

OLD PUMP HOUSE

BEDMINSTER DOWN, BRISTOL



A unique selection of contemporary 1, 2, 3 and 4 bedroom urban homes built with quality and sustainability front of mind.



Newland
HOMES

OLD PUMP HOUSE

BEDMINSTER DOWN, BRISTOL



Dockside cranes - Bristol harbourside

YOUR FUTURE. EXACTLY THE WAY YOU WANT IT

Desirability, convenience and affordability... few locations offer such diversity of living as Old Pump House, Bristol. Situated in Bishopsworth Road on Bedminster Down, our latest development of stylish urban dwellings offers all the excitement and convenience of city living combined with the freedom to escape to the surrounding countryside. Old Pump House is created with future very much in mind – from its up and coming surroundings to homes incorporating the very latest measures for sustainable and energy efficient living. Whether you are working towards your first place or planning to raise a family here, Old Pump House connects you directly to the best that the City of Bristol has to offer.

This increasingly desirable area is within walking distance of the city centre and just a short way from motorway links, the international airport and Bristol Temple Meads and Parson Street railway stations.

So, if you're planning your daily commute to work, a fabulous night on the town or a weekend adventure with the family, Old Pump House is exactly where you want to be.

The area is well-known for its stylish urban feel and offers local shopping, a weekly farmer's market and a good range of quality restaurants.

Many of the local schools have been highly rated by Ofsted and there are ample sports facilities, play areas and arts venues

That's before you even take into account all the opportunity on offer from the UK's most vibrant city. Whether you're exploring Bristol's creative quarter or enjoying its harbourside bars and restaurants – you will never be lost for inspiration and entertainment. Then return home to a development set against a stunning cityscape, taking in far reaching views of Clifton Suspension Bridge, Ashton Court and Clifton.



Bristol Airport
within 5.2miles



Bristol City Centre
just over 2 miles



M5 J19 6.5 miles
M32 within 3.5 miles



Bristol Temple Meads
within 2.5miles



View of Clifton Suspension Bridge - Old Pump House



Bristol Planetarium - Millennium Square



River Avon Mosaic - Bristol Harbourside



Manor Park - near Old Pump House

OLD PUMP HOUSE

BEDMINSTER DOWN, BRISTOL



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DEVELOPMENT PLAN

DILTON 4 bedroom semi-detached	BOURTON 3 bedroom semi-detached
GUPSHILL 2 bedroom semi-detached	APARTMENTS BLOCK A 2 bedroom
BRUNEL 4 bedroom semi-detached	SOUTHWICK 3 bedroom semi-detached
ASHTON 2 bedroom semi-detached	APARTMENTS BLOCK B 1 & 2 bedroom
	APARTMENTS BLOCK C & D 2 bedroom



Important Notice: The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Site Sales Consultant or Agents.
www.newlandhomes.co.uk/oldpumphouse

THE DILTON

4 BEDROOM SEMI-DETACHED HOME
PLOT 33-36,41-44

OLD PUMP HOUSE


BEDMINSTER DOWN, BRISTOL


THE DILTON

PLOT 33-36,41-44

A magnificent 4 double bedroom, 3 storey semi-detached townhouse with spacious open plan kitchen/dining and feature island, plus panoramic windows and doors helping bring the outside in. The first floor boasts an impressive principal bedroom suite with built in wardrobes and an ensuite shower room, plus an additional double bedroom, whilst the second floor boasts two further double bedrooms and a family bathroom. With sustainability in mind, fibre broadband provision for working from home, parking spaces and an electric car charging point is standard.


GROUND FLOOR

 Living 2.99m x 4.80m / 9'9" x 15'9"

 Kitchen / Dining 4.99m (max) x 6.21m (max) / 16'4" (max) x 20'4" (max)


FIRST FLOOR

 Bedroom 1* 3.39m (max) 3.50m (max) / 11'1" (max) x 11'6" (max)

 Bedroom 2 3.12m x 2.64m / 10'2" x 8'8"

SECOND FLOOR

 Bedroom 3* 3.96m x 3.48m / 12'11" x 11'5"

 Bedroom 4* 2.93m x 3.48m / 9'7" x 11'5"



