



**CREST**  
NICHOLSON

# 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.

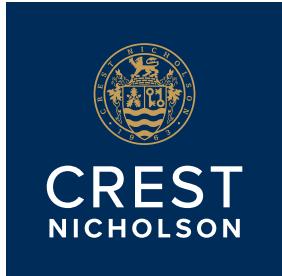
- 13 St. Michael's C of E Primary School
- 14 St. Michael's Church Preschool and Nursery
- 15 Abbeywood Community School
- 16 South Gloucestershire and Stroud College Campus
- 17 University of the West of England
- 18 Wallscourt Farm Academy
- 19 Little Stoke Primary School
- 20 Halley Nursery
- 21 Love 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](http://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 PHASE 6-7**

## **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







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## 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



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### THE CHESHAM

3 Bedroom Home

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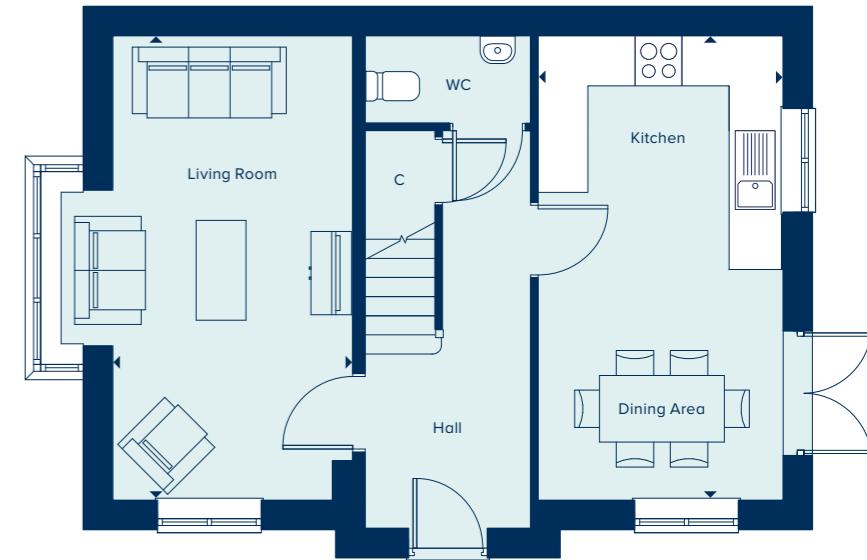
#### GROUND FLOOR

##### 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

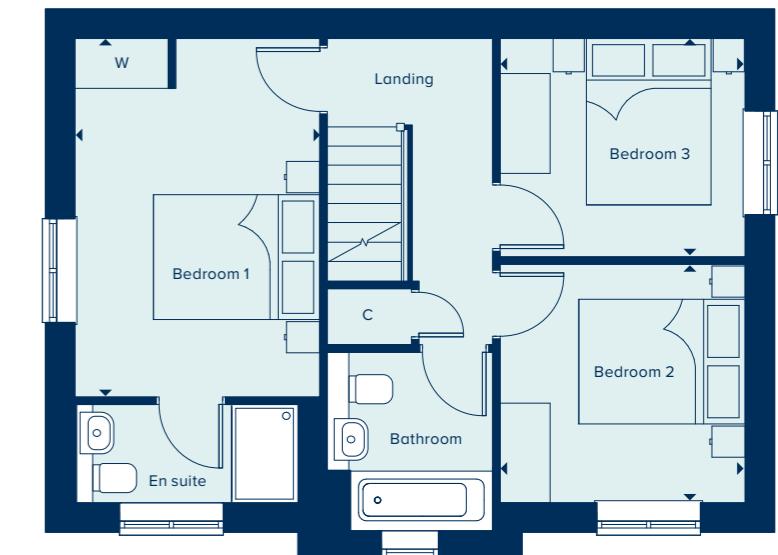
4.31m x 2.94m 14'1" x 9'8"

##### 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

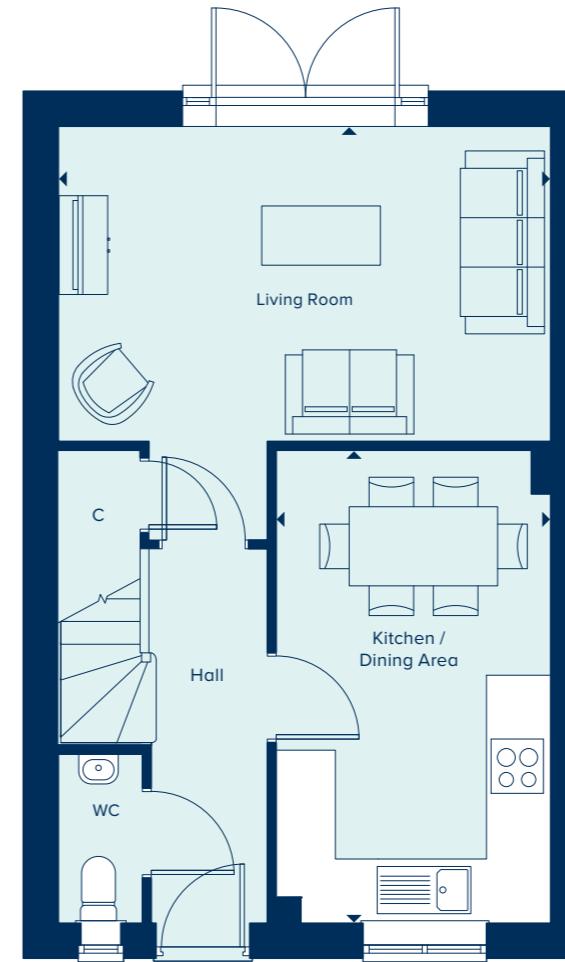
3 Bedroom Home

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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



