



THE

HANGAR

DISTRICT

AT

Brabazon

ELEVATED LIVING

THE HANGAR DISTRICT

AT
Brabazon



WELCOME TO THE HANGAR DISTRICT: THE BEGINNING OF BRABAZON

**A pioneering new place.
A hub for culture and creativity, with
a supersonic new Arena at its heart.**

Inspired by an icon of engineering, Brabazon is a place that changes everything. A thriving new neighbourhood, that brings together all the energy and edge of Bristol to set new standards for modern city living.

The Hangar District is where Brabazon begins. A collection of new homes that is designed to be different, with a commitment to quality that shines through in every detail. With more light, more space and more sustainable living, The Hangar District is a new urban quarter that's much more you.







Join the next generation shaping the future from the most exciting new city district in the South West.

EXPLORE BRABAZON



A PLACE THAT
CHANGES
→ **EVERYTHING** →

BRABAZON WEST <ul style="list-style-type: none">• Destination Park Sports Complex• Community Hub• Medical Centre• Schools and Nurseries• Spacious homes• Stylish apartments 	WEST LAKE DISTRICT <ul style="list-style-type: none">• Spacious homes• Stylish apartments• Parkside bars and cafes• Restaurants• Boutique stores• Schools and Nurseries 	THE HANGAR DISTRICT <ul style="list-style-type: none">• Spacious homes• Stylish apartments• Hangar 16U Social Hub• Brabazon Park• Allotments• Heritage Trail 	EAST LAKE DISTRICT <ul style="list-style-type: none">• Green Square & live event spaces• Stylish apartments• Restaurants• Independent & boutique stores• Bars & cafés• Premium office space• Brabazon Train Station Hub 	EASTERN QUARTER <ul style="list-style-type: none">• Independent & boutique stores• Hotel, gyms & wellness• Cafes, bars & restaurants• Market halls• Creative workplaces• Stylish apartments• Heritage Trail 	ENTERPRISE DISTRICT <ul style="list-style-type: none">• Headquarter office buildings• High-tech manufacturing institutions• Dynamic start-up workplaces• Co-working offices• Pocket parks & green spaces• Heritage Trail 	LEARNING DISTRICT <ul style="list-style-type: none">• Pioneering research facilities• Innovation Centre• Tech Hub• Schools and Nurseries• Higher education• Student living 
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	 RAIL <p>BRABAZON'S BRAND NEW TRAIN STATION TO BRISTOL TEMPLE MEADS FOR THE CITY CENTRE IN UNDER 15 MINUTES Bristol Temple Meads to Bath Spa in under 15 minutes Bristol Parkway to London Paddington in under 75 minutes</p>	 ROAD <p>M4 & M5 MOTORWAYS FOR NATIONAL ROAD ACCESS M5 J17 – 2 miles* M4 J20 – 4 miles*</p>	 METROBUS <p>NEW METROBUS ROUTES TO BRISTOL CITY CENTRE 40 MINUTES</p>	 AIR <p>BRISTOL AIRPORT FOR OVER 100 DESTINATIONS 14.5 MILES*</p>	TO BRISTOL CITY CENTRE <p>6 MILES 15 MINS BY TRAIN 20 MINS DRIVE</p>	
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*Journey and distances taken from Blenheim Roundabout. Metrobus and Train Station arriving from 2023. Rail journey times from National Rail.

B E P A R T O F

A NEW
NEIGHBOURHOOD
THAT'S MUCH
MORE YOU



A PLACE THAT CHANGES EVERYTHING

As the birthplace of Concorde, North Bristol is recognised worldwide for creativity, timeless design, and the collective spirit of a community that stretched the limits of what was possible.

Now a new generation is set to make its mark...

STEP OUT ONTO A WHOLE NEW SIDE OF BRISTOL

Bristol is a city that has always pushed the boundaries. Now so much that is new and exciting in the city is coming over the horizon at Brabazon.

You'll be able to wander around independent stores, discover new restaurants or relax in leafy parks and open public squares. There will be iconic events, the latest amazing exhibitions and the best in live music.

Inspired by a revolutionary airplane that became an icon of engineering, Brabazon is the new playground for Bristol's next generation. A place for enjoyment and entertainment. A centre of learning and a launchpad for business. A hub for industry and invention, with a beating social heart.



WHERE BRABAZON GETS ITS NAME

The Bristol Brabazon was years ahead of its time. An airliner with a cocktail bar, it paved the way for the modern era of aviation.