* Dimensions exclude wardrobe

Reduced headroom – see Sales Consultant

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GROUND FLOOR




FIRST FLOOR



SECOND FLOOR

Key

A/C Airing cupboard	O Oven
B Boiler	TD Appliance space
C Cupboard	W Wardrobe
DW Integrated dishwasher	WM Washing machine space
FF Integrated fridge freezer	WO Optional wardrobe
L Larder unit	 Integrated Eco-Bin
	---- Denotes restricted headroom

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THE BRUNEL

4 BEDROOM SEMI-DETACHED HOME
PLOT 25-32

OLD PUMP HOUSE



BEDMINSTER DOWN, BRISTOL

THE BRUNEL



PLOT 25-32

A striking 4 double bedroom, 3 storey semi-detached home that offers flexible living in abundance. An impressive kitchen with feature island and dining space with beautiful bi-fold doors frame the garden and views beyond, including the Clifton Suspension Bridge, Ashton Court or Hotwells from some homes. This is a ringside seat for watching the annual Bristol Balloon Fiesta from your garden! The first floor enjoys an impressive lounge with bi-fold doors bringing the outside in just as the terrace provides an extension to the living space. The principal bedroom boasts an ensuite shower room, built in wardrobes, and a deep window to maximise those viewing opportunities over the City. Old Pump House is designed with sustainability front of mind, and items such as fibre broadband provision for home working, allocated parking spaces with an electric car charging point, solar PV plus cycle and bin stores are all standard in The Brunel.



GROUND FLOOR

-  Kitchen / Dining 4.95m (max) x 4.52m (max) / 16'3" (max) x 14'10" (max)
-  Bedroom 4 / Study 3m x 3.28m / 9'10" x 10'9"

FIRST FLOOR

-  Bedroom 1 4.95m x 3.68m / 16'3" x 12'1"
-  Lounge 4.95m (max) x 5.28m (max) / 16'3" (max) x 17'3" (max)

SECOND FLOOR

-  Bedroom 2 4.95m (max) x 3.68m (max) / 16'3" (max) x 12'1" (max)
-  Bedroom 3 4.01m x 3.28m / 13'2" x 10'9"



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THE BOURTON

3 BEDROOM SEMI-DETACHED HOME
PLOT 37-40, 47-48

OLD PUMP HOUSE


BEDMINSTER DOWN, BRISTOL


THE BOURTON

PLOT 37-40, 47-48

An imposing 3 double bedroom, 3 storey semi-detached townhouse with spacious open plan kitchen/dining and feature island, in addition to panoramic windows and doors helping bring the outside in. The sumptuous principal bedroom suite occupies its own floor, with a beautiful galleried landing, walk in wardrobe and ensuite shower room, whilst the first floor has two further double bedrooms and a family bathroom. With sustainability in mind, fibre broadband provision is made to assist home working, solar PV and an electric car charging point is also standard.


GROUND FLOOR

 Living 2.99m x 4.80m / 9'9" x 15'9"

 Kitchen / Dining 4.99m (max) x 6.23m (max) / 16'4" (max) x 20'5" (max)

FIRST FLOOR

 Bedroom 2 2.98m x 3.42m / 9'9" x 11'2"

 Bedroom 3 2.98m x 3.54m / 9'9" x 11'7"
(Boiler cupboard in Bedroom 3)

SECOND FLOOR

 Bedroom 1 4.99m (max) x 4.75m (max) / 16'4" (max) x 15'7" (max)



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GROUND FLOOR




FIRST FLOOR



SECOND FLOOR

Key

A/C Airing cupboard	O Oven
B Boiler	TD Appliance space
C Cupboard	W Walk in wardrobe
DW Integrated dishwasher	WM Washing machine space
FF Integrated fridge freezer	 Integrated Eco-Bin
---- Denotes restricted headroom	

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THE SOUTHWICK

3 BEDROOM HOME
PLOT 51-54

OLD PUMP HOUSE


BEDMINSTER DOWN, BRISTOL


THE SOUTHWICK

PLOT 51-54

A beautifully designed 3 bedroom, 3 storey home with open plan kitchen/dining including a cleverly concealed laundry cupboard, and integrated appliances in all the right places. The principal bedroom suite occupies the top floor with impressive walk in wardrobe and separate ensuite shower room, whilst the first floor boasts a spacious double, family bathroom and bedroom 3. However you use your space, sustainability is front of mind at Old Pump House with fibre broadband provision included for ease of home working, solar PV to assist with electricity production, along with water butts and composters all included.