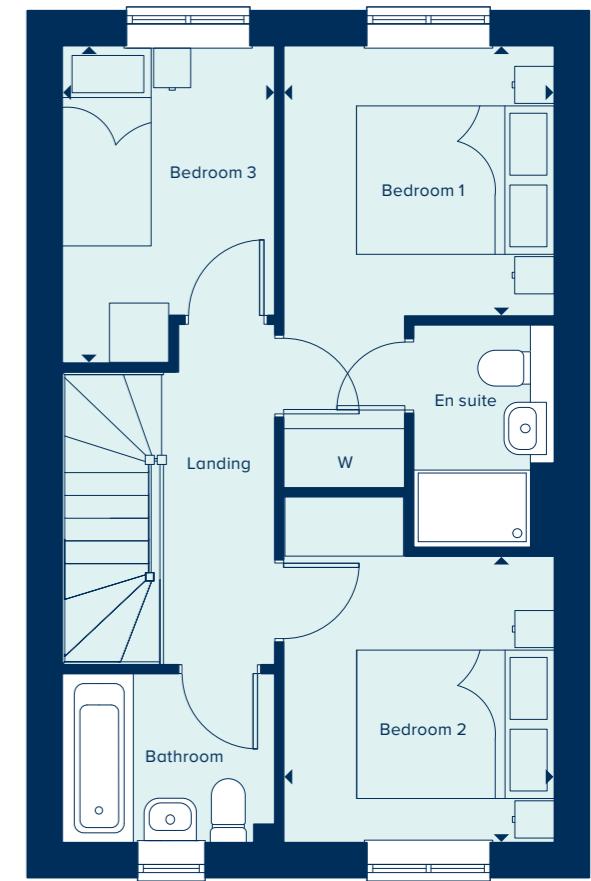
#### GROUND FLOOR

##### 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

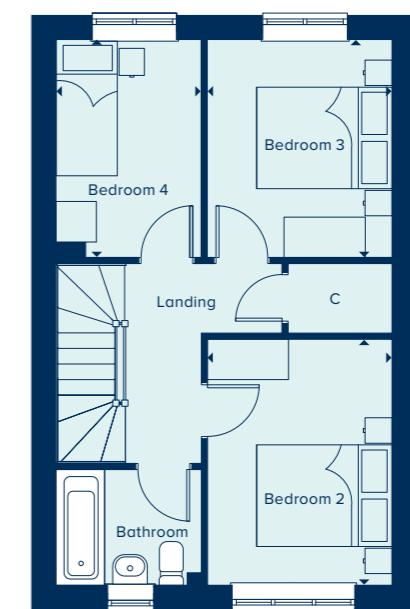
A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. 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



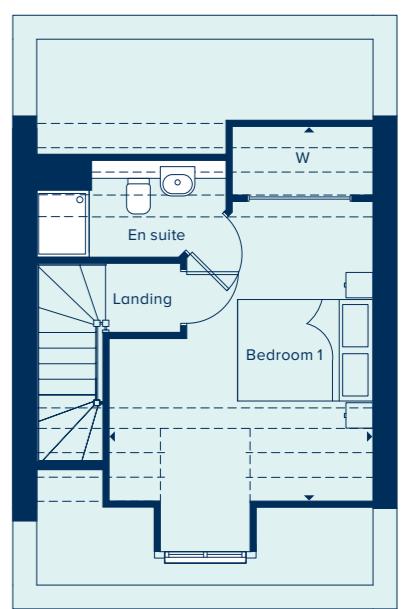
#### GROUND FLOOR

LIVING ROOM	4.97m x 3.19m	16'3" x 10'5"
KITCHEN / DINING AREA	4.78m x 2.79m	15'8" x 9'2"



#### FIRST FLOOR

BEDROOM 2	3.64m x 2.73m	11'11" x 8'11"
BEDROOM 3	3.22m x 2.73m	10'6" x 8'11"
BEDROOM 4	3.22m x 2.15m	10'6" x 7'0"



#### SECOND FLOOR

BEDROOM 1	5.58m x 3.85m	18'3" x 12'6"
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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



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### THE MARLBOROUGH

4 Bedroom Home

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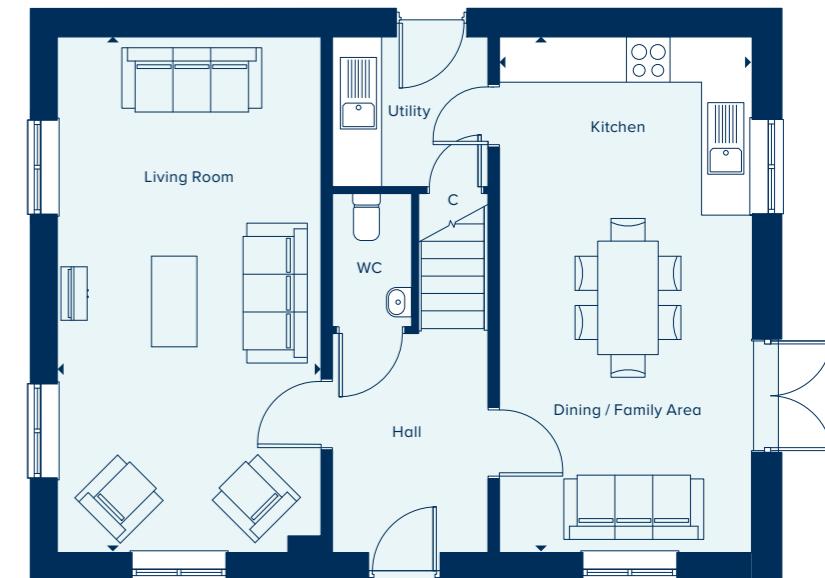
#### GROUND FLOOR

