



CREST
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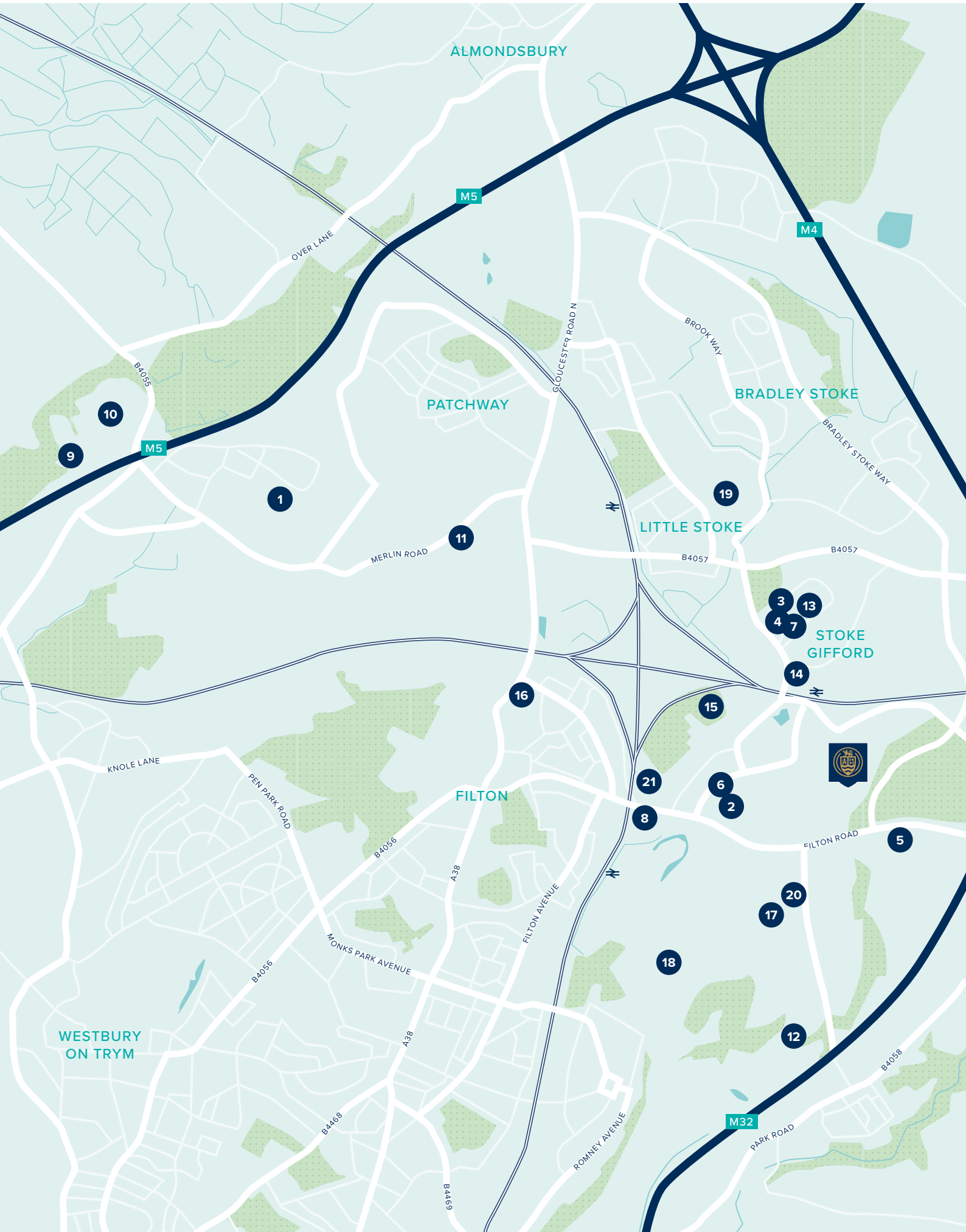
BROOKLANDS PARK

STOKE GIFFORD • BRISTOL

The buzz of Bristol and excellent transport links being within easy reach are what make your new home at Brooklands Park perfectly located.

1 & 2 BEDROOM APARTMENTS AND 2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN BRISTOL

Whether it's everyday amenities, schools or leisure facilities you need close by, you'll find a wonderful choice within a short distance from home.

On your doorstep

Step outside your front door and you'll find everything you need, from shops to places to eat to open green spaces.

- 1 The Mall at Cribbs Causeway
- 2 DW Fitness First
- 3 Post Office
- 4 Tesco Express
- 5 Bristol Golf Centre
- 6 Sainsbury's
- 7 Stoke Gifford Medical Centre
- 8 Abbey Wood Shopping Park
- 9 Bristol Activity Centre
- 10 Wild Place Project
- 11 Aerospace Bristol
- 12 The Dower House



Education

With an excellent choice of schools and a college and university close to home, you will be able to find the ideal education facility for all members of the family.

- 13 St. Michael's C of E Primary School
- 14 St. Michael's Church Preschool and Nursery
- 15 Abbeywood Community School
- 16 South Gloucestershire and Stroud College Campus
- 17 University of the West of England
- 18 Wallscourt Farm Academy
- 19 Little Stoke Primary School
- 20 Halley Nursery
- 21 Love being Little Private Day Nursery and Pre-school

Travel

With excellent road and rail connections within easy reach of home, getting to work or enjoying days out is simple and effortless.

-  Filton – 6 minutes' drive
-  Stoke Gifford – 7 minutes' drive
-  Bristol – 12 minutes' drive
-  Bristol Parkway Station – 6 minutes' drive (17 min walk)
-  Bristol Temple Meads – 8 minutes' (by train – from Bristol Parkway)
-  Paddington Station – 1 hour 14 minutes' (by train – from Bristol Parkway)
-  Bristol Airport – 28 minutes' drive





BROOKLANDS PARK

Flatts Close, Stoke Gifford,
Bristol, BS34 8DD

For all enquiries please call

0117 453 6977

crestnicholson.com/brooklandspark

AN ATTRACTIVE, SEMI-RURAL LOCATION ON THE OUTSKIRTS OF BRISTOL

Brooklands Park is an exciting new collection of 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom houses.

An excellent choice of everyday amenities, including shops, parks and places to eat and drink are just beyond your doorstep at our Brooklands Park development. With large areas of open, green space all around to enjoy, this is a delightful place for you and your family to call home.

Choosing a new home here will mean you can experience everything this location has to offer, as well as being within easy reach of Bristol. Situated just a short drive away, this exciting, eclectic city offers a great choice of things to see and do.

For some retail therapy, Cabot Circus has an extensive range of high street stores to browse, as well as cafés, restaurants and a multi-screen cinema for when you want to pause for a while. Outside this popular shopping destination, you can explore the other options available to you here, including theatres, galleries and the large Castle Park and Adventure Playground, perfect for when the younger members of the family want to let off some steam.

Of course, one of the other advantages of this wonderful location is the excellent transport connections at your fingertips. Bristol Parkway station is just a 12 minute walk away, meaning you can reach central Bristol, Gloucester, Swansea and London Paddington. The M32, M4 and M5 are all easily accessible, and so is Bristol Airport, which is around 30 minutes' drive away.