A BOLD NEW VISION FOR BRABAZON

Join the modern-day pioneers at a thriving new neighbourhood that is setting new standards for city living.





MORE FOR YOUR FUTURE AT BRABAZON

**EXPLORE
TOGETHER**

15

MINUTES

BY TRAIN TO
TEMPLE MEADS FROM
BRABAZON STATION

GET TOGETHER

16U

A COMMUNITY HUB IN A BEAUTIFUL
HISTORIC LISTED AIRCRAFT HANGAR

**LEARN
TOGETHER**

NEW SCHOOLS TO
INSPIRE THE NEXT
GENERATION

NEW
SCHOOLS

3

SUPERSONIC NEW YTL ARENA COMPLEX

1

ROAR TOGETHER

2

NEW PARKS



**BE
TOGETHER**

SPACE TO PLAY, RUN AND RELAX
AT BRABAZON'S SPORTS PITCHES,
PARKLAND AND PUBLIC SPACES



**SHOP
TOGETHER**

A NEW URBAN DESTINATION BUZZING
WITH INDEPENDENT STORES, CAFÉS
AND RESTAURANTS

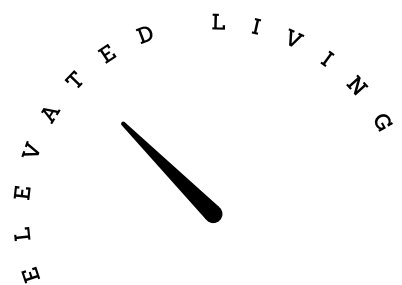
**WORK
TOGETHER**

WORKSPACES DESIGNED
FOR MODERN INDUSTRY AND
DIGITAL INNOVATION



**WELCOME TO THE HANGAR DISTRICT:
A NEW URBAN QUARTER THAT'S
MUCH MORE YOU**





For over a century, this historic former airfield has been Bristol's home for innovators, inventors, designers and disruptors.

That heritage lives on at The Hangar District. Like the pioneering airplanes that came before it, this new community is designed to be different.

Built of solid red brick and designed by award-winning architects, the houses are proper homes: spacious, warm and welcoming.

Set among peaceful, tree-lined streets across a south-facing hillside, The Hangar District will be a haven at the heart of Brabazon. With the historic aircraft hangar 16U reborn as a local, social hub, and with its café spilling out onto the green space, picnic spots and playground in Brabazon Park, The Hangar District is a new urban quarter that's set to become one of the best addresses in Bristol.

Discover a more sustainable selection of homes and apartments that allow you to live life the way you want.

MORE DESIRABLE, INSIDE AND OUT

A distinctive district that's proud to be different. Design quality and craftsmanship that's on a different level.

MORE SPACE ALL AROUND YOU

Stroll to open squares. Pause for a moment in Brabazon Park. Or wander across the rolling countryside of the Cotswolds, Wales and the South West.

MORE CONNECTED, TO PLACES AND TO PEOPLE

Train or bus. Two feet or two wheels. Conveniently connected to the life and creativity of the city and to the warmth and comfort of your new community.



MORE DESIRABLE

HOMES DISTINGUISHED BY INNOVATIVE DESIGN

Generous rooms, oversized windows, integrated workplaces and soaring double-height spaces in selected homes. Created by award-winning architects Feilden Clegg Bradley Studios, it's the design details and commitment to quality that make the homes at The Hangar District so distinctive.

Wake up to an abundance of natural light. Plan your morning over breakfast on the balcony or gather the family together for food in your warm and welcoming kitchen. And if you need to drive, every house includes electric car charging.

Whether you want to feel your feet sink into quality woven carpets or make everyday life easier with the latest efficient appliances, the attention to detail is clear. At The Hangar District, quality is included as standard.

UP TO

25%

LARGER THAN OTHER NEW BUILDS*

SETTLE BACK IN A HOUSE AT THE HANGAR DISTRICT – DO YOU FEEL THE SENSE OF SPACE? THE LIGHT AND AIRY ROOMS ARE UP TO 25% LARGER THAN OTHERS WOULD BUILD, AND MANY ALSO FEATURE DOUBLE-HEIGHT CEILINGS.

*A BRABAZON HOME IS UP TO 25% LARGER THAN OTHERS WOULD BUILD, WHEN COMPARING AGAINST THE NATIONAL MINIMUM SPACE STANDARDS.

CONSIDERED DESIGN

Saunter along the streets – see the shape of the rooflines? The unusual angle is inspired by the profile of an airplane's tailfin, while the south-facing aspect orientates the solar panels towards the sun.



