



FACTORY N<sub>o</sub>1  
BRISTOL

A PRIME INVESTMENT  
OPPORTUNITY

CITY & COUNTRY



WELCOME  
FACTORY NO.1  
OFFERS PRIME  
POTENTIAL FOR  
INVESTMENT

An exceptional new community located at the gateway to Bedminster, Bristol – reimagined from the former tobacco factory’s historic buildings (Consort and Regent House) alongside new build apartment blocks, designed around a large hidden oasis of landscaped open space.

Computer Generated image of Factory No.1



Computer Generated image of the terraced gardens  
with view across to Regent House and Wills House

## INTRODUCTION

Featuring stylish 1, 2 and 3 bedroom apartments set around beautiful landscaped communal outside spaces and attractive terrace gardens – the perfect antidote to busy city life.

The series of raised gardens sits between the original and new buildings, providing places for residents to relax and revitalise surrounded by fine lawns, ornamental planting, hedges and several species of trees.

As well as its excellent location and proximity to the city centre, the development also encourages a lifestyle where the car does not dominate, with all parking located underneath the new buildings alongside extensive cycle storage space.



Conversion apartment in Consort House



Computer Generated image of the Arcade



Computer Generated image of the terraced gardens

# HISTORY

Designed by Sir Frank Wills, this building has become one of Bedminster's most eye-catching landmarks. The site is part of the Bedminster Conservation Area and its Grade II heritage buildings are two excellent examples of the many Victorian properties in the area.

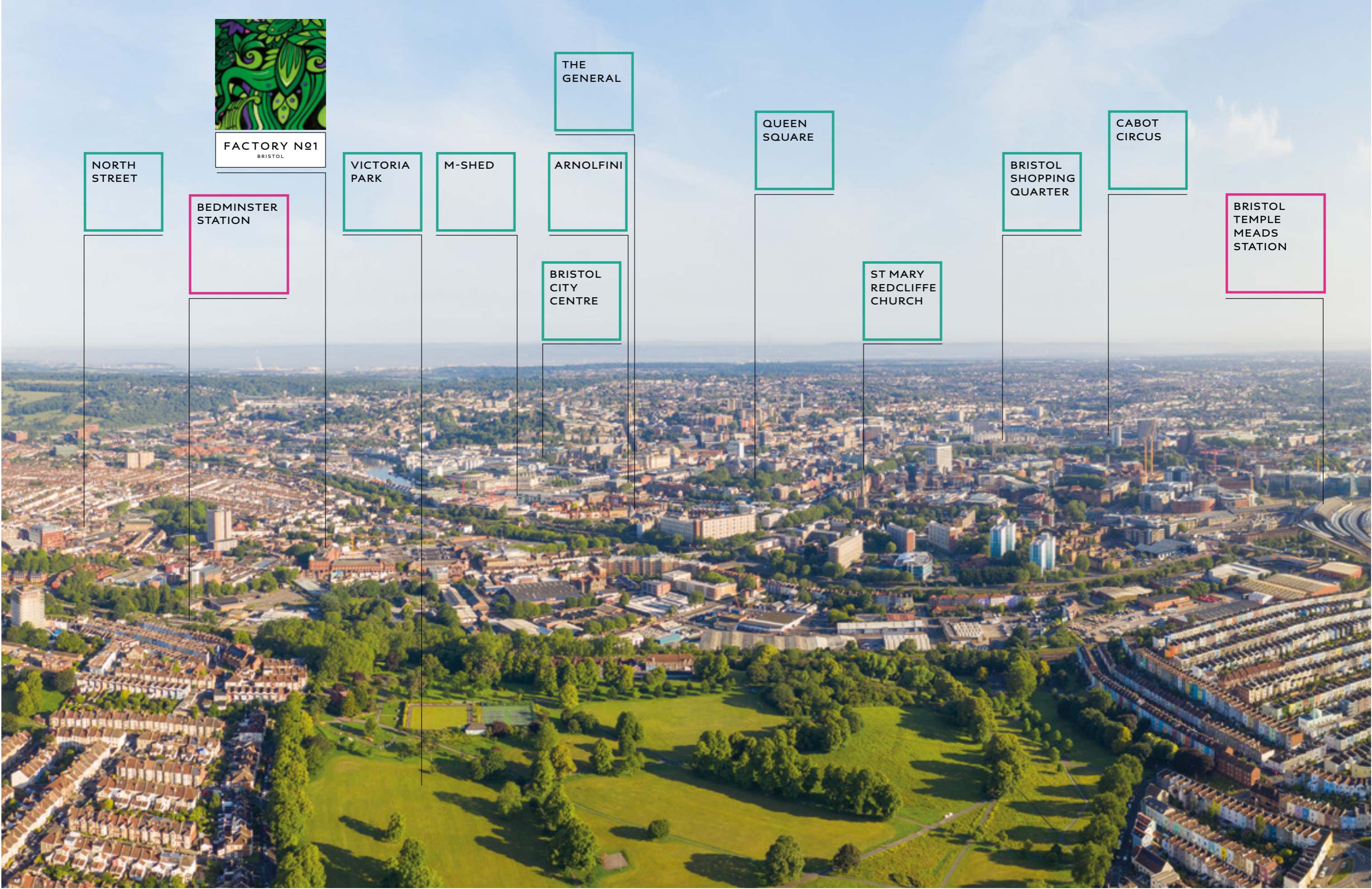
The rich history of the site makes Factory No.1 a compelling and interesting place to live, a beacon of Bristol's industrial past.