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BROOKLANDS PARK

DEVELOPMENT PLAN

The latest exciting phase of Brooklands Park is perfectly situated in Stoke Gifford, within easy reach of the buzz of Bristol, and offers 1, 2, 3 & 4 bedroom homes.

1, 2, 3 & 4 BEDROOM HOMES



2 BEDROOM HOMES

- Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

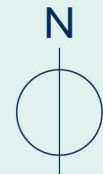
- The Chesham
- The Hatfield
- Affordable Rent
- Shared Ownership

4 BEDROOM HOMES

- The Filey
- The Marlborough
- The Romsey
- Affordable Rent

1 & 2 BEDROOM APARTMENTS

- 1 & 2 Bedroom Apartments
- Mix of 1 & 2 Bed Affordable Rent
- Mix of 1 & 2 Bed Shared Ownership





THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The large main bedroom benefits from an en suite and the two further bedrooms are both doubles.

3 BEDROOM HOME



THE CHESHAM

3 Bedroom Home

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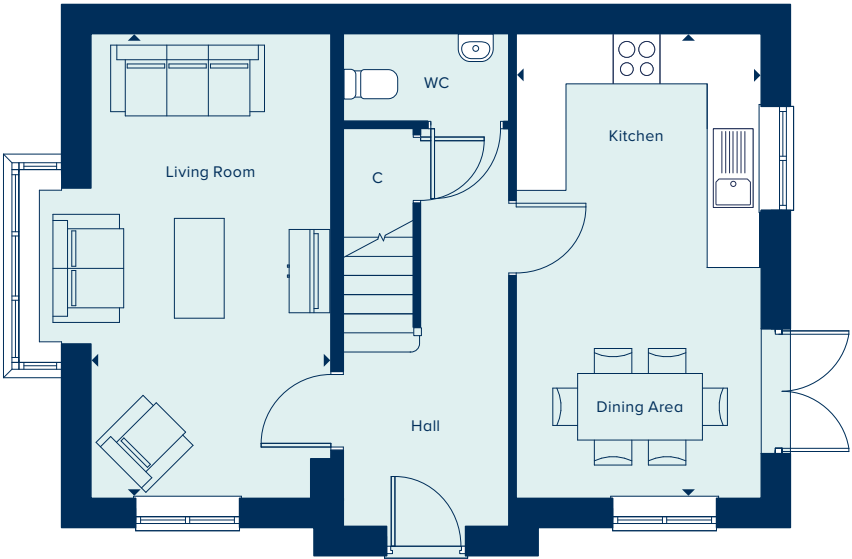
GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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THE HATFIELD

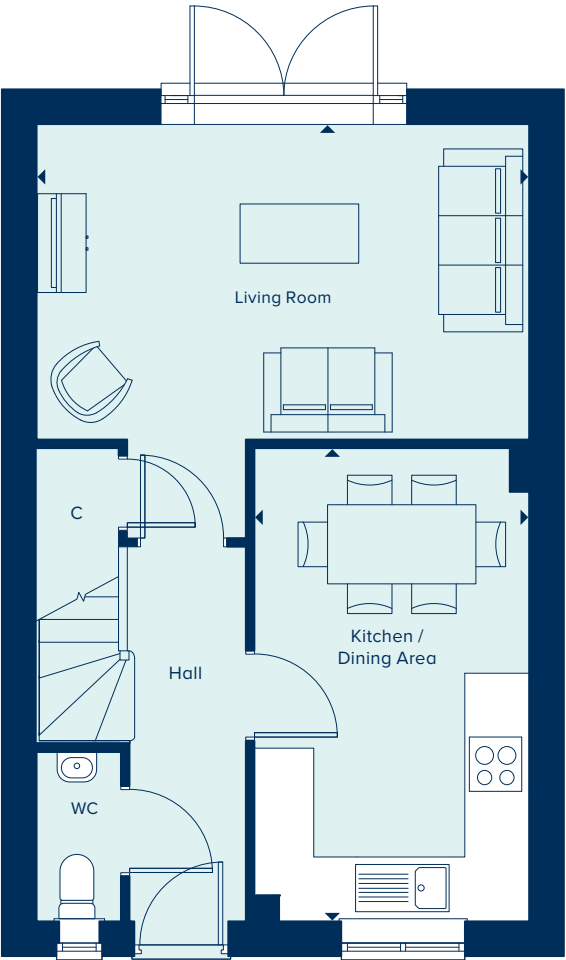
The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME

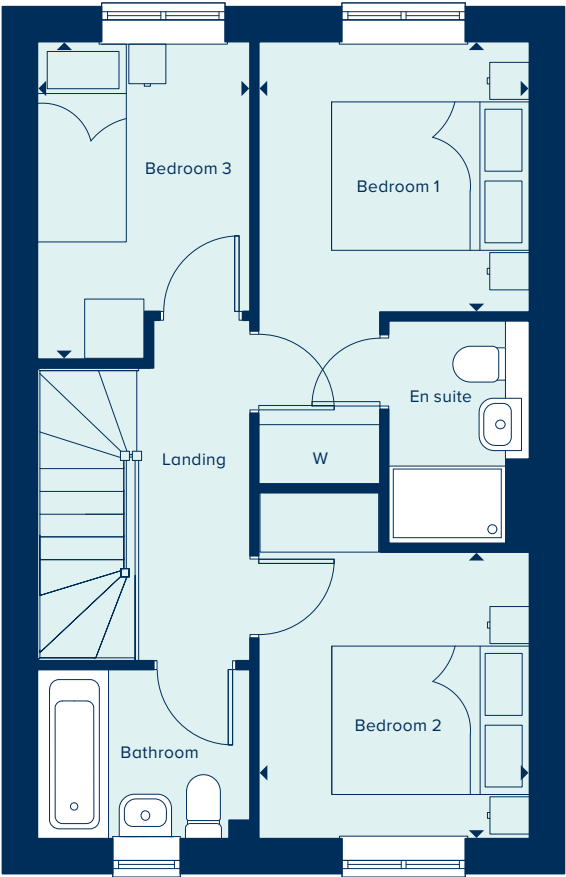


THE HATFIELD
3 Bedroom Home

crestnicholson.com



GROUND FLOOR	
KITCHEN / DINING AREA	
4.78m x 2.77m	15'8" x 9'1"
LIVING ROOM	
4.98m x 3.18m	16'4" x 10'5"



FIRST FLOOR	
BEDROOM 1	
2.74m x 2.73m	9'0" x 8'11"
BEDROOM 2	
2.89m x 2.74m	9'6" x 9'0"
BEDROOM 3	
3.21m x 2.15m	10'6" x 7'0"

C Cupboard W Wardrobe

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THE FILEY
4 Bedroom Home

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THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
LIVING ROOM	BEDROOM 2	BEDROOM 1
4.97m x 3.19m16'3" x 10'5"	3.64m x 2.73m11'11" x 8'11"	5.58m x 3.85m18'3" x 12'6"
KITCHEN / DINING AREA	BEDROOM 3	
4.78m x 2.79m15'8" x 9'2"	3.22m x 2.73m10'6" x 8'11"	
	BEDROOM 4	
	3.22m x 2.15m10'6" x 7'0"	