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

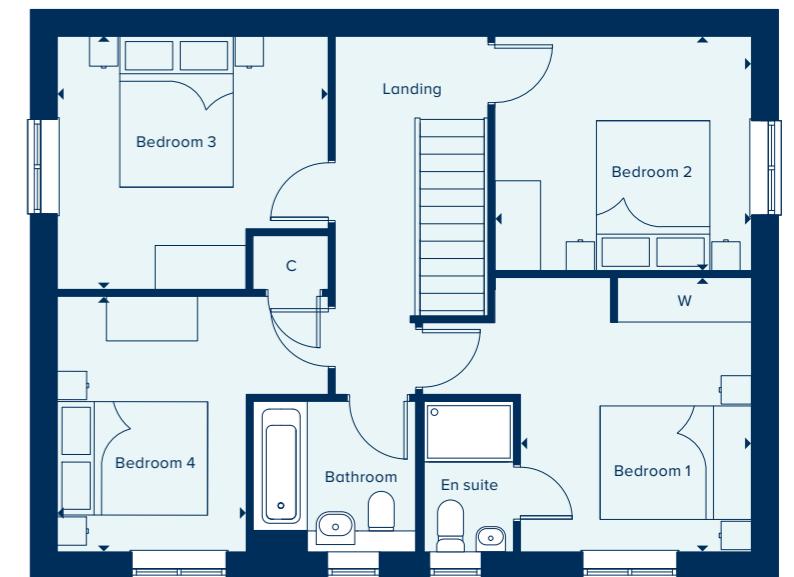
3.39m x 3.09m 11'2" x 10'2"

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).

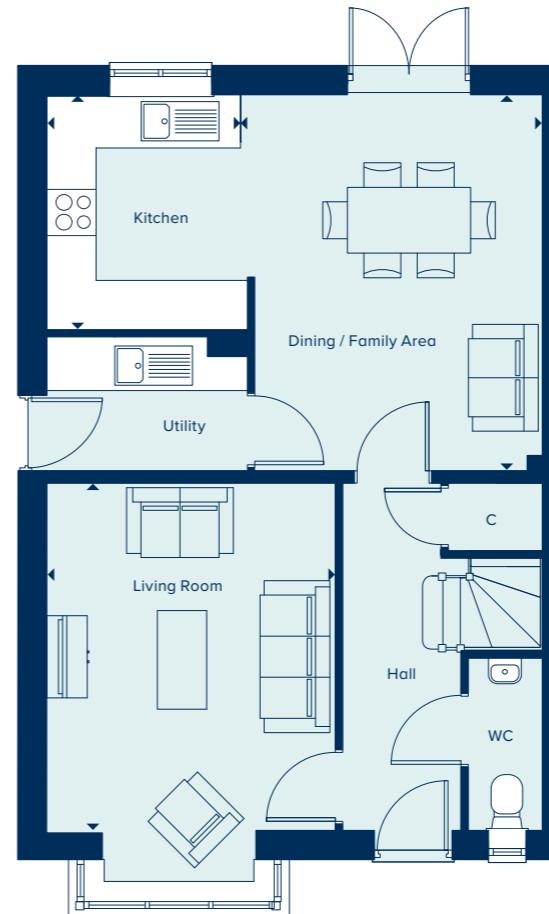
### 4 BEDROOM HOME



**CREST**  
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**THE ROMSEY**  
4 Bedroom Home

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#### GROUND FLOOR

##### KITCHEN

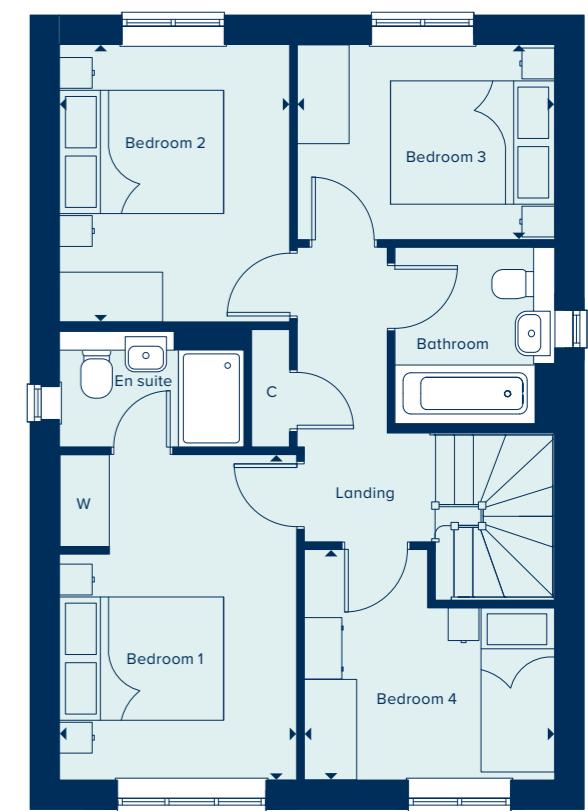
2.86m x 2.36m 9'4" x 7'7"