AT A BRISTOL TOBACCO FACTORY

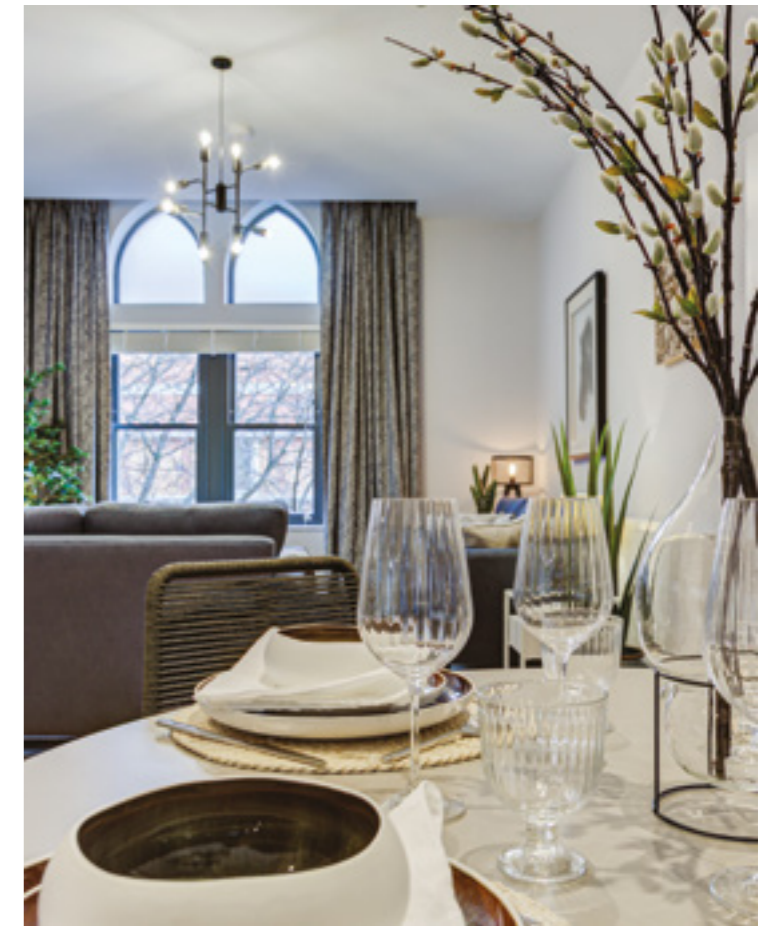


East Street, Bedminster showing Messrs W.D. & H.O. Wills' Factory



## KEY BENEFITS OF LIVING AT FACTORY NO.1

- A friendly concierge service providing a sense of security and a well managed environment
- All communal areas and gardens to be maintained to a high standard
- Ultra-fast broadband
- Light filled interiors with views onto the landscaped heart of the development or historic streets surrounding Factory No.1
- Contemporary design
- Stylish and luxurious specification
- Original features retained in Consort House and Regent House
- Secure allocated parking and provision for electric car charging points (subject to availability)
- Selection of commercial units to encourage investment, economic growth and vitality within the immediate area
- Excellent travel connections to the city centre and beyond



## AN OASIS OF CALM

Behind the imposing Consort House and Regent House buildings lies a secret gem. Beautifully landscaped gardens are hidden from the hustle and bustle of East Street and are there for the exclusive use and enjoyment of residents.



Computer Generated image across the terraced gardens to the Tobacco Store and Capstan Room.

## WHY INVEST IN BRISTOL?

With its high quality of life and thriving buy-to-let market, Bristol is considered one of the best places to invest in Southern England.