C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

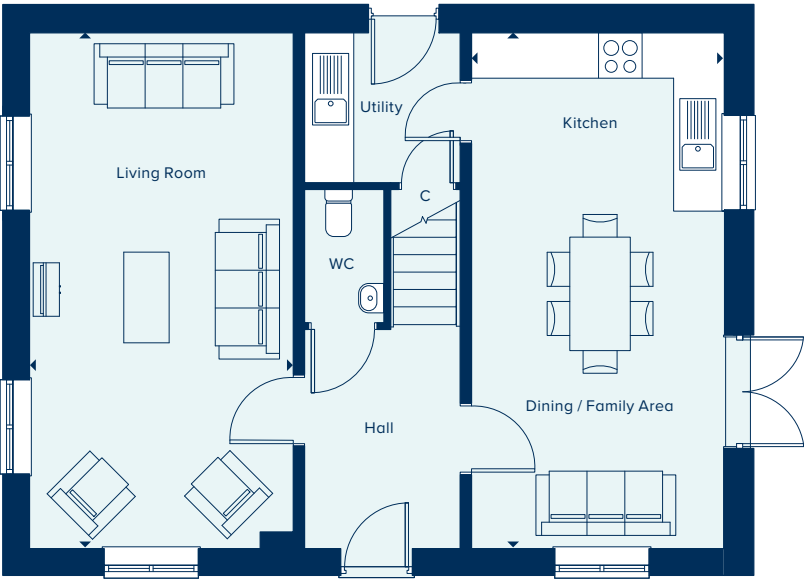
4 BEDROOM HOME



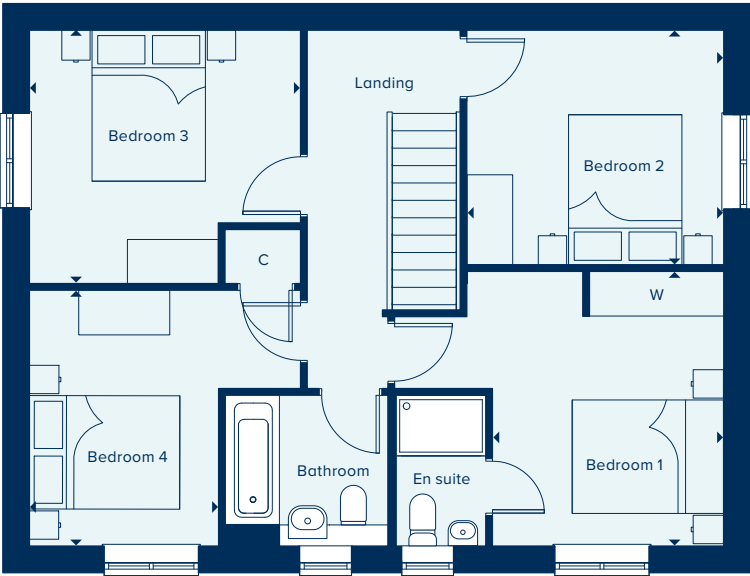
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.82m x 3.33m	22'4" x 10'11"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.06m	11'11" x 10'0"	
BEDROOM 2		
3.39m x 3.09m	11'2" x 10'2"	
BEDROOM 3		
3.58m x 3.35m	11'9" x 11'0"	
BEDROOM 4		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Marlborough

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THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite).

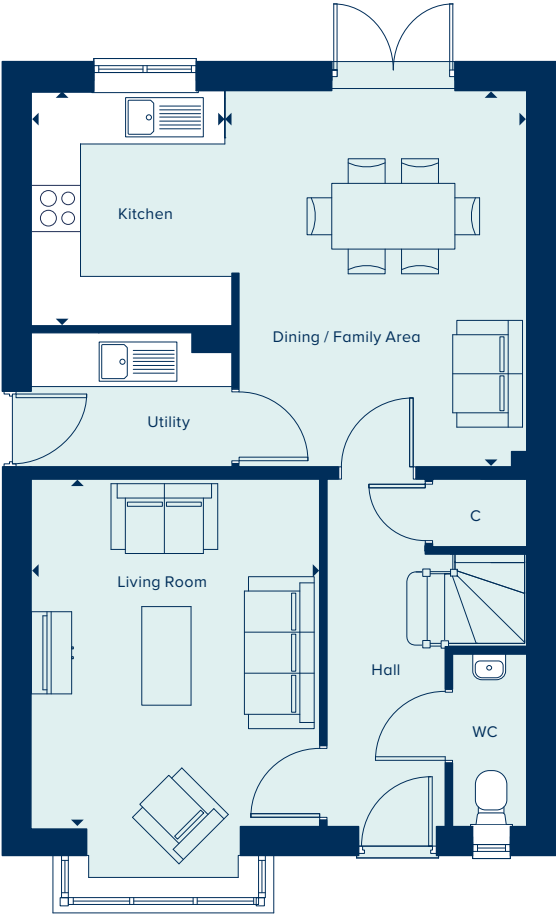
4 BEDROOM HOME



THE ROMSEY

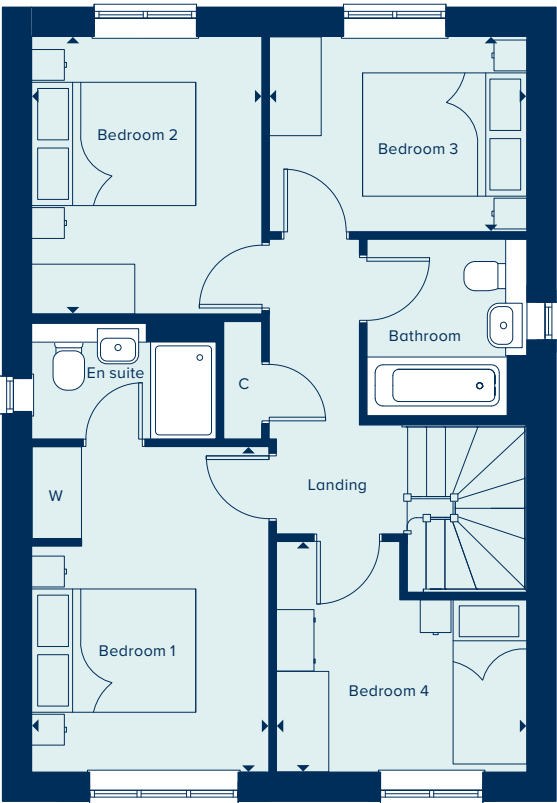
4 Bedroom Home

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GROUND FLOOR

KITCHEN	
2.86m x 2.36m	9'4" x 7'7"
DINING / FAMILY AREA	
4.58m x 3.68m	15'5" x 12'11"
LIVING ROOM	
4.22m x 3.51m	13'10" x 11'6"



FIRST FLOOR

BEDROOM 1	
3.96m x 2.89m	13'0" x 9'4"
BEDROOM 2	
3.38m x 2.80m	11'1" x 9'2"
BEDROOM 3	
3.14m x 2.38m	10'3" x 7'8"
BEDROOM 4	
3.05m x 2.80m	10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
		●	●
KITCHEN			
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●
Electric single built-in oven in stainless steel	●		
Electric built-under 1 ½ oven in stainless steel		●	
Electric built-in double oven in stainless steel			●
4 ring gas hob in stainless steel	●	●	
5 ring gas hob in stainless steel			●
Stainless steel splashback behind hob	●	●	●
Stainless steel chimney extractor hood	●	●	●
Energy efficient integrated fridge/freezer	●	●	●
Energy efficient integrated dishwasher		●*	●
Energy efficient integrated washing machine	●	●**	
Single bowl granite sink and drainer in Arctic white	●	●	
1.5 bowl granite sink and drainer in Arctic white			●
Aquafocus chrome mixer tap	●	●	●
BATHROOM, EN SUITE AND CLOAKROOM			
Contemporary white sanitaryware	●	●	●
Chrome mixer taps with shower fittings	●	●	●
Full height tiling around bath with shower and folding bath screen	●	●	●
Full height tiling to enclosed shower cubicle	●	●	●
Half height tiling to walls where other sanitaryware is fitted	●	●	●
Heated chrome towel rail to bathrooms and en suites	●	●	●
Tiled splashback to basin in cloakroom	●	●	●