GROUND FLOOR

 Lounge 3.72m x 3.70m / 12' 2" x 12' 1"


 Kitchen / Dining 2.77m (max) x 5.33m (max) / 9' 1" (max) x 17' 6" (max)

FIRST FLOOR

 Bedroom 2 3.72m (max) x 3.43m (max) / 12' 2" (max) x 11' 3" (max)

 Bedroom 3 1.81m x 3.33m / 5' 11" x 10' 11"

SECOND FLOOR

 Bedroom 1# 3.72m (max) x 4.43m (max) / 12' 2" (max) x 14' 6" (max)

Reduced headroom – see Sales Consultant



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GROUND FLOOR



FIRST FLOOR

Key

A/C	Airing cupboard	O	Oven
B	Boiler	TD	Appliance space
C	Cupboard	W	Wardrobe
DW	Integrated dishwasher	WM	Washing machine space
FRI	Fridge	WO	Optional wardrobe
FRE	Freezer		Integrated Eco-Bin
----	Denotes restricted headroom		

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* See Sales Consultant for plots applicable



SECOND FLOOR

THE ASHTON

2 BEDROOM SEMI-DETACHED HOME
PLOT 45-46

OLD PUMP HOUSE


BEDMINSTER DOWN, BRISTOL


THE ASHTON

PLOT 45-46

A spacious 2 double bedroom semi-detached home entered through its welcoming hallway, boasts a fabulously specified kitchen with integrated appliances and space to entertain, whilst the lounge to the rear enjoys French doors over looking the garden. Upstairs, the principal bedroom features an ensuite shower room with the ideal space for an optional wardrobe, in addition to a further double bedroom and family bathroom. With sustainability in mind, fibre broadband provision assists in making home working easier, along with an allocated parking space and solar PV to assist in sustainable electricity production.


GROUND FLOOR

 Lounge 5.36m (max) x 3.55m (max) / 17'7" (max) x 11'8" (max)

 Kitchen / Dining 3.36m x 3.69m / 11'1" x 12'1"

FIRST FLOOR

 Bedroom 1* 4.42m x 3.21m / 14'6" x 10'6"

 Bedroom 2 3.37m x 3.03m / 11'1" x 9'11"

* Dimensions exclude wardrobe



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GROUND FLOOR



FIRST FLOOR

Key

A/C Airing cupboard	O Oven
B Boiler	WM Washing machine space
C Cupboard	WO Optional wardrobe
DW Integrated dishwasher	 Integrated Eco-Bin
FF Integrated fridge freezer	

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THE GUPSHILL

2 BEDROOM SEMI-DETACHED HOME
PLOT 49-50

OLD PUMP HOUSE


BEDMINSTER DOWN, BRISTOL

THE GUPSHILL


PLOT 49-50


A light and airy 2 double bedroom, semi-detached home boasting contemporary open plan living with bi-fold doors bringing the outside in. A highly specified kitchen assists with the clean lines and flow of this home, whilst upstairs the principal bedroom suite with built in wardrobes and ensuite shower room bring relaxation to another level. With a further double bedroom including ample space for home working, fibre broadband provision is included, along with allocated parking spaces and solar PV to assist with electricity production.

GROUND FLOOR

 Lounge / Kitchen / Dining
9.01m (max) x 4.41m (max) / 29'6" (max) x 14'5" (max)

FIRST FLOOR


 Bedroom 1* 3.52m (max) x 3.11m (max) / 11'6" (max) x 10'2" (max)

 Bedroom 2 3.10m (max) x 4.41m (max) / 10'2" (max) x 14'5" (max)

* Dimensions exclude wardrobe



Key

A/C Airing cupboard	O Oven
B Boiler	W Wardrobe
C Cupboard	WM Washing machine space
DW Integrated dishwasher	 Integrated Eco-Bin
FF Integrated fridge freezer	

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OLD PUMP HOUSE SPECIFICATION

We think about more than just the fixtures and fittings at Newland Homes. We apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this...

HELPING YOU SAVE ENERGY AND MONEY

Our homes are designed with energy efficiency and therefore cost-saving in mind. Many homes are oriented to make the most of natural light and solar gain, and utilise the roof space, reducing energy costs. Innovation at its best.

CHOICE OF FIXTURES AND FITTINGS

Optional extras can be chosen subject to stage of construction – please ask our Sales Advisor for more information.

BE PART OF THE COMMUNITY

Our aim is always to enhance the communities in which we build. Each Newland development is carefully selected and has its own unique character, being sympathetic to the surrounding architectural landscape.