##### DINING / FAMILY AREA

4.58m x 3.68m 15'5" x 12'1"

##### 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

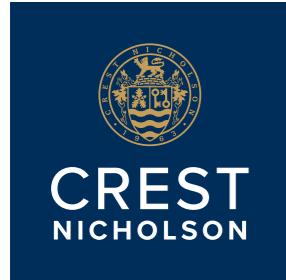
3.14m x 2.38m 10'3" x 7'8"

##### 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.

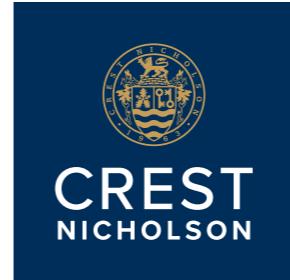
### KITCHEN

Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home
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	●	●	●
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>			
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



### 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.

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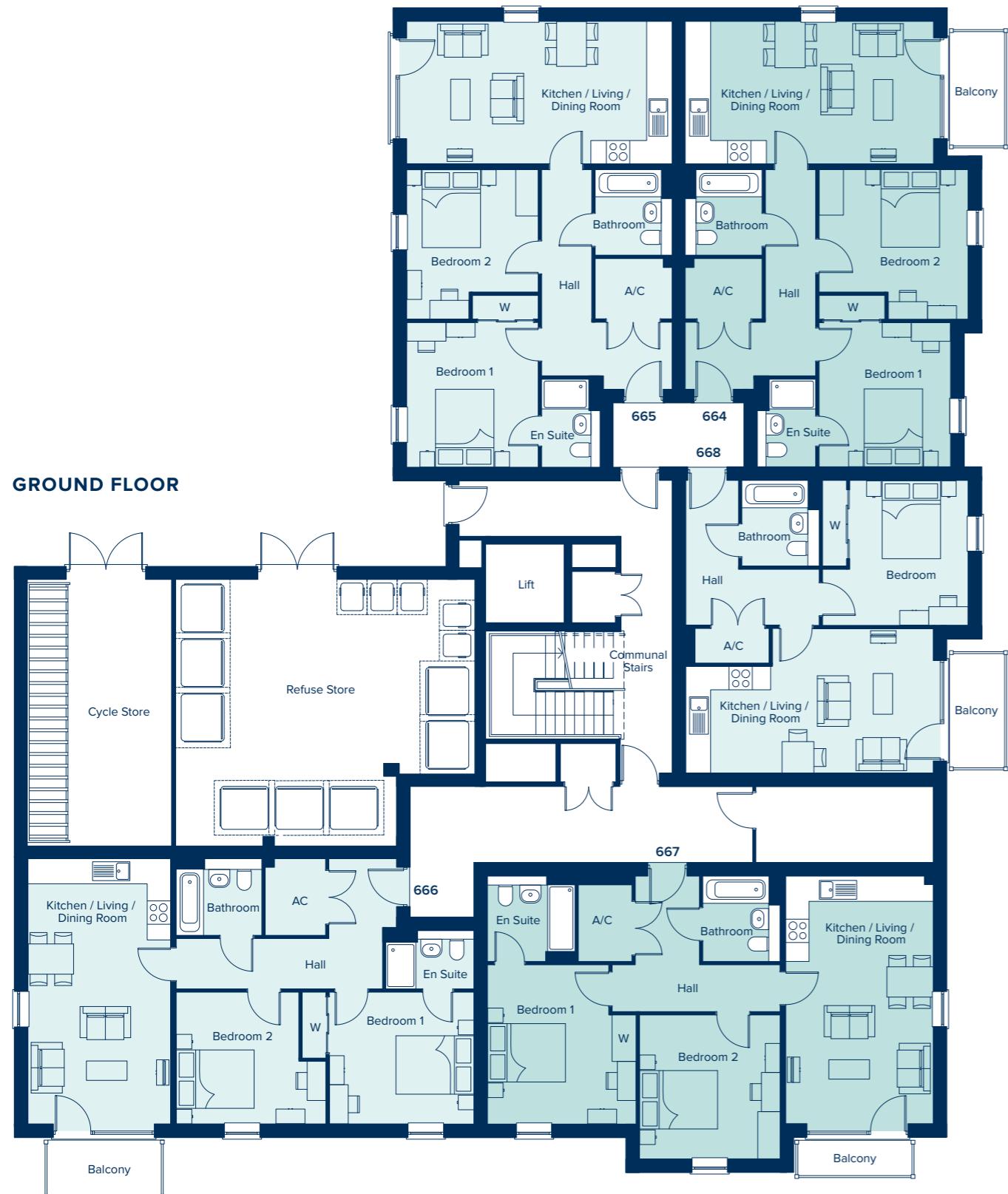
**BROOKLANDS PARK**