● Homes under 1350 sq ft ● Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
		●	●
UTILITY ROOM			
Sink to utility rooms		●	●
External door to utility rooms		●	●
ELECTRICAL			
Low energy LED downlighters in white to kitchen	●	●	●
Low energy LED downlighters in white to bathroom, cloakroom and en suite	●	●	●
Low energy lighting in all other areas	●	●	●
TV and data point to living room & TV point to bedroom 1	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●
USB double socket to kitchen, bedroom 1 and living room	●	●	●
DECORATION			
White emulsion to all rooms and ceilings	●	●	●
White gloss to window boards, skirting and architraves	●	●	●
JOINERY AND DOORS			
Front door with multipoint locking system and chrome ironmongery	●	●	●
PVCu windows and patio doors	●	●	●
White internal doors with chrome ironmongery	●	●	●
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	●	●	●
HEATING			
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●
EXTERNAL FINISHES			
Front gardens to be landscaped	●	●	●
Rear gardens topsoiled and rotovated	●	●	●
External low energy security light fitted by front door	●	●	●
External tap	●	●	●
SECURITY AND PEACE OF MIND			
Smoke, heat and carbon monoxide detectors	●	●	●
Two years warranty and aftercare	●	●	●
Complete ten year warranty	●	●	●

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012455/March 2025.





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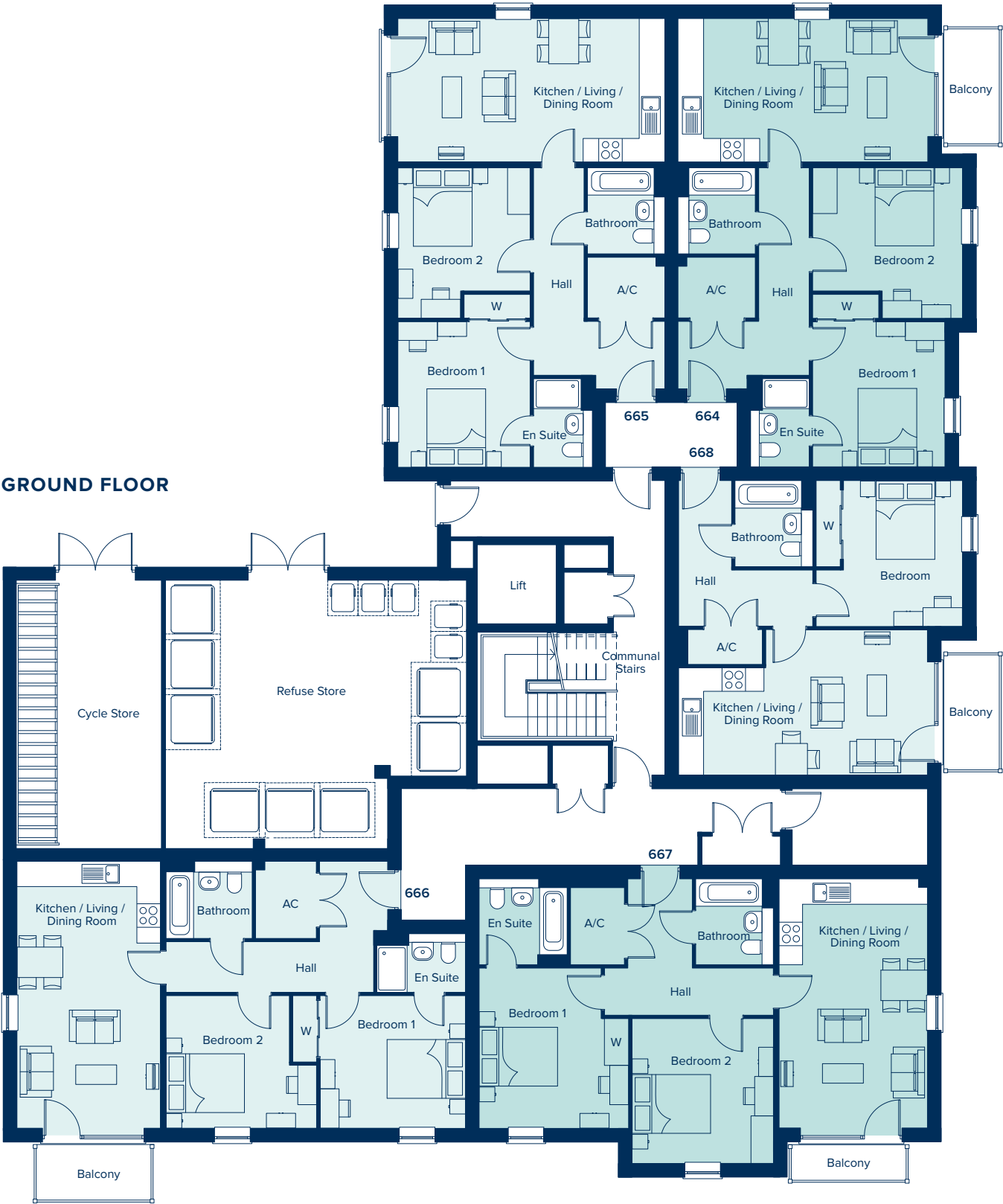
BROOKLANDS PARK

THE HAWTHORN APARTMENTS

Boasting plenty of space and flexibility, the one and two bedroom Hawthorn apartments at Brooklands Park provide everything you need. The open-plan kitchen/living/dining areas are designed for those who love to entertain family and friends, with the French doors to the balcony/terrace providing plenty of light and adding to the spacious feel. The generous bedrooms are large enough for double beds, with the luxury of an en suite in the 2 bedroom apartments.