Bristol continues to enjoy a rising profile both nationally and internationally for its prosperous economy and attractive metropolitan lifestyle. It is a smart city\* and the largest commercial centre in the South West of England with a highly -skilled workforce across many sectors with particular strengths in aerospace, the creative industries and digital technology.

**"BRISTOL IS THE BEST  
PLACE TO LIVE IN THE UK  
OUTSIDE OF LONDON  
FOR PEOPLE UNDER THE  
AGE OF 26."**

BBC Newsbeat analysis, 2019

- \* A smart city uses information and communication technologies (ICT and IoT) to increase operational efficiency, share information with the public and improve both the quality of government services and peoples welfare.



**"OVER 204,700 PEOPLE  
LIVING IN RENTED  
ACCOMMODATION IN  
BRISTOL."**

Jan 2020  
(approx. 39% of the market)

Bristol has a relatively young population – with an average age of 32.5 compared to 40 in England and Wales. The city has become a destination of choice for young professionals, many choosing to move here from London, attracted by the more relaxed, bohemian way of life, plentiful employment opportunities and excellent transport connections.

The city ranks amongst the most attractive, successful and culturally prestigious cities in the UK and enjoys a rising profile within Europe and beyond.

This is due to the city's world-class knowledge based economy in aerospace, defence, engineering, ICT and electronics, financial services, media, creative and environmental industries, and the global reach of its two universities with over 50,000 students between them. Many graduates then opt to find employment and set up home in the city as Bristol continues on its upwards trajectory.



Home of world-renowned artist, Banksy, Bristol is regarded as one of the UK's 'coolest' cities. Its arts scene is flourishing with Bristol widely considered the street art capital of Europe. There is a broad range of cultural activities and social destinations available – from independent retailers, art galleries, festivals, cafés and restaurants, a buzzing harbourside and attractive open spaces. This is a huge draw for home-hunters who would choose Bristol over other cities because of the lifestyle on offer.

For investors there is no better time to invest in Bristol. A city that is powered by a strong economy, booming social and arts scene, a growing population and plenty of ambition.

**SECOND LARGEST  
DIGITAL TECH CLUSTER  
IN THE UK, WITH A  
TURNOVER OF £8.1BN  
AND BEST CITY FOR  
START-UPS, OUTSIDE  
LONDON** (SOURCE: TECHSPARK.CO.UK)

**VOTED EUROPE'S TRENDIEST  
CITY BY THE NATIONAL  
GEOGRAPHIC TRAVELLER  
UK 2018,  
(THE ONLY BRITISH DESTINATION  
TO MAKE THE LIST)**

**THE VALUE OF THE  
BRISTOL ECONOMY IS  
£13.6BN**

**BRISTOL'S ECONOMY  
IS SET TO GROW  
SECOND FASTEST OF  
ALL UK CITIES IN THE  
NEXT FIVE YEARS**



# THE BRISTOL POPULATION

The estimated population (April 2020):

463,400\*

Since 2008 the population is estimated to have increased by 48,600 people (an increase of 11.7%) compared to England and Wales increase of 7.8%.

The growth in population includes a large increase in students living in Bristol during term time. Over the last 5 years there has been an 18% increase in student numbers.

If recent trends continue, the total population of Bristol is projected to increase by 69,300 people over the 25- year period (2018-2043) to reach a total population of 532,700 by 2043.

This is a projected increase of 15% which is higher than the projection for England of 10% and the highest percentage increase of the other ten English Core Cities.

Bristol has a higher proportion of working age people (16-64) – 69% compared to 63% elsewhere in England and Wales.

The Bristol area has one of the highest proportions of well-educated citizens in the UK.

## Work and salaries

The city is home to the BBC, Hargreaves Lansdown, Dyson, Rolls-Royce and Airbus. Its financial services companies contribute £1.8 billion to the economy, employing 33,500.

Most popular occupations are:

- Software engineer
- Project manager
- Software developer

\* Information sourced from Bristol.gov.uk and payscale.co.uk



## THE BRISTOL HOUSING MARKET

There is very little build for sale development in the city centre as a result of high land values and competition from other uses. This means that the new build that is created is in high demand both for sale and to rent.

There continues to be a good number of families and single professionals being relocated to Bristol by their employers.

This is across a broad spectrum of industries including pharmaceutical, defence, aerospace and e-commerce. There is also a vibrant tech start-up scene which sees professionals relocating to Bristol from across the UK, Europe and further afield.