## 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



**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 3.84m      12'8" x 11'2"

**FIRST FLOOR**

**FIRST FLOOR**

**APARTMENTS:** 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681

**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 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"

## SECOND FLOOR



## 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 3.84m 12'8" x 11'2"

## THIRD FLOOR



## 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"

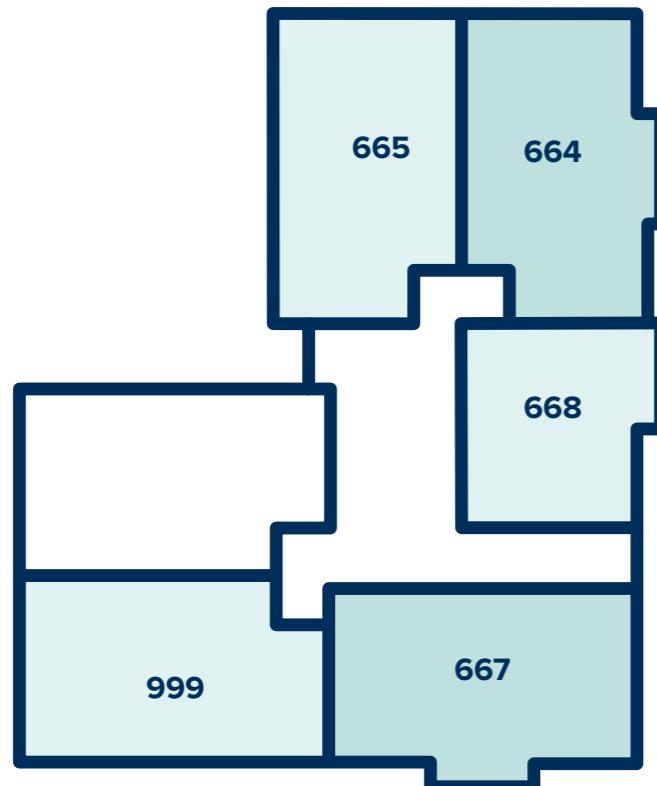
## PLOTS 668, 674, 680, 686

## KITCHEN / DINING / LIVING AREA

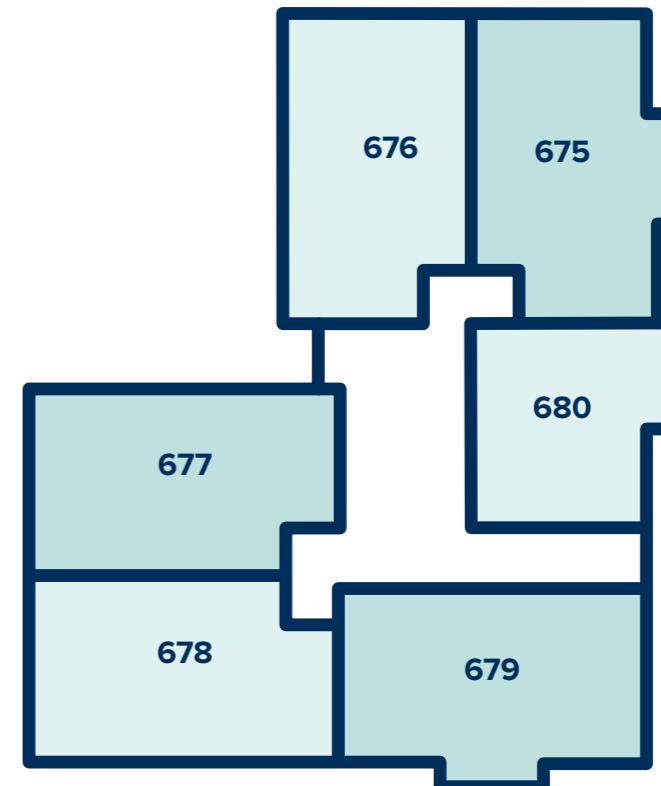
6.44m x 3.73m 21'1" x 12'3"

## BEDROOM 1

3.73m x 3.04m 12'3" x 10'0"



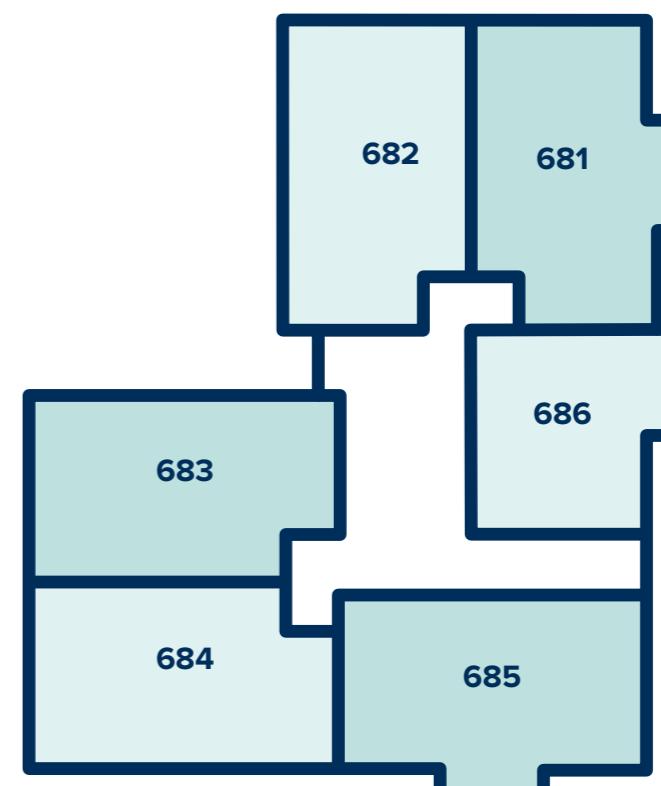
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