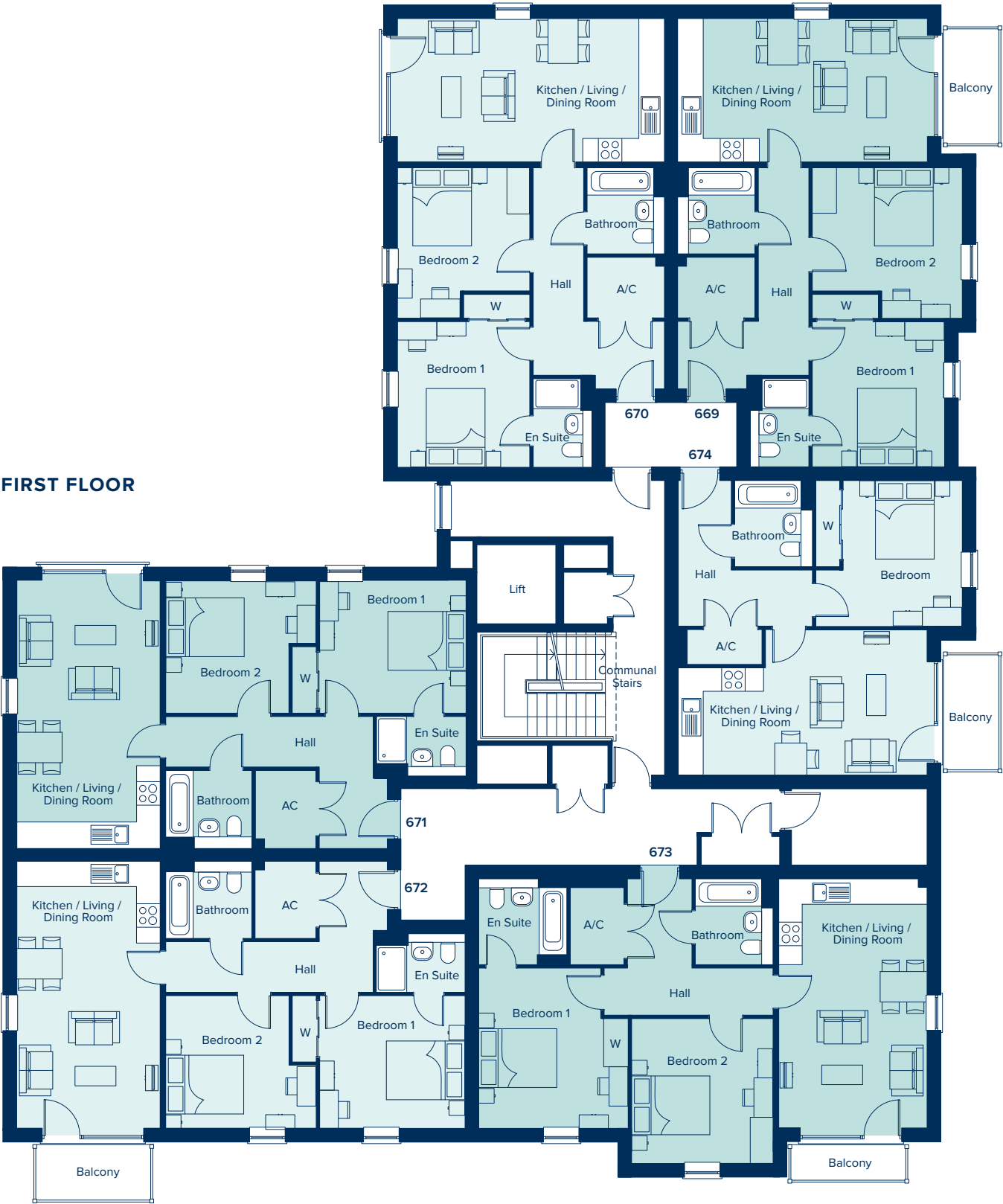
1 & 2 BEDROOM APARTMENTS





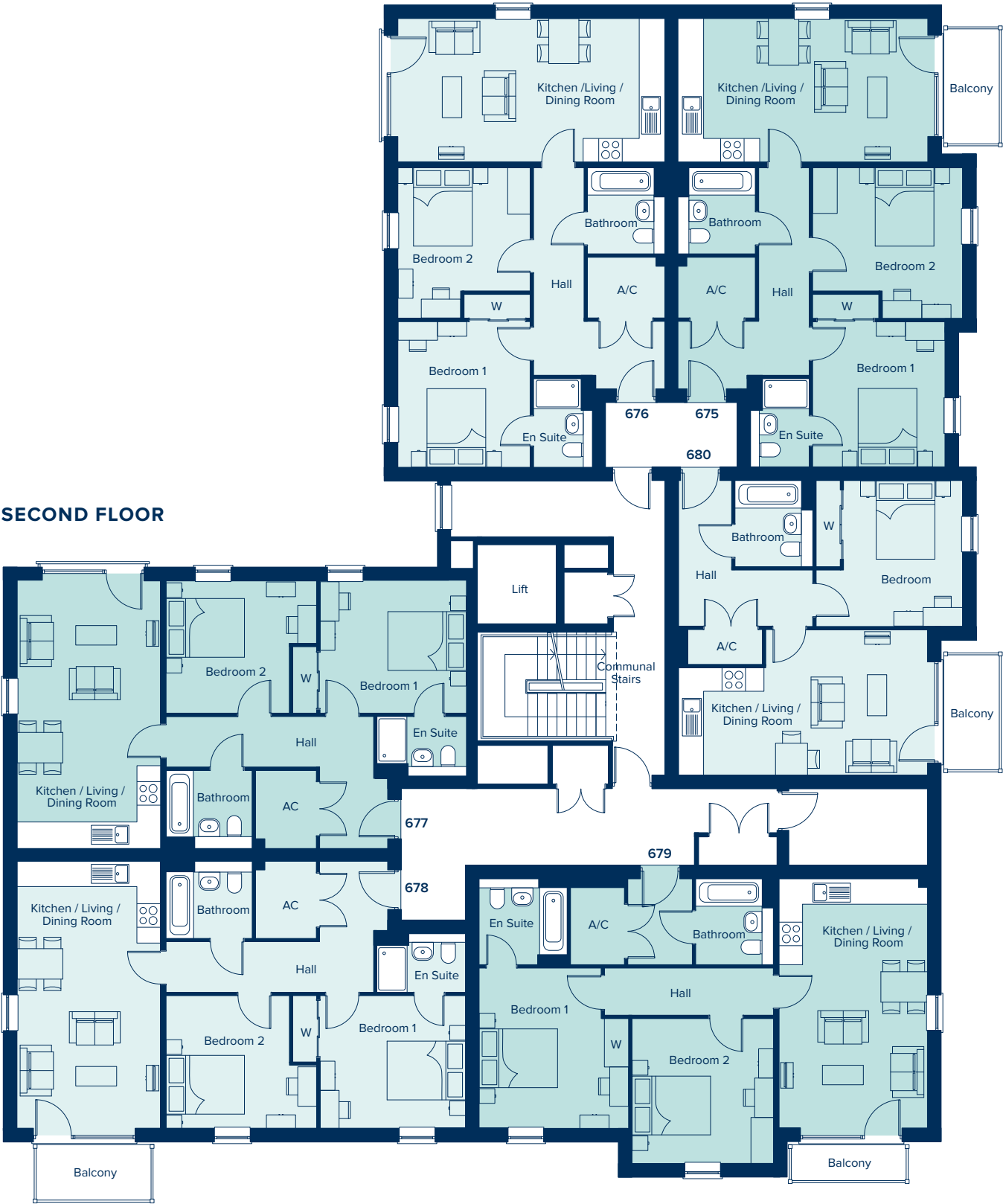
GROUND FLOOR

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FIRST FLOOR

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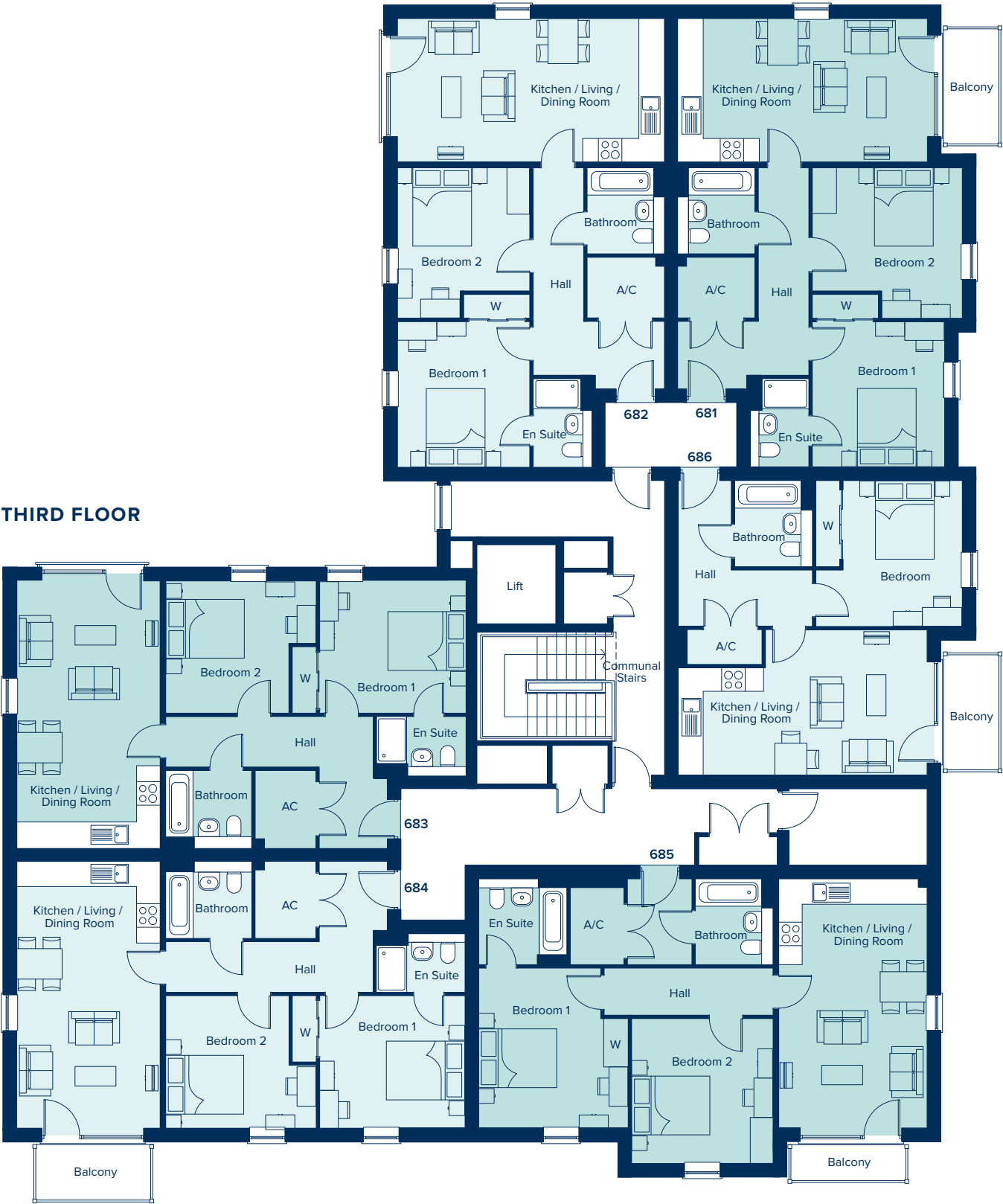


PLOTS 664, 669, 675, 681

KITCHEN / DINING / LIVING AREA	
6.39m x 3.67m	21'0" x 12'1"
BEDROOM 1	
3.73m x 3.39m	12'3" x 11'2"
BEDROOM 2	
3.86m x 3.84m	12'8" x 12'7"

PLOTS 665, 666, 670, 671, 672, 676, 677, 678, 682, 683, 684