*FEATURE FIREPLACE WALL NOT INCLUDED

MORE SPACE

PERFECT FOR PICNICKING, PLAYING AND PEDALLING

Open your door at The Hangar District and think of all the ways you could spend your day.

Perhaps sit in the square with friends for breakfast or brunch? Jog through the trees or relax in the sun? Linger over lunch with a picnic in the park?

Lead, or be led, walking through the woods with the dog? Transport the children to far-off lands with a trip to the adventure playground? Or pedal around the streets and cycle paths that connect your new community?





MORE CONNECTED GETTING FROM A TO B IS EASY

Brabazon is Bristol’s best-connected new neighbourhood.

You could walk or run to work anywhere within North Bristol’s technology cluster.

You could cycle to the city centre. Or jump on the train to Temple Meads and be there within 15 minutes. Take the new MetroBus route to reach both of Bristol’s leading universities, or to pop to the shops on Park Street.

Heading to London? Paddington is just over an hour from Bristol Parkway.



GREEN TRAVEL

Brabazon is designed for sustainable travel, with integrated walking routes, dedicated cycle paths and electric car charging points provided as standard in every house at The Hangar District.

RAIL. ROAD. AIR.

YOU COULDN’T BE BETTER CONNECTED AT THE HANGAR DISTRICT



DEPART FROM BRABAZON’S BRAND NEW TRAIN STATION

BRABAZON’S BRAND NEW TRAIN STATION TO BRISTOL TEMPLE MEADS FOR THE CITY CENTRE

IN UNDER 15 MINUTES

BRISTOL TEMPLE MEADS TO BATH SPA

IN UNDER 15 MINUTES

BRISTOL PARKWAY TO CARDIFF CENTRAL

IN UNDER 35 MINUTES

BRISTOL PARKWAY TO LONDON PADDINGTON

IN UNDER 75 MINUTES



SWIFT NEW METROBUS ROUTES TO:

BRISTOL CITY CENTRE

BRISTOL PARKWAY



M4 & M5 MOTORWAYS FOR NATIONAL ROAD ACCESS

M5 J17 – 2 MILES*
M4 J20 – 4 MILES*



BRISTOL AIRPORT FOR OVER 100 DESTINATIONS

14.5 MILES*

*JOURNEY TIMES AND DISTANCES FROM BLENHEIM ROUNDABOUT
RAIL JOURNEY TIMES FROM NATIONAL RAIL
METROBUS AND TRAIN STATION ARRIVING AT BRABAZON FROM 2023

MORE CONNECTED

DISCOVER WHAT'S ON YOUR DOORSTEP

So much of what is fresh and exciting in Bristol is right on your doorstep at The Hangar District.

Stand nose-to-nose with Concorde at Aerospace Bristol and be inspired by the pioneers of modern flight.

Feel your heart race as you paddle out at The Wave, a landmark inland surf lake.

Connect with the natural world at Bristol Zoo's Wild Place Project, where you can walk around Bear Wood, stay the night at Camp Baboon and watch the Giraffes at Benoue National Park.

Or head across to Cribbs Causeway. You can search the shops to refine your style at The Mall. You can pick up your popcorn before a film at The Venue.

And there's even more coming over the horizon. You'll be able to wander around independent stores, artisan cafés and creative pop-ups, or watch artists take the stage at the supersonic new YTL Arena Complex, as Brabazon becomes the most exciting place to be in the South West.





MORE CONNECTED ALL THE ENERGY AND EDGE OF BRISTOL

BRISTOL THROUGH THE LOCALS' EYES

1. @AARONPJSIMS
2. @HUNCHCO
3. @AGAYADVENTURE
4. @BRISTOLBEARSRFC
5. @SOFIABORN
6. @MARIELJANINA
7. @CAROLYN.EATON

Bristol marches to its own beat (drum and bass, famously). Shaped by the engineering brilliance of Isambard Kingdom Brunel, it is renowned as a centre for culture and creativity.

Sit back in a café in Clifton or Cotham. Listen to live music in Montpelier. Eat out in Easton, explore the bars of Bedminster or get tickets for the theatre in Old Market.

Gather your friends to go to the game: Will it be to see City or Rovers, the Bears or the Flyers? You could catch a boat from the harbourside, join the carnival in St Pauls or at Pride, or watch a hundred hot air balloons soar across the summer sky.

The Hangar District connects you to the best of what's new and different in Bristol.