**CREST  
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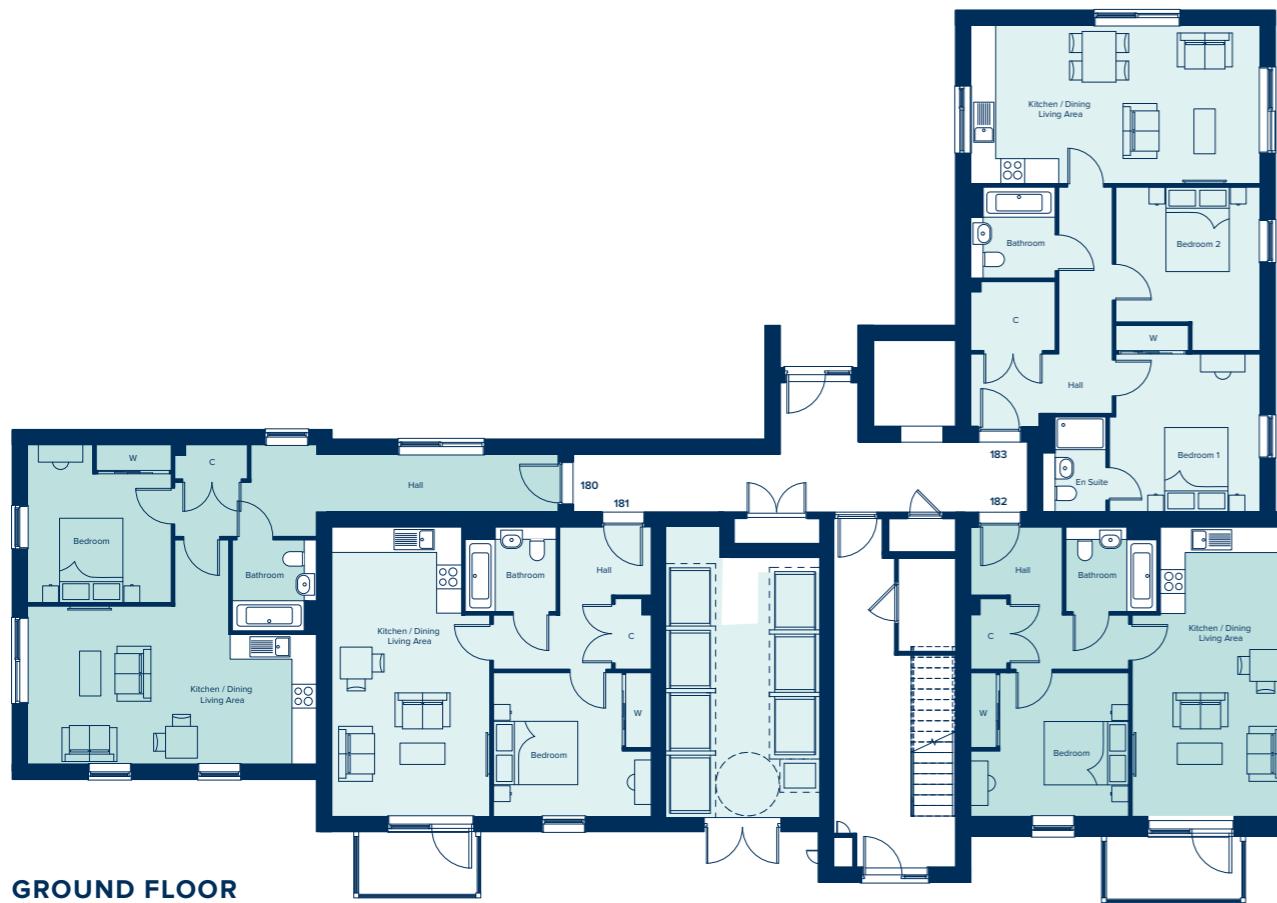
**BROOKLANDS PARK**

## **THE PINE APARTMENTS**

Introducing this stylish three-storey collection of 1 and 2 bedroom apartments. Each home is designed with a bright open-plan kitchen, dining, and living space - perfect for modern life. A family bathroom comes as standard, while the 2 bedroom apartments enjoy the added luxury of an en suite shower room to the main bedroom. These thoughtfully laid out homes offer space to relax, unwind, and make your own.

**1 & 2 BEDROOM APARTMENTS**





GROUND FLOOR



FIRST FLOOR

## PLOTS 180, 184, 188, 192

## KITCHEN / DINING / LIVING AREA

6.81m x 3.74m 22'3" x 12'3"

## BEDROOM 1

3.40m x 3.74m 11'2" x 12'3"

## PLOTS 181, 182, 186, 190, 194

## KITCHEN / DINING / LIVING AREA

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

## BEDROOM 1

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

## PLOTS 183, 187, 191, 195

## KITCHEN / DINING / LIVING AREA

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

## BEDROOM 1

3.78m x 3.60m 12'4" x 11'8"

## BEDROOM 2

3.89m x 3.60m 12'8" x 11'8"