KITCHEN / DINING / LIVING AREA	
6.84m x 3.67m	22'5" x 12'1"
BEDROOM 1	
3.73m x 3.39m	12'3" x 11'2"
BEDROOM 2	
3.86m x 3.39m	12'8" x 11'2"



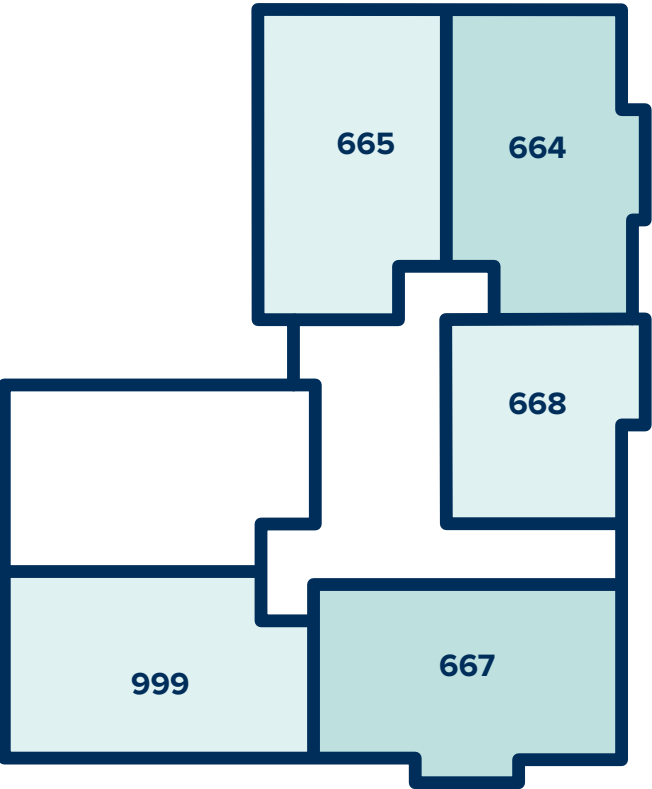
PLOTS 667, 673, 679, 685

KITCHEN / DINING / LIVING AREA	
6.39m x 3.80m	21'0" x 12'5"
BEDROOM 1	
4.10m x 3.83m	13'6" x 12'7"
BEDROOM 2	
3.70m x 3.66m	12'2" x 11'11"

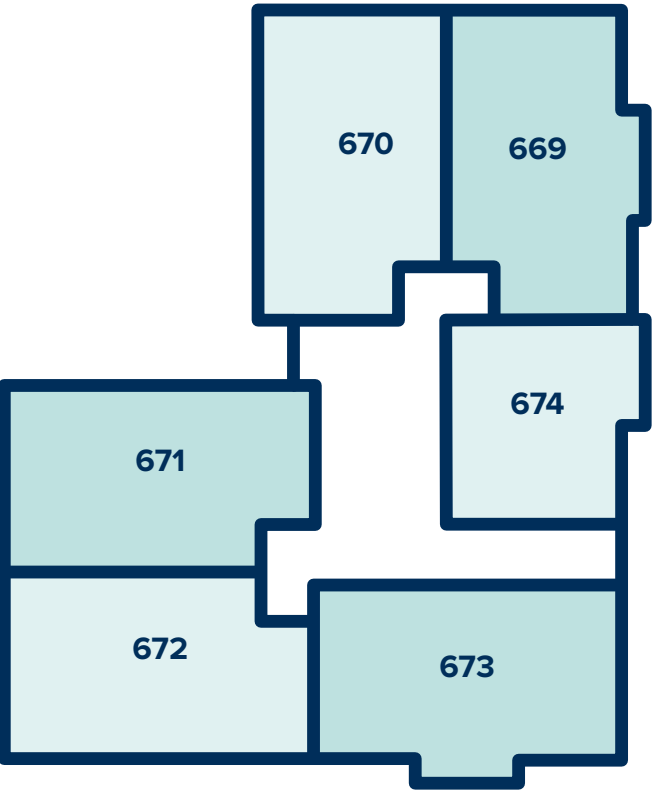
PLOTS 668, 674, 680, 686

KITCHEN / DINING / LIVING AREA	
6.44m x 3.73m	21'1" x 12'3"
BEDROOM 1	
3.73m x 3.04m	12'3" x 10'0"

