of refinement.



World-famous landmarks nearby, include the 18th-century Clifton Observatory which enjoys stunning views towards Avon Gorge and the Clifton Suspension Bridge.



The historic Clifton Rocks Railway is another essential part of the area's prestigious heritage, as is The Promenade, a grand, tree-lined avenue where wealthy Regency ladies once used to take the air.



THE CLIFTON COLLECTION



- 1 Arncliffe Arts
- 2 Bristol Beacon
- 3 Bristol Hippodrome
- 4 Bristol Museum & Art Gallery
- 5 Bristol Old Vic
- 6 O2 Academy Bristol
- 7 Redgrave Theatre
- 8 Royal West of England Academy (RWA)
- 9 St George's Bristol

- 10 Bristol Airport
- 11 Clifton Down Railway Station

- 12 Adelina Yard
- 13 Bakesmiths
- 14 Boston Tea Party
- 15 Bulrush
- 16 Little Hollows Pasta
- 17 Noah's

- 19 The Alma Tavern & Theatre
- 20 The Chef's Table
- 21 The Kensington Arms
- 22 Wapping Wharf
- 23 White Lion Terrace

- 24 Ashton Court Estate
- 25 Ashton Gate Stadium
- 26 Blaise Castle Estate

BOUTIQUES/
SHOPS

35 Better Food

- 41 Brandon Hill
- 42 Bristol Cathedral
- 43 Bristol Temple Quarter Enterprise Zone
- 44 Clifton Promenade
- 45 Victoria Square

- 50 Bristol & Clifton Golf Club
- 51 Bristol Lido
- 52 Clifton Lawn Tennis Club
- 53 Long Ashton Golf Club

- 54 Bristol Grammar School
- 55 Clifton College
- 56 Clifton College
Preschool
- 57 Clifton High School
- 58 Queen Elizabeth's
Hospital
- 59 University of Bristol
- 60 Willow Park C of E
Primary School

- 61 Litfield House Medical Centre
- 62 Pembroke Road Surgery
- 63 St Michael's Hospital

- Baltic Wharf
- Raleigh Road
- The Clifton Collection



LEISURE & CULTURE IN ABUNDANCE

**WITH ITS BOUTIQUE CINEMA, VICTORIAN
ARCADES AND LEAFY PARKLANDS,
BRISTOL OFFERS A CULTURED ESCAPE
THAT DELIGHTS AT EVERY TURN.**

Start your morning with a legendary breakfast at Boston Tea Party, known for zingy smoothies ready to set you up for the day. Or if you'd prefer something lighter, swing by Better Food for Clifton's juiciest organic fruit and veg from their vibrant deli.

For your everyday essentials, take a short stroll to Whiteladies Road, less than a mile away from home. Pick up your groceries at Sainsbury's, stop into one of the local pharmacies or browse a tempting mix of eateries and cafés.

If you need to run a few errands, the nearby Co-op and Clifton Village Pharmacy have you covered. If you're in the mood for something a little more unique, take a wander through the charming Clifton Arcade, a Victorian treasure trove of eccentric boutiques.

After a spot of shopping, treat yourself to a leisurely meal at local favourites like Japanese restaurant Kibou, The Ivy or The Albion.

As the day unwinds, take a 15-minute stroll, exploring the thriving neighbourhood filled with bakeries, cafés and bars – perfect for a relaxed afternoon or a spontaneous evening out.

For film lovers, The Everyman Cinema takes things up a notch. You and your loved one can cosy up on a sofa for two with a glass of red and a slice of freshly made pizza.

For something a little more indulgent, round off your day at The Lido. This restored Victorian pool and spa offers a tranquil escape to unwind after a long day. Enjoy wellness treatments and a spot of dinner in the onsite restaurant.

ENDLESS CULINARY INSPIRATION

ELEGANT STREETS, ARTISAN CAFÉS AND LIVELY BISTROS CREATE A NEIGHBOURHOOD RICH IN CHARM AND FLAVOUR.

The wider Bristol area has so much to offer in terms of retail, cultural and leisure opportunities. The open spaces of the Downs are perfect for outdoor enthusiasts, providing miles of verdant parkland within walking distance of your new home to explore on foot or by bike.

For creative minds, Bristol's Christmas Steps arts quarter presents endless possibilities, as does the Tobacco Factory arts hub in the south of the city. If retail therapy is more your thing, Cabot Circus shopping mall in the city centre has everything even the most ardent shopper might need.

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BRISTOL

Bristol's very own Ashton Gate Stadium serves up a tempting array of sporting fixtures and pop concerts, and if you're in the mood to explore further, the ultimate foodie destination – Wapping Wharf – awaits, offering a rich variety of culinary delights in a buzzing harbourside setting.

A WEALTH OF LEARNING OPPORTUNITIES

**WORLD CLASS EDUCATION
THAT CATERES TO YOUR FAMILY.**

Clifton is home to some of Bristol's most prestigious educational institutions, including Clifton College, Clifton High School, and the University of Bristol. Families will also find excellent primary schools nearby, as well as top-performing independent and state options for all age groups.

BRISTOL GRAMMAR SCHOOL

GRAMMAR SCHOOL
(6 min drive, 26 min walk)

CLIFTON COLLEGE

PUBLIC BOARDING SCHOOL
(2 min drive, 5 min walk)

CLIFTON COLLEGE PRESCHOOL

PRESCHOOL
(2 min drive, 6 min walk)

CLIFTON HIGH SCHOOL

CO-EDUCATIONAL INDEPENDENT SCHOOL
(2 min drive, 8 min walk)

QUEEN ELIZABETH'S HOSPITAL

INDEPENDENT ALL BOYS SCHOOL
(6 min drive, 24 min walk)

UNIVERSITY OF BRISTOL

UNIVERSITY
(6 min drive, 28 min walk)

CHRIST CHURCH CoE PRIMARY SCHOOL

PUBLIC SCHOOL
(4 min drive, 13 min walk)

WELL CONNECTED IN EVERY WAY

Situated on prestigious College Road, The Clifton Collection has an enviable location. Whether you're popping to the shops, heading to the theatre, or going on holiday, everything is within easy reach.