## PLOTS 185, 189, 193

## KITCHEN / DINING / LIVING AREA

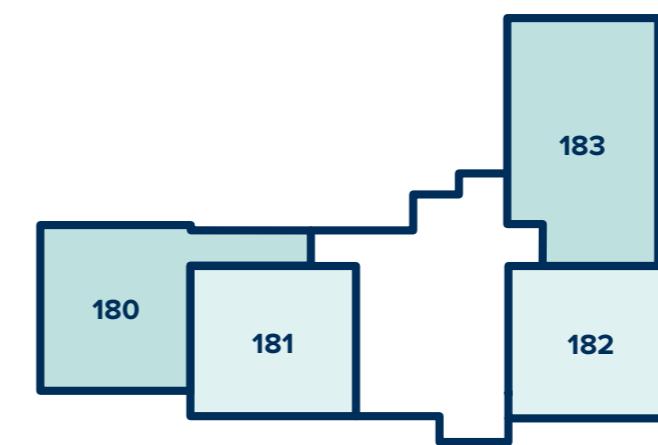
6.89m x 3.78m 22'6" x 12'4"

## BEDROOM 1

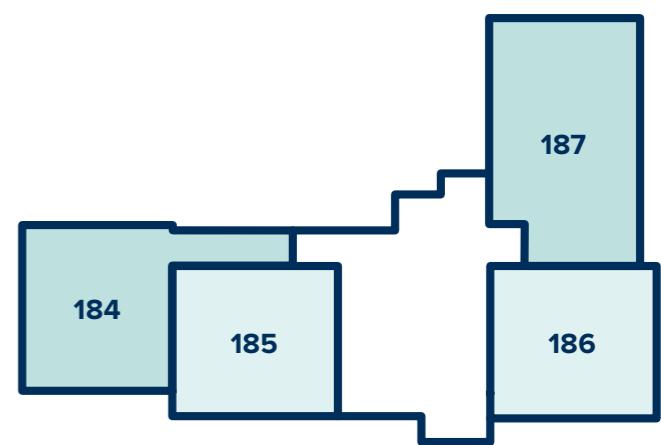
3.78m x 3.00m 12'4" x 9'8"

## BEDROOM 2

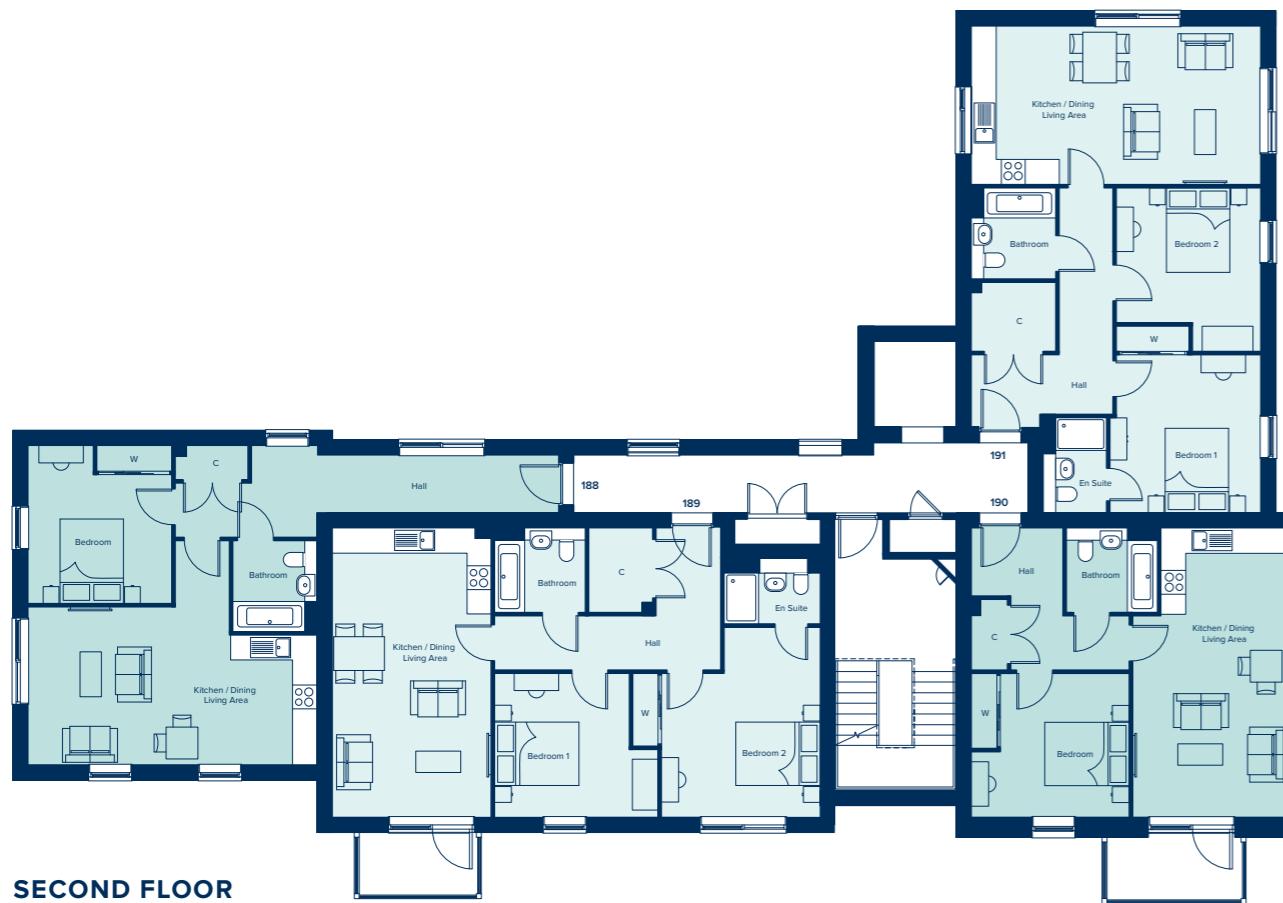
3.89m x 3.45m 12'8" x 11'3"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## PLOTS 180, 184, 188, 192