MORE SPACE

EXPLORE THE WONDERS OF THE SOUTH WEST

From beaches to the Brecon Beacons. Abseiling to stargazing. Art galleries to historic ruined abbeys. New adventures abound on the doorstep of your home at The Hangar District.

Where else can you wake up and decide to trek to the top of Glastonbury Tor? Breeze through the Cotswolds on a bike? Or ride the waves at Woolacombe?

You could retrace the steps of the Romans in Bath. Pick your favourite spot for a cosy pub lunch. Spend your weekends wandering the rural roads or milling about the market towns of the South West and Wales.

It's all close by from your base at Brabazon.



2. WYE VALLEY
@EWATTSNAPSHOT



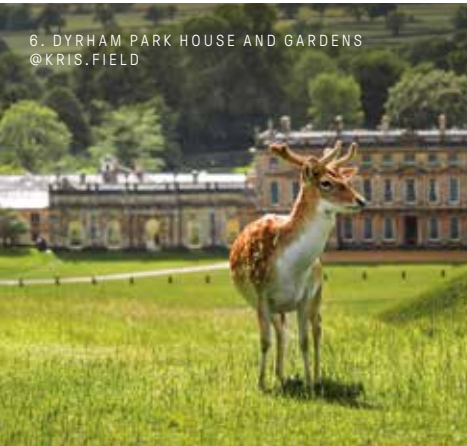
1. BRECON BEACONS NATIONAL PARK
@ZARA_PASSPORTFORLIVING



4. CARDIFF
@ELIZABETHBRONWEN



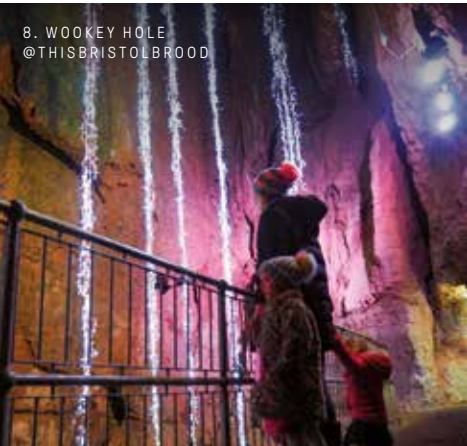
5. CLEVEDON
@STUARTAWALSH



6. DYRHAM PARK HOUSE AND GARDENS
@KRIS.FIELD



3. THE COTSWOLDS
@CURLYTRAVELLED



8. WOKEY HOLE
@THISBRISTOLBROOD



9. GLASTONBURY FESTIVAL
@PETERHUGHESPHOTOGRAPHY



7. QUANTOCK HILLS
@LDG_PHOTOGRAPHY

NEW ADVENTURES BEGIN AT BRABAZON

In 1949, a community of Bristol engineers came together to imagine the future of flight. Now, just as they shaped the era of modern travel, the new neighbourhood at Brabazon will set new standards for modern living.

Walk in the footsteps of the pioneers of Bristol's past. Come join the new generation shaping the future of the city.

Explore The Hangar District

To find out more and register your interest, call:

Sales: **0330 1234 207**

or visit brabazon.co.uk/register

BROUGHT TO YOU BY YTL DEVELOPMENTS

We are a team of adventurous placemakers, creating exceptional developments where many generations can thrive. Our Pioneering Spirit unites us to enrich people's lives by creating tomorrow's communities. Read more information on our projects at www.ytldevelopments.co.uk

Alongside Brabazon, the YTL Group's UK portfolio includes some of the country's most innovative luxury hotels such as Bath Spa's The Gainsborough, Edinburgh's The Glasshouse and Berkshire's Monkey Island Estate.



YTL Developments
YTL GROUP

The images and information contained in this brochure are intended to share the developer's Vision for Brabazon and to provide a visual guide to the completed development. This brochure and the information within should not be relied upon as accurately showing or describing any of the specific matters described by any order under the Consumer Protection Regulations 2008 and does not constitute a contract, part of a contract or warranty. While all information has been provided in good faith and every effort has been made to ensure accuracy, YTL Developments and YTL Homes retain the right to change any and all details of the development, including the site layout, floorplans, materials and product specifications within each property at any time. All computer generated images (CGIs) are indicative only. Prospective purchasers should satisfy themselves with the final details of any property, by inspection or otherwise, at the point of reservation.

The images and details included in this brochure faithfully describe the developer's Vision for Brabazon at the time of going to print. The Vision for Brabazon is part of a masterplan including landscaping and buildings which will take a number of years to complete and some of which remain subject to planning.

BROUGHT TO YOU BY



YTL Developments
YTL GROUP