

A man in silhouette is holding a model airplane against a clear blue sky. A bright sun flare is visible in the upper left corner. The text 'Brabazon' is written in a white, cursive font across the middle of the image, with 'BRISTOL' in a white, bold, sans-serif font below it. At the bottom, a white horizontal line is flanked by two short horizontal lines, with the text 'ONE OF THE LARGEST MASTERPLANNED DEVELOPMENT PROJECTS IN THE UK' centered below it.

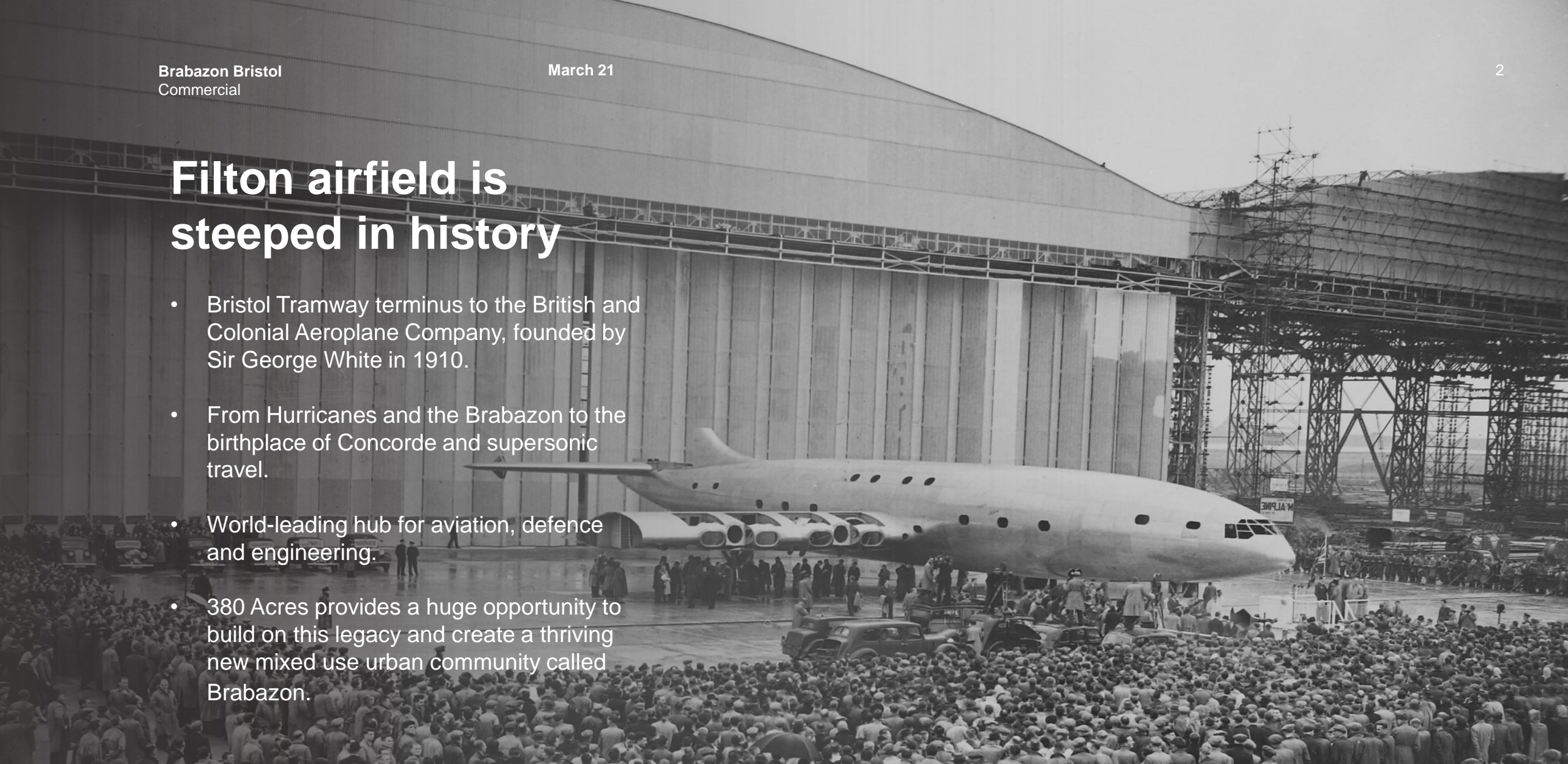
Brabazon

BRISTOL

ONE OF THE LARGEST MASTERPLANNED DEVELOPMENT
PROJECTS IN THE UK

Filton airfield is steeped in history

- Bristol Tramway terminus to the British and Colonial Aeroplane Company, founded by Sir George White in 1910.
- From Hurricanes and the Brabazon to the birthplace of Concorde and supersonic travel.
- World-leading hub for aviation, defence and engineering.
- 380 Acres provides a huge opportunity to build on this legacy and create a thriving new mixed use urban community called Brabazon.



New adventures begin at Brabazon

- The largest private development in Bristol's history.
- A thriving new mixed-use neighbourhood for Bristol.
- £2 billion project being delivered over the next 20 years.
- Over £100 million already committed in transport infrastructure.
- Bristol Temple Meads in less than 15 minutes by 2021. Bristol Parkway 6 mins away with connections to London, Birmingham and beyond.

CGI For Illustration purposes only

Brabazon



Brabazon Bristol
Commercial

March 21

Brabazon is well connected.