BROOKLANDS PARK



GROUND FLOOR



FIRST FLOOR

THE HAWTHORN APARTMENTS



SECOND FLOOR



THIRD FLOOR



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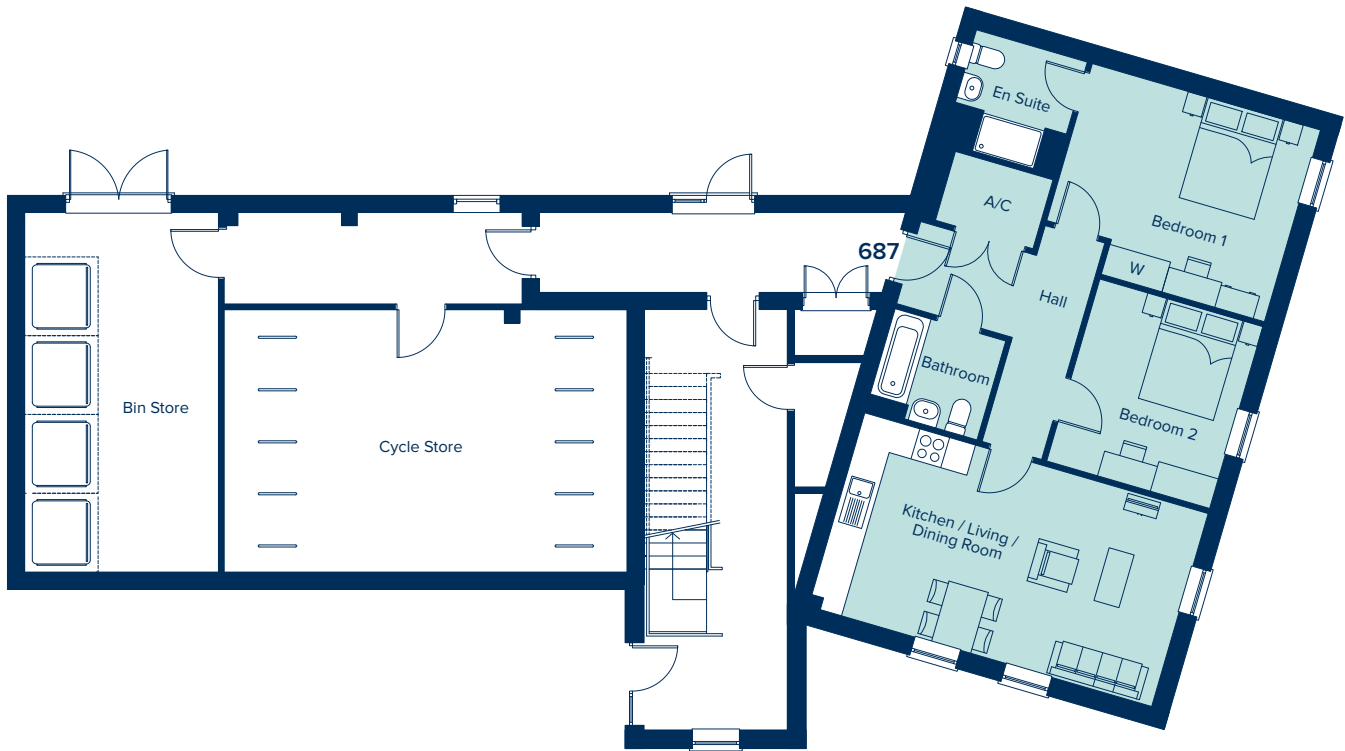
BROOKLANDS PARK

THE HOLLY APARTMENTS

Holly Apartments offers five bright and spacious two-bedroom apartments, each thoughtfully designed to maximize space and comfort. With versatile open-plan kitchen, living, and dining areas, as well as generously sized double bedrooms, these homes provide a true sense of openness and flexibility.

2 BEDROOM APARTMENTS





GROUND FLOOR



SECOND FLOOR



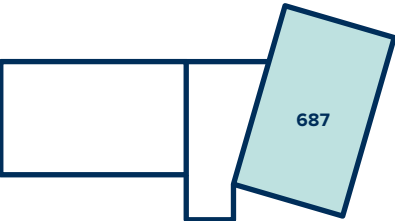
FIRST FLOOR

PLOTS 689, 691

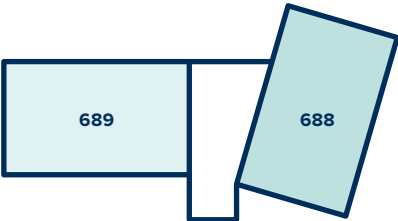
KITCHEN / DINING / LIVING AREA	
6.84m x 3.67m	22'5" x 12'1"
BEDROOM 1	
3.73m x 3.39m	12'3" x 11'2"
BEDROOM 2	
3.86m x 3.39m	12'8" x 11'2"

PLOTS 687, 688, 690

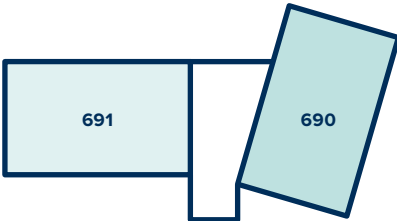
KITCHEN / DINING / LIVING AREA	
6.84m x 3.86m	22'6" x 12'8"
BEDROOM 1	
4.55m x 3.87m	14'11" x 12'7"
BEDROOM 2	
3.65m x 3.25m	11'11" x 10'8"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**CREST
NICHOLSON**