## KITCHEN / DINING / LIVING AREA

6.81m x 3.74m 22'3" x 12'3"

## BEDROOM 1

3.40m x 3.74m 11'2" x 12'3"

## PLOTS 181, 182, 186, 190, 194

## KITCHEN / DINING / LIVING AREA

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

## BEDROOM 1

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

## PLOTS 183, 187, 191, 195

## KITCHEN / DINING / LIVING AREA

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

## BEDROOM 1

3.78m x 3.60m 12'4" x 11'8"

## BEDROOM 2

3.89m x 3.60m 12'8" x 11'8"

## PLOTS 185, 189, 193

## KITCHEN / DINING / LIVING AREA

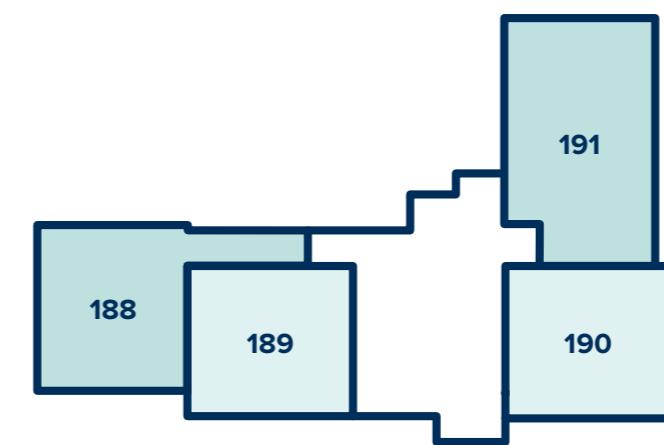
6.89m x 3.78m 22'6" x 12'4"

## BEDROOM 1

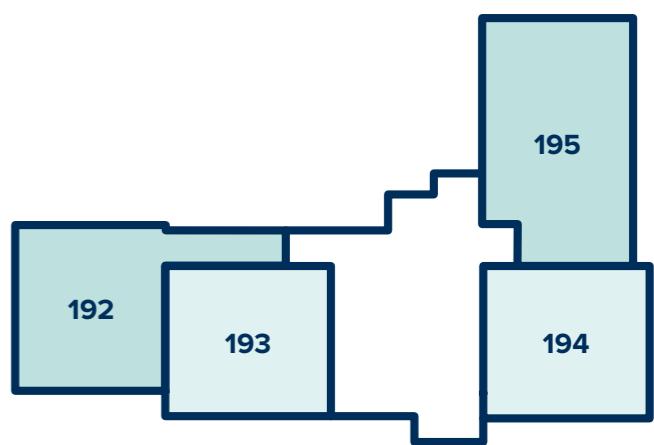
3.78m x 3.00m 12'4" x 9'8"

## BEDROOM 2

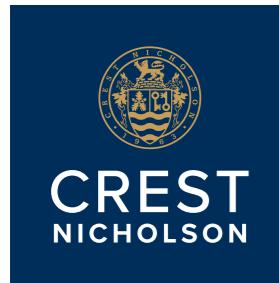
3.89m x 3.45m 12'8" x 11'3"



SECOND FLOOR



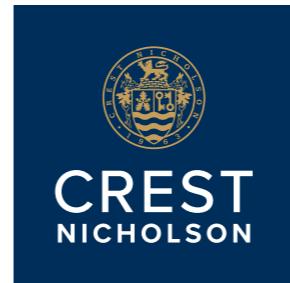
THIRD FLOOR



# 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
<b>KITCHEN</b>		
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	•	•
<b>BATHROOM &amp; EN SUITE</b>		
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	•	•
<b>DECORATION</b>		
White emulsion to all rooms and ceilings	•	•
White gloss to window boards, skirting and architraves	•	•



## 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. 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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- 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





**CREST  
NICHOLSON**



1	Brooklands Park Phase 1	9	Highbrook View Phase 2
2	Brooklands Park Phase 2	10	Highbrook View Phase 3
3	Brooklands Park Phase 3	11	Highbrook View Phase 4
4	Brooklands Park Phase 4	12	Highbrook View Phase 5
5	Brooklands Park Phase 5	13	Bristol Parkway
6	Brooklands Park Phases 6 & 7	14	M32 Junction 1
7	Stoke Gifford Bypass	15	Access to M32, M4 & M5
8	Highbrook View Phase 1	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](http://crestnicholson.com/brooklandspark)



### House Type Illustration

Please note, the digital illustrations are for illustration purposes only and any may not accurately depict elevation materials, gradients, landscaping or street furniture and may be subject to change. Whilst every effort has been made to ensure that the measurements and dimensions referred to in this brochure are an accurate reflection of the dimensions and measurements of the plots when built, the dimensions may vary from the measurements shown in the brochure save that any such variation shall be no greater than +/- 50mm of the measurements referred to in the brochure. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on precise dimensions before carrying out an actual measurement within your reserved plot. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and is referred to in the contract. 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.

### Development Map/Site Plan

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