WALES

4

SEVERN BRIDGE

SEVERN BREACH

M4

ALMONDSBURY

AIRBUS

BAE SYSTEMS

VUE **THE MALL**
CRIBBS CAUSEWAY

WAVE **AIRHOP**

Brabazon

BRISTOL PORT



PORTISHEAD

PORTBURY

M5

WESTBURY ON TRYM

PARKWAY STATION

UWE Bristol
University of the West of England

M4

EMERSONS GREEN

BATH



A38

A4018

CLIFTON

University of **BRISTOL**

BRISTOL



TEMPLE MEADS

M5

BRISTOL AIRPORT



HANHAM

Brabazon

380 Acres to dream big

62 ACRES OF EMPLOYMENT SPACE

2,675 NEW HOMES

120 BED HOTEL

52,000 SQ FT OF F&B AND RETAIL SPACE

1 PROPOSED ARENA

8 ACRES OF PUBLIC SPACE AND PARKLANDS

NETWORK OF PATHWAYS AND CYCLE WAYS

1 NEW RAILWAY STATION

1 NEW METRO BUS ROUTE

3 NEW SCHOOLS

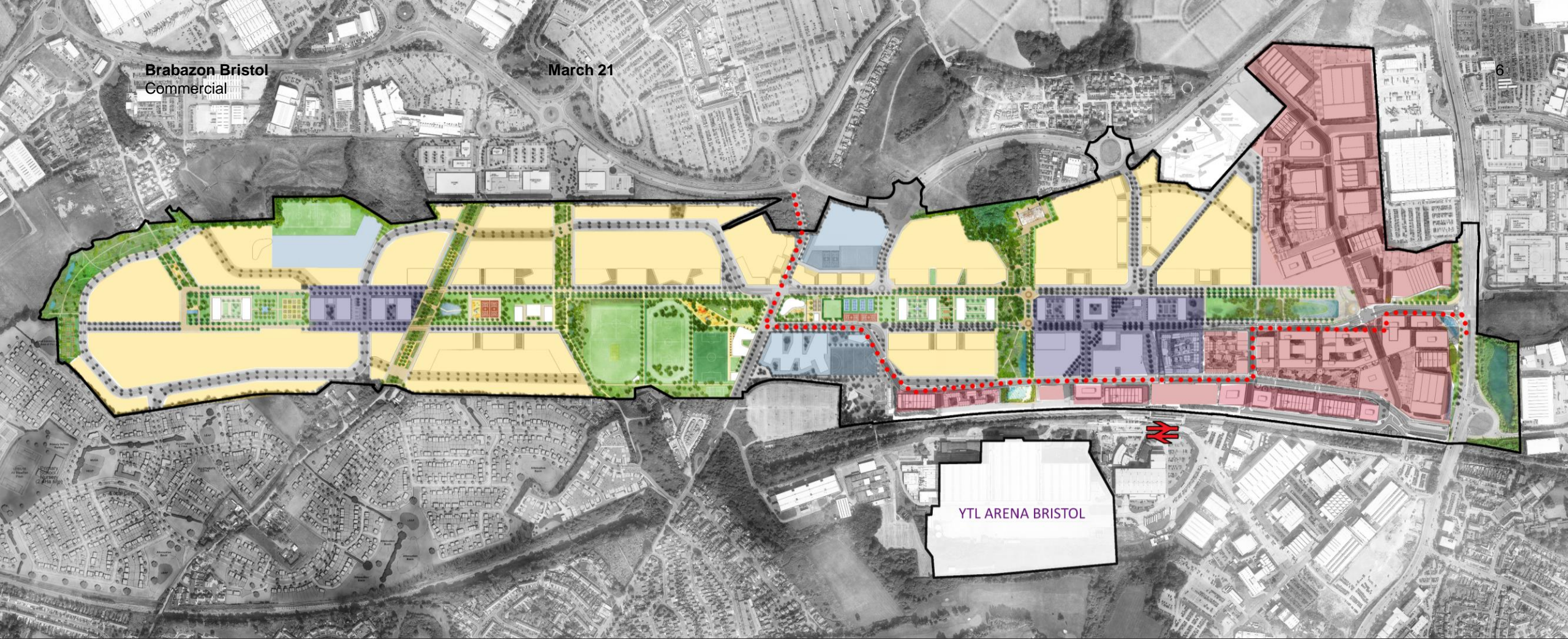


CGI For Illustration purposes only

Brabazon Bristol
Commercial

March 21

6



RESIDENTIAL



GREEN SPACE



COMMERCIAL



EDUCATION

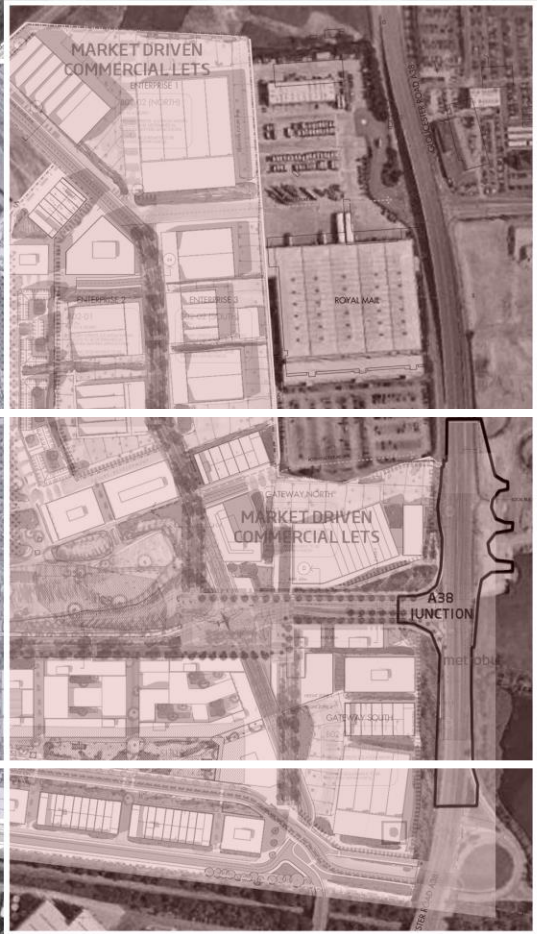


BRABAZON CENTRAL

Brabazon

YTL Developments
YTL GROUP





EMPLOYMENT ZONE

RESEARCH AND DEVELOPMENT
OFFICES
INDUSTRIAL
LIVE/WORK UNITS



URBAN LIVING

TOWN CENTRE
APARTMENT LIVING
MIXED USE
OFFICES
BARS & RESTAURANTS



LIFESTYLE

COMMUNITY PARKLAND
3 NEW SCHOOLS
FURTHER EDUCATION
LEISURE CENTRE
SPORTS FACILITIES



ARENA



A remarkable place to work.