BROOKLANDS PARK

THE JUNIPER APARTMENTS

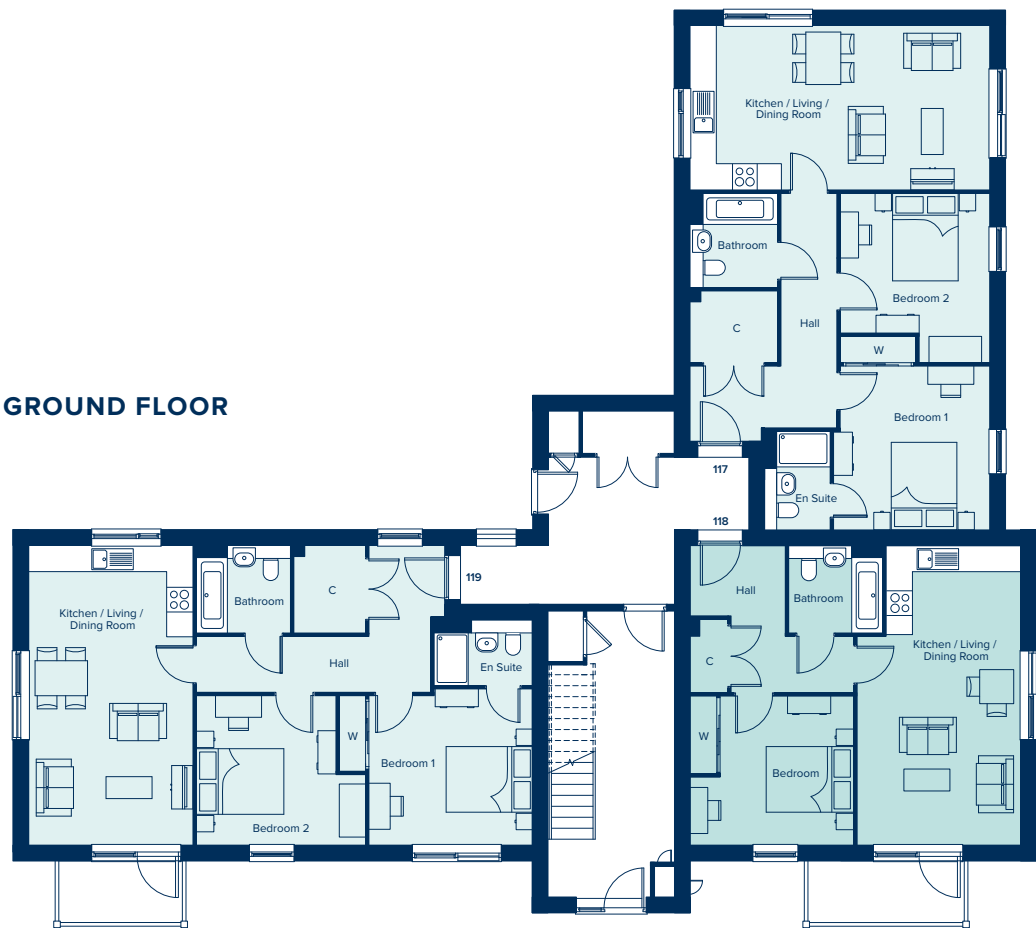
Each floor has a mixture of one and two bedroom properties, which gives you a choice according to your lifestyle and priorities. The sense of light and space provided by the dual aspect living area, really opens up the flexible kitchen/living/dining room, making a perfect setting for a relaxing evening meal at the end of the day.

All properties feature a family sized bathroom, storage cupboards and space for fitted wardrobes. The two bedroom apartments also feature an en suite bathroom to the main bedroom, and with the flexible and social living space, this provides the perfect environment for offering guests an overnight stay.

1 & 2 BEDROOM APARTMENTS



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



PLOT 117, 119, 120, 122, 123, 125

KITCHEN / LIVING / DINING ROOM

6.89m x 3.75m 22'6" x 12'3"

BEDROOM 1

3.74m x 3.57m 12'3" x 11'7"

BEDROOM 2

3.86m x 3.41m 12'7" x 11'2"

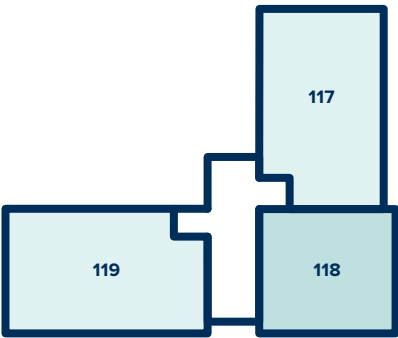
PLOT 118, 121, 124

KITCHEN / LIVING / DINING ROOM

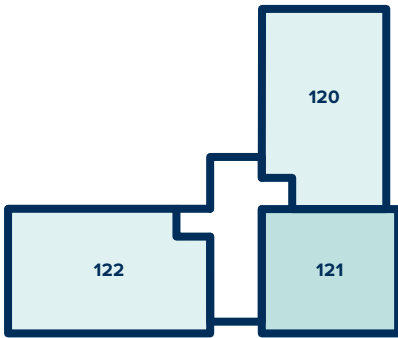
6.89m x 3.78m 22'6" x 12'4"

BEDROOM

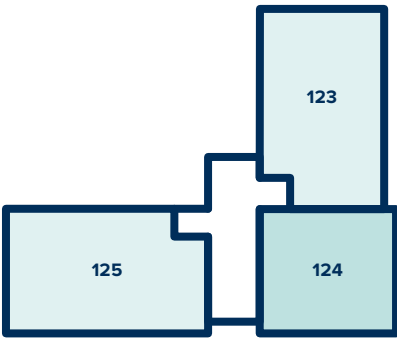
3.78m x 3.44m 12'4" x 11'3"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	1 Bedroom Apartment	2 Bedroom Apartment
KITCHEN		
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•
Electric single built-in oven in stainless steel	•	•
4 ring ceramic hob	•	•
Stainless steel splashback behind hob	•	•
Stainless steel chimney extractor hood	•	•
Energy efficient integrated fridge/freezer	•	•
Single bowl granite sink and drainer in Arctic white	•	•
Aquafocus chrome mixer tap	•	•
Integrated washing machine	•	•
BATHROOM & EN SUITE		
Contemporary white sanitaryware	•	•
Chrome mixer taps and shower fittings	•	•
Full height tiling to enclosed shower area where applicable		•
Full height tiling around bath with shower and folding bath screen	•	•
Heated chrome towel rail to bathroom and en suite	•	•
DECORATION		
White emulsion to all rooms and ceilings	•	•
White gloss to window boards, skirting and architraves	•	•



	1 Bedroom Apartment	2 Bedroom Apartment
ELECTRICAL		
Low energy LED 4-light spotlight bar to kitchen	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•
Low energy lighting in all other areas	•	•
TV and data point to living room & TV point to bedroom 1	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•
USB double socket to kitchen, bedroom 1 and living room	•	•
JOINERY AND DOORS		
Front door with multipoint locking system and chrome ironmongery	•	•
PVCu windows with white ironmongery	•	•
White internal doors with chrome ironmongery	•	•
Fitted wardrobe to bedroom 1 with soft close sliding mirror fronted doors	•	•
HEATING		
External air source heat pump, with hot water cylinder	•	•
Electric radiators	•	•
SECURITY AND PEACE OF MIND		
Smoke and heat detectors	•	•
Two years warranty and aftercare	•	•
Complete NHBC ten year warranty	•	•

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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- 1 Brooklands Park Phase 1
- 2 Brooklands Park Phase 2
- 3 Brooklands Park Phase 3
- 4 Brooklands Park Phase 4
- 5 Brooklands Park Phase 5
- 6 Brooklands Park Phases 6 & 7
- 7 Stoke Gifford Bypass
- 8 Highbrook View Phase 1
- 9 Highbrook View Phase 2
- 10 Highbrook View Phase 3
- 11 Highbrook View Phase 4
- 12 Highbrook View Phase 5
- 13 Bristol Parkway
- 14 M32 Junction 1
- 15 Access to M32, M4 & M5
- 16 Access to Filton Road





BROOKLANDS PARK

Flatts Close, Stoke Gifford,
Bristol, BS34 8DD

For all enquiries please call

0117 453 6977

crestnicholson.com/brooklandspark



House Type Illustration

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Development Map/Site Plan

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