MOVE IN AND LIVE

Our Sales Advisor is on hand every step of the way to make your purchase as smooth as possible. Before you move in we'll demonstrate your new home to you, then it's all ready to go with a 10 year LABC warranty for complete peace of mind.

Newland Homes support



*Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.

Further information is available by requesting a copy of our specification checklist.

Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings. Further information is available by requesting a copy of our specification checklist.

LABC: LABC Warranty carries out an independent survey of each home during construction, and issues a 10-year warranty certificate when the home is completed.

KITCHENS

- Fully fitted Symphony New York kitchen units in a range of colour with soft close cupboards and drawers*
- Choice of 40mm laminate worktops
- Carron Phoenix Zeta stainless steel 1.5 bowl sink
- Carron Phoenix Savoy mono mixer tap single lever tap
- Eye level Neff single multifunction oven with secondary combination oven and microwave to The Bourton, The Dilton and The Brunel
- Built under oven to all other homes and apartments
- Choice of Neff 5 burner gas hob (to houses) or Neff 4 zone ceramic 4 and 5 zone induction hobs as upgrade options*
- Neff 4 burner gas hob to apartments, 4 zone ceramic or induction upgrade
- Integrated 50:50 fridge freezer (built under integrated fridge and freezer to The Southwick)
- Integrated eco-bins as part of kitchen design to assist with recycling
- Integrated dishwasher
- Plumbing for washing machine

BATHROOMS AND ENSUITES

- Saneux white sanitary ware Yes white
- Vado contemporary taps
- Vado rain shower with separate handset to main bathroom with shower screen
- Vado rain shower with separate handset to all ensembles
- Choice of Porcelanosa ceramic wall tiles*
- Classic curved chrome ladder radiator in bathrooms and ensembles

NEWLAND HOMES SPECIFICATION

ELECTRICAL

- Telephone points on each floor including lounge and master bedroom with homes wired for fibre optic connection (check with Sales Consultant for positions)
- TV/FM points to principal rooms with ducting and additional high level sockets for tidy wall mounting (check with Sales Consultant for homes applicable)
- Power points with high performance RCD protection
- USB charging point as part of a double socket provided in kitchen, lounge and master bedroom
- Mains operated smoke alarms and carbon monoxide detector (check with Sales Consultant for position)
- LED under unit lighting and plinth lighting to homes with kitchen islands (check with Sales Consultant)
- Chrome downlighters to kitchen, bathroom and ensembles
- Contemporary outside light to front
- Electric Vehicle charging points to Plots 25-44 inclusive
- Solar PV to all homes, and communal Solar PV to apartments assisting with sustainable electricity production

INTERNAL FINISH

- Contemporary white routed ladder pattern white flush doors with chrome ironmongery
- Woodwork finished in satinwood brilliant white
- Matt emulsion walls in brilliant white
- Smooth ceilings in brilliant white
- Master bedroom with fitted mirror sliding wardrobe or walk in wardrobe with hinged internal doors* check with Sales Consultants etc.

EXTERNAL FINISH

- High quality facing external finishes including brick and anthracite panel elevations
- Black rainwater goods
- PVCu double glazed energy efficient windows, french doors and bi-folds (check with Sales Consultant where applicable)
- Contemporary steel faced front door with 3 point locking and chrome lever handles and ironmongery where appropriate
- Door bell and chrome door numerals
- Gardens with frontages landscaped and particular homes with AstroTurf or similar all as shown on development landscaping masterplan
- Outside tap to houses (Excludes apartments. Check with Sales Consultant for homes applicable and positions)
- Cycle store to all houses and communal cycle store to apartments

ENERGY SAVING HOMES

- Each home is designed with a 'Predicted Energy Assessment' (PEA) to ensure it is energy efficient and meets or exceeds current regulative standards
- Every home is then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC)
- This is all achieved through using energy efficient materials in the fabric of the construction materials, including:
- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- Highly efficient gas central heating system
- Thermostatic radiator valves
- 'A' rated appliances or higher fitted within homes
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Water butt for rainwater harvesting



 **Newland**
HOMES



Solar PV provision for all homes exceeding planning requirements, and to apartments for communal area consumption



Comprehensive new tree and shrub planting



Composting facilities for each home



Rainwater harvesting for each home



Recycling facilities designed into each kitchen



SUDS – Sustainable Urban Drainage Systems

SUSTAINABLE LIVING

There is evidence to show that our climate is changing due to a combination of physical and human factors. At Newland Homes, we want to encourage our homeowners' aspirations to live both sustainably and stylishly.