ARTISAN BAKERIES AND COFFEE SHOPS.

DESTINATION RESTAURANTS AND BARS.

SPORTS AND GYM FACILITIES.

INDEPENDENT RETAIL STORES.

BRABAZON PARK AND PUBLIC OPEN SPACE.

CREATIVE ESTATE MANAGEMENT
HOLDING EVENTS SUCH AS POP-UP CINEMAS
AND CHARITY FUN RUNS.

PATHWAYS AND CYCLEWAYS AND PEDESTRIAN
FRIENDLY TOWN CENTRE.



Artist Impression Town Square
CGI For Illustration purposes only

From the speed of sound To connections on the ground



RAIL (From Brabazon Central) **TRAINLINE COMING 2021***

Temple Meads 12 min*

**TO TEMPLE MEADS IN LESS THAN
15 MINS.**



RAIL (From Bristol Parkway)

Temple Meads 9 min*

Cardiff Central 37 min*

Reading 54 min*

London Paddington 68 min*



AIR (from Bristol Int. Airport)

Edinburgh 1hr 10m*

Paris 1hr 15m*

Bordeaux 1hr 30m*

Barcelona 2hr 05m*



METRO BUS

NEW ROUTE IN 2021

**CONNECTING BRABAZON STATION,
THE MALL AT CRIBBS CAUSEWAY,
PARKWAY &
CENTRAL BRISTOL**



CAR

M5 J17 1.5 miles

M4 J20 3 miles

Bristol City Centre 6 miles

Bristol Int. Airport 16.5 miles

Bath 19.5 miles



BIKE

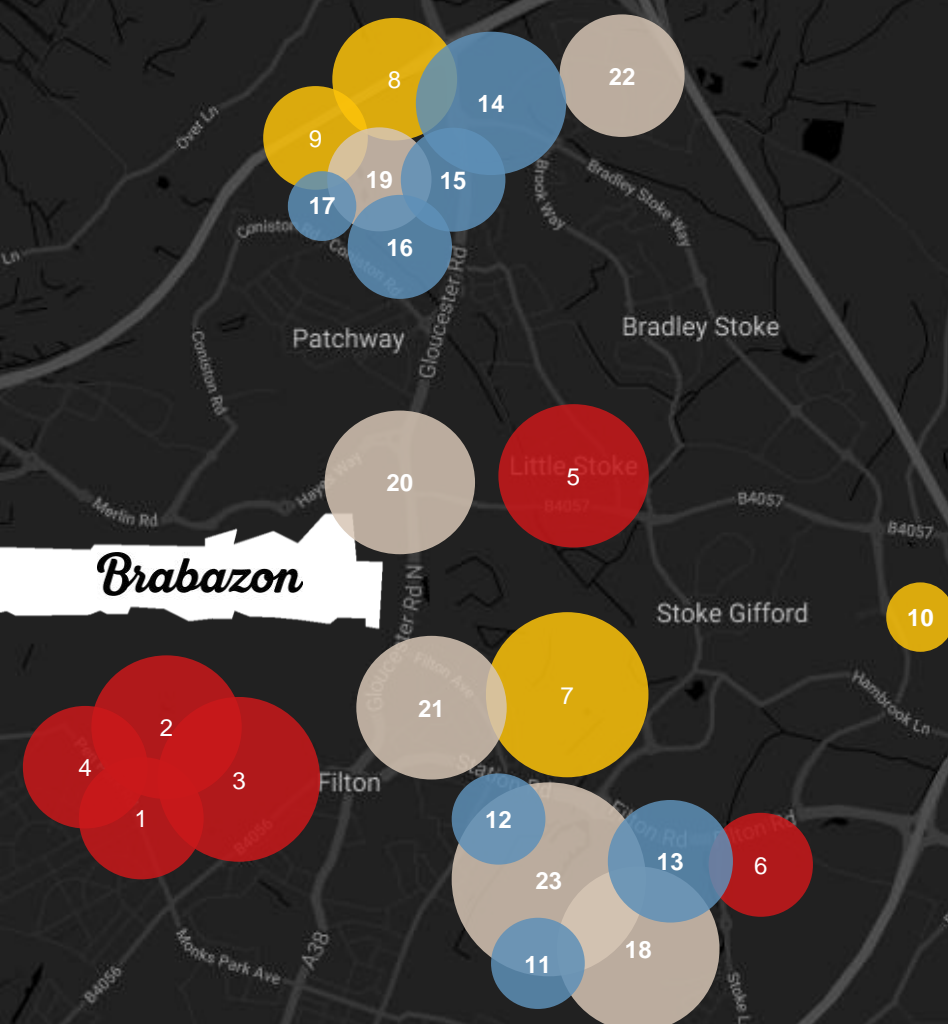
Getting around by bike will be a joy,
with integrated cycle ways.