(Source: JLL March 2020  
Regional Research Report)

AVERAGE SALES PRICE  
(2019 % CHANGE)

2 BEDROOM FLAT

**£305K**  
**UP 5.6%**



2 BEDROOM APARTMENT  
SALES PRICE  
GROWTH FORECAST  
(CUMULATIVE,  
NEXT 5 YEARS)

**17%**



AVERAGE RENT £PCM  
(2019 % CHANGE)

**£1,325**  
**UP 3.9%**



AVERAGE BUY TO RENT  
NET YIELD (TYPICAL  
YIELD RANGE)

**4.00%**  
**(4.00-4.25%)**



RENTAL GROWTH  
FORECAST  
(CUMULATIVE,  
NEXT 5 YEARS)

**15.9%**

EXCELLENT  
TRANSPORT LINKS

Being the UK’s first cycling city, getting about on two wheels is easy and actively encouraged with cycle routes on most main roads. There are plenty of secure places to leave bikes and even free-to-use bike pumps conveniently placed around the city.

For destinations that can’t be reached on foot or by bike, there is an excellent network of bus routes across the city and regular train services to both London and Exeter from nearby Bristol Temple Meads Station. At peak times Bedminster Station offers services to Cardiff, Exeter and Taunton, while a local service between Bristol Parkway and Weston-super-Mare calls at Bedminster every hour during the week.

Factory No.1 is close to a network of A roads allowing swift journeys to Bath and effortless access to the M5 heading north towards Gloucester and south towards Taunton. Bristol Airport is easily accessible by road via the A38, offering flights within the UK, across to Europe and further afield.



TRAIN

Bath  
**IN 11 MINUTES**

Swindon  
**IN 40 MINUTES**

Cardiff  
**IN 48 MINUTES**

Exeter  
**IN 57 MINUTES**

London  
**IN 80 MINUTES**



TRANSPORT CONNECTIONS  
BETWEEN BRISTOL TEMPLE MEADS  
AND LONDON ARE EXCELLENT  
WITH 82 TRAINS RUNNING EVERY  
DAY WITH A FASTEST JOURNEY  
TIME OF 80 MINUTES AND AN  
AVERAGE JOURNEY TIME OF  
102 MINUTES

CYCLE



Wapping Wharf Harbourside  
for bars, restaurants & cafés  
**IN 0.7 MILES**

Bristol City Centre  
**IN 0.8 MILES**

Bristol Temple Meads Station  
**IN 1.1 MILES**

Ashton Gate Stadium  
**IN 1.3 MILES**

WALK



East Street groceries  
**IN 1 MINUTE**

Bedminster Station  
**IN 5 MINUTES**

Victoria Park for tennis, outdoor  
bowling greens and play area  
**IN 6 MINUTES**

North Street for independent  
shops & eateries and the  
Upfest Gallery  
**IN 8 MINUTES**

BUS



Cabot Circus for  
shopping & dining  
**IN 15 MINUTES**

The University of Bristol  
– Clifton  
**IN 23 MINUTES**

University of West England  
– UWE Bristol  
**IN 29 MINUTES**

Clifton Village  
**IN 32 MINUTES**

DRIVE



Filton  
**IN 5.5 MILES**

Bristol Airport via A38  
**IN 6.7 MILES**

(Journey times sourced: [google.com/maps](https://www.google.com/maps))

# WHY INVEST IN BEDMINSTER?

Bristol’s status overall as a destination worthy of investment is established, but why invest in Bedminster, a lesser-known area in South Bristol?

Investing in Bedminster is about being ahead of the crowd, recognising that South Bristol is an up-and-coming area and is primed for a new future with plans for regeneration and development happening at a fast pace.

Its potential for investment is largely due to its excellent location – an easy walking distance to the city centre, financial district and Temple Meads. Many key bus routes travel through Bedminster to the city centre including the M1 service on the new Metrobus network. Journey time by rail between Bedminster and Temple Meads stations is only 4 minutes and there are plans underway to reopen the direct connection from Bedminster station to Portishead.

Bedminster is increasingly popular with students from the University of the West of England’s Bower Ashton campus due to proximity (0.5 miles). The walk to campus from the University of Bristol is only 35 minutes and the number of students from this university choosing to live in Bedminster is growing.

Bedminster has a personality and character all of its own, created in part by its thriving nightlife and numerous restaurants, bars and cafés. An entrepreneurial spirit pervades with people drawn to the area because of the range of independent businesses here and distinct lack of chains and identikit shops and cafés.



You can spend an awful lot of time on North Street without getting anywhere very fast. There are record shops, great cafes, tattoo parlours, a ‘create your own beefburger’ cafe, artisan bakeries, cycle shops and even an aquatic shop.