OUR APPROACH

We live up to our company's core values: we are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, durable, efficient (both in construction and in use) and comfortable. This is our promise as a sustainable developer. Each development starts with a comprehensive assessment. Our in-house team commissions specialists to assess the existing ecological habitat – the flora and fauna – even in urban areas, so we can strive to ensure that a development protects and enhances important features and wildlife. We introduce sustainable storm drainage solutions that do not increase flood risk, and commonly produce ecological benefits. We also consider the landscape context and visual impact, so homes are positioned to enjoy natural features, views and sunlight. Only once we have the full story of a site, can we properly start to design each individual home.

BUILDING SUSTAINABILITY INTO OUR HOMES

We adopt a 'fabric first' philosophy to the way we build our homes. This means that the better the insulation, construction, ventilation, and detailed design, the more efficiently and comfortably your home will operate, saving money in the long term and keeping your carbon footprint low. Our homes have:

- Traditional masonry or timber framed construction, with highly efficient thermal insulation to walls, floors and roof
- Double glazed windows with innovative coatings to minimise heat loss and reduce summer overheating
- Highly efficient gas condensing boilers. We have also installed air source heat pumps on some of our sites as a means to avoid fossil fuel use, and we continue to explore the use of this and other low carbon products
- Low energy LED downlighters and motion detector lighting, as well as A++ rated fitted appliances. All designed to minimise electricity use and be lighter on your pocket
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Our homes are built to achieve and often exceed the latest construction requirements, without compromising on their good looks. All timber used in our homes is from certified sustainable sources. Any suitable demolition material from clearing a site is crushed, re-used and recycled on site, and construction waste is sorted to maximise re-use.

ENABLING YOU TO LIVE GREENER

Part of our promise as a sustainable developer is to facilitate homeowners to avoid waste and conserve resources. Sometimes it's small initiatives which make a big difference to everyday life, and including them into the design of a house at the outset means it's easier for you in the long term. Such as:

- Rainwater butts to harvest water for use in your garden, along with compost areas and ample space for your local Council's recycling containers
- Somewhere to store a bike. Be it a generously proportioned garage, a shed, or a cycle store for apartments, to encourage the use of alternative transport forms
- An integrated eco-bin in the kitchen to assist with sorting recyclables. Research has shown that sorting waste at the point of use results in a higher rate of recycling

Old Pump House exceeds Building Regulation requirements, having significantly enhanced renewable power, by incorporating an array of solar PV panels to all homes and to apartments for communal area consumption. With the future in mind, selected homes include an electric car charging point.

EMBRACING THE FUTURE

The way we live in our homes is rapidly evolving and Newland Homes is embracing technological opportunities to make our homes more convenient, comfortable and economic to run. Our home is no longer just a place to sleep and eat, but also to work.

Remote working is on the increase, reducing the need to travel to a place of work. Newland Homes helps to facilitate this sustainable choice and wherever possible, our homes are provided with a Superfast Fibre Broadband connection with at least two data sockets within the property. We include smart meters in many of our homes. These help you to monitor and efficiently manage your household electricity use, as well as allowing the electricity supply grid to function more effectively. The next logical step is Smart Home Automation.

OUR COMMUNITIES

Sustainable development is often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. We take a long-term view with all our sites and our aim is always to enhance the communities in which we build. We invest in the community infrastructure, and crucially, build homes that people want to live in, for now and for many years to come. As technology and its take-up improves, we expect to deliver more homes that are ever closer to carbon neutral.

We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.



 **Newland**
HOMES



Considerate | Conscientious | Crafted

At Newland Homes, we've built a solid reputation for developing carefully crafted, high quality homes and enhancing local communities. We constantly push the boundaries of new home design through applying innovation to the way we choose our hand-picked locations, offering considerate design, crafted construction and a conscientious approach to environmental sustainability.

With people at the heart of our focus, we understand that everybody is different. Whatever lifestyle you lead, we feel quietly proud of our passionate commitment to the details that matter to you most.