*Estimated travel times.

Who's already here...

Engineering/Manufacturing	Other
1 BAE Systems	18 UWE
2 GKN Aerospace	19 Aardman Features
3 Airbus	20 Royal Mail
4 MBDA	21 SGS College
5 Rolls-Royce	22 RAC
6 Babcock	23 MOD
Financial	
7 Aviva Group	
8 LV=	
9 GE Capital	
10 Barclays Corporate Banking	
Technology	
11 Bristol Robotics Laboratory	
12 OC Robotics	
13 Hewlett Packard Enterprise	
14 EE	
15 Huawei	
16 Nokia	
17 Imagination Tech	

Brabazon



459,300
ESTIMATED
POPULATION



Highest rate of young people moving to the city than anywhere else in the UK.
(BBC 2019)

EUROPEAN GREEN CAPITAL
(2015)



UK's first cycling City
(2017)



Most productive and highest density tech cluster in the UK
(TechNation 2018)

The UK's leading 'Smart City'

(Huawei 2017)



54.2% Working age residents qualified to degree level or above

54,000
STUDENTS

REGISTERED AT THE TWO MAIN BRISTOL UNIVERSITIES

98,000
AEROSPACE ENGINEERS



Bristol ranked

No.1

for job opportunities

(London Business 2018)



THE MOST PRODUCTIVE CITY OUTSIDE OF LONDON
(THE ECONOMIST 2017)



Voted 'The best place to live in the UK'
(Sunday Times 2017)

Key Milestones

2019 - CONSTRUCTION BEGINS FOR THE FIRST PHASE OF NEW HOMES

2020 - DETAILED PLANNING APPLICATION FOR COMMERCIAL BUILDING SUBMITTED

2021 – CONSTRUCTION OF COMMERCIAL BUILDING BEGINS.

2021 - NEW RAILWAY STATION AND METROBUS LINK BEGIN OPERATION.

2023 - COMPLETION OF FIRST COMMERCIAL BUILDING



YTL Developments is part of the International YTL Group

Key areas of business:

- Power
- Utilities
- Cement Manufacturing
- Construction
- Real Estate/Property Development
- Information technology
- Hotels and Resorts

\$18bn Global Asset Value

£1.5bn UK Asset Value



Wessex Water
YTL GROUP



**THERMAE
BATH SPA**

THE
GAINSBOROUGH
BATH SPA



MONKEY ISLAND ESTATE
BRANCON THAMES

GENECO
Sustainable Solutions



Allies and Morrison

ATKINS
Member of the SNC-Lavalin Group

Gehl
Architects

grant associates

momentum
transport consultancy

FeildenCleggBradleyStudios

pba
peterbrett

PJA

GRIMSHAW

Hydrock

AVISON
YOUNG

savills

HOARE LEA

ARUP

CUSHMAN &
WAKEFIELD

wordsearch