KEY TIMINGS FROM THE CLIFTON COLLECTION

			
CLIFTON DOWNS	05 MIN	04 MIN	01 MIN
CLIFTON VILLAGE	14 MIN	04 MIN	04 MIN
WHITELADIES ROAD	18 MIN	05 MIN	05 MIN
CLIFTONDOWN STATION	17 MIN	05 MIN	05 MIN
CLIFTON SUSPENSION BRIDGE	17 MIN	05 MIN	03 MIN
BRISTOL HARBOURSIDE	33 MIN	11 MIN	09 MIN
BRISTOL CITY CENTRE	40 MIN	11 MIN	17 MIN
TEMPLE MEADS STATION	54 MIN	14 MIN	18 MIN
BRISTOL AIRPORT			22 MIN
M5			18 MIN
M4			34 MIN
LONDON			154 MIN

Times taken from google.co.uk/maps and are approximate only.

TRAIN CONNECTIVITY INTO LONDON STARTING FROM TEMPLE MEADS

— **BATH SPA**
(13 min)

— **CHIPPENHAM**
(26 min)

— **SWINDON**
(41 min)

— **DIDCOT
PARKWAY**
(58 min)

— **READING**
(72 min)

— **LONDON
PADDINGTON**
(154 min)



SITEPLAN

This exclusive collection of 42 apartments and 7 mews houses blends timeless elegance with modern comfort in a beautifully designed community. Thoughtfully crafted to complement the area's character, each home offers stylish, contemporary living in a prime location.

Key

- THE REGENCY MEWS – 4 Bedroom Houses
Numbers: 56, 57, 58, 59, 60, 61 & 62
 - THE LEGACY APARTMENTS – 1-4 Bedroom Apartments
Numbers: 01-41 & 42
 - SNG HOMES
Numbers: 43-55
- | | |
|-----|----------------------|
| BCP | Bin Collection Point |
| SS | Sub Station |



Siteplan is indicative only and may be subject to change. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Please ask one of our Sales Executives for further information. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.

EXCELLENCE IN EVERY DETAIL

The development's contemporary design takes inspiration from the area's Georgian heritage, blending clean, elegant lines, light brick and natural stone façades, intricate metal balustrades, and expansive double glazing.

Inside, every detail is thoughtfully designed for modern living. Kitchens are completed with Caesarstone worktops and handleless kitchen units, under-cabinet lighting, and a full suite of appliances including oven, induction hob, microwave, fridge-freezer, dishwasher, and laundry appliances. Your home is also stylishly finished with Amtico flooring and carpets in bedrooms for added luxury.

Bathrooms and en-suites are finished with large format porcelain tiling, matt black brassware, contemporary white sanitaryware, and LED lit mirrored cabinets for a refined touch.



Computer Generated Image of The Penthouses, Number 36



Computer Generated Image of a Mews House

Generously sized windows flood each home with natural light, enhancing the sense of space and providing a seamless connection throughout the home.

Each Regency Mews house is designed with comfort and sustainability in mind. Houses will benefit from high-performance air source heat

pumps to provide heating and hot water, with underfloor heating installed to the ground floor. The Legacy Apartments will feature an integrated heating and ventilation system that delivers effective heating, hot water, and filtered fresh air, helping to naturally reduce humidity and promote a healthier indoor environment.

The Legacy Apartment residents will benefit from the convenience of secure video entry and lift access. All houses and selected apartments feature private outdoor spaces, with some homes having the option to purchase allocated parking with electric vehicle charging.

YOUR FUTURE INVESTMENT

With an increased awareness of sustainability, we understand how important it is to prioritise energy efficiency when choosing a new home. That's why every property at The Clifton Collection has been thoughtfully designed with the future in mind.

The apartments are fitted with internal heat recovery systems to maximise energy performance. These measures contribute to lower utility bills and a reduced carbon footprint. Built by award-winning 5-star housebuilder The Hill Group, our apartments and houses achieve estimated EPC ratings of 'B' and include features such as double glazing, enhanced insulation and energy-efficient appliances as standard.

With no need for costly refurbishments and worry free maintenance with a 10-year NHBC warranty, a new home at The Clifton Collection is built ready for the future.

THE CLIFTON COLLECTION



Computer Generated Image of The Legacy Apartments

BRISTOL

ABOUT THE HILL GROUP

The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 26th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croyley Green also won The Standard's Homes & Property Award for Best Commuter Home.



*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on LinkedIn and Instagram @HillGroupUk

INTRODUCING THE BRISTOL COLLECTION



RALEIGH ROAD

Southville, Bristol



FIND OUT MORE

1 & 2 bedroom
apartments

3, 4 & 5 bedroom
houses



BALTIC WHARF

Wapping Wharf,
Bristol



FIND OUT MORE

1, 2 & 3 bedroom
apartments

Planning CGI's are for indicative purposes only

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the The Clifton Collection properties are computer generated and the landscaping may have been enhanced. Details correct at time of going to print. August 2025.



CONTACT US

College Road,
Clifton, Bristol
BS8 3HX

TheCliftonCollection@hill.co.uk
hill.co.uk/thecliftoncollection
01174 546669





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