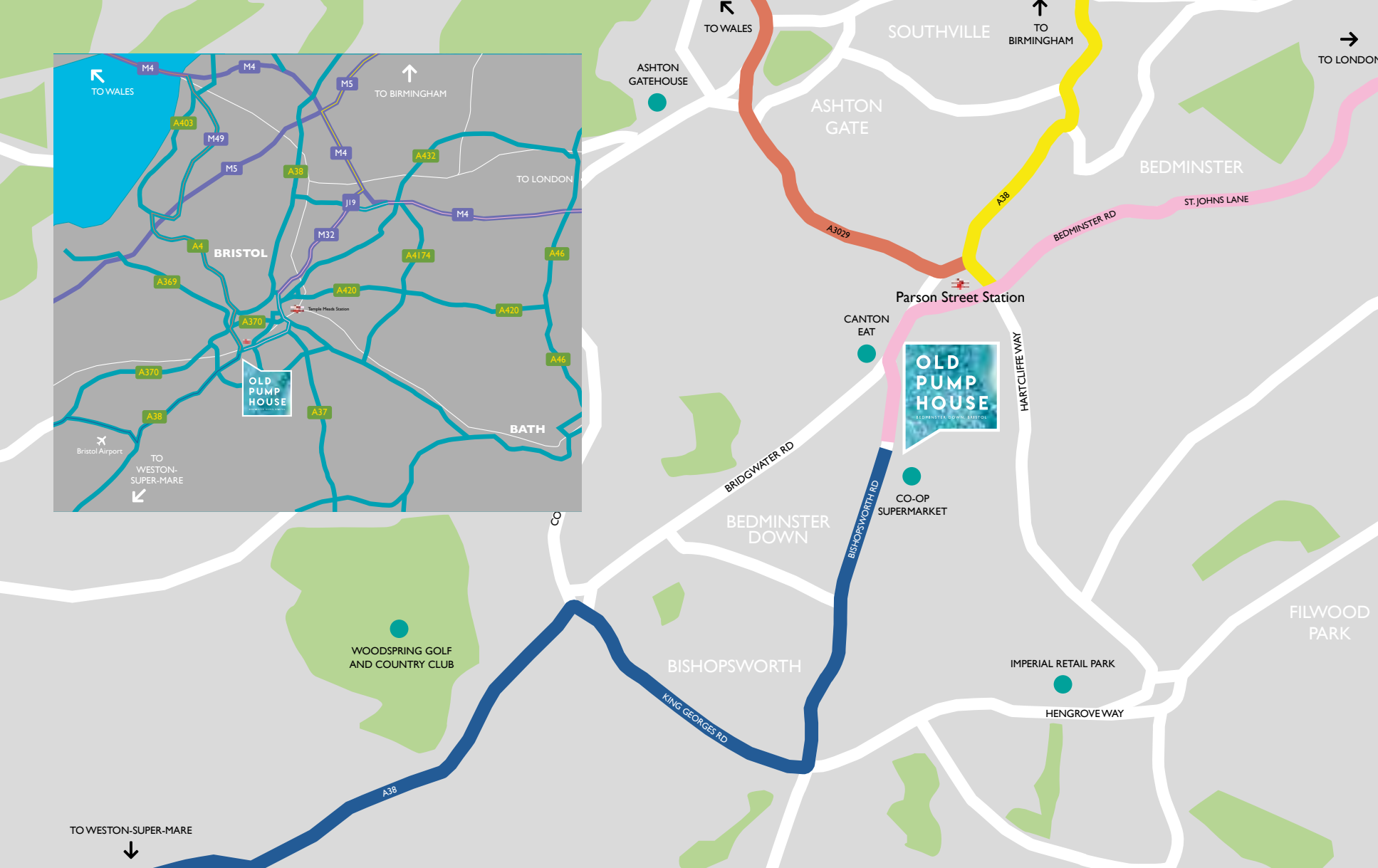
Before a spade goes in the ground, every location is judged on its merit and its impact on the environment. Every room in every home is thoughtfully considered, maximising light, space and storage for you to enjoy.

Each location warrants its own palette of materials and finishes in keeping with the locale and our dedicated team will never compromise on the quality of our specification.

Award winning design touches evolve from an established talented team who understand that in our ever-changing world, your home has never been so important

Creating a sustainable legacy by engaging with the needs of our customers is what inspires our strategy and drives our curiosity.





SATNAV BS13 7JW

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Bishopsworth Road,
Bedminster Down,
BS13 7JW

Tel: 0117 321 5590

Considerate | Conscientious | Crafted



Newland
HOMES

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