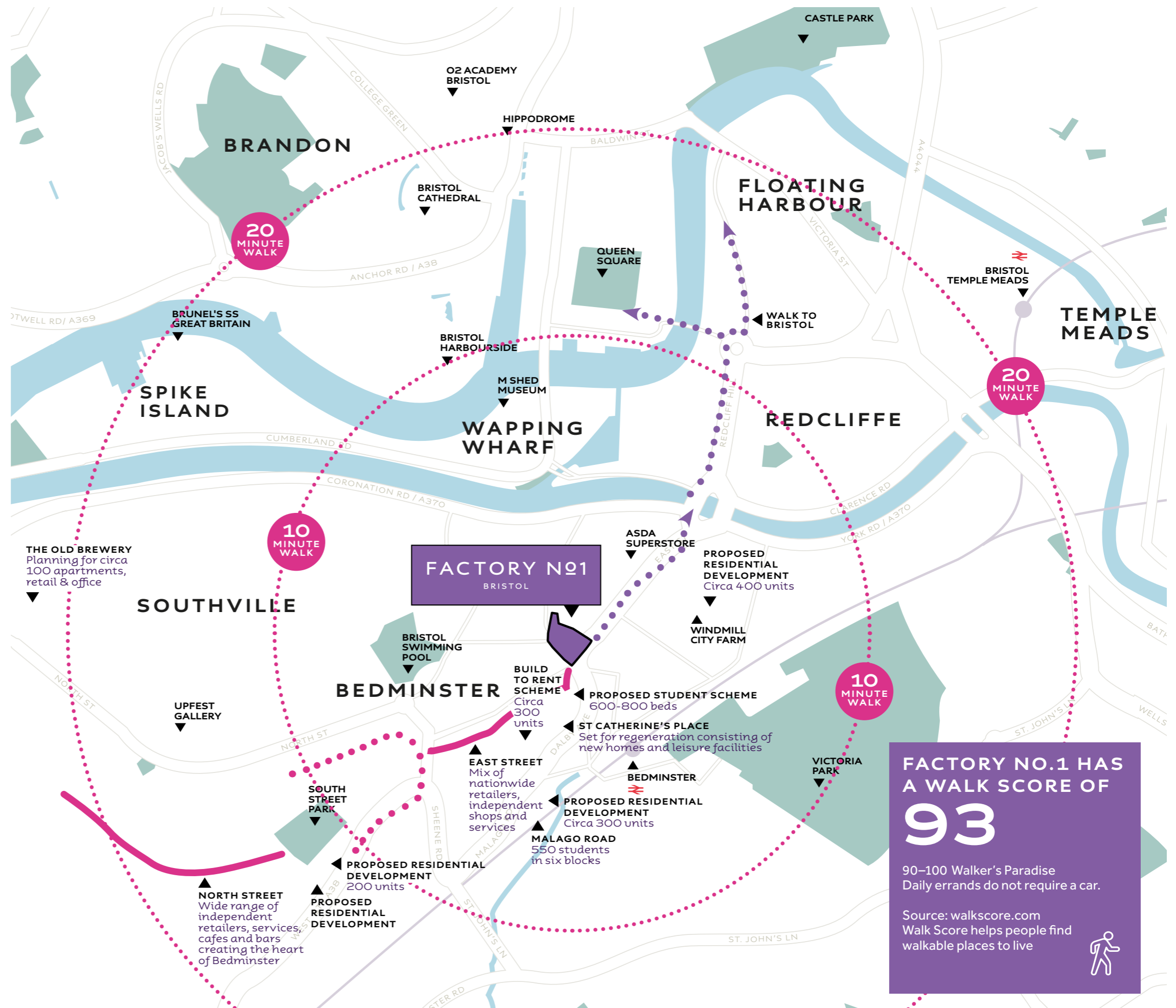
The Upfest festival features work from 300 artists from around the world and the next festival is expected to draw in crowds of more than 30,000 people.

There are proposals in place for a huge £50 million regeneration of East Street, which will include new homes, shops and leisure facilities and, in particular, a £5 million investment to revamp the St Catherine’s Place Shopping Centre.



## LOCATION

Factory No.1 is the residential hidden gem that forms the gateway to Bedminster, an area at the heart of Bristol that is really going places and is set to become Bristol's new sought-after address. Bedminster Green is undergoing extensive development, supported by Bristol City Council, and in collaboration with landowners and developers, to deliver housing and improve the overall urban environment of the area. These proposals are far-reaching and at different stages of development but are on course to transform this vibrant and exciting part of Bristol that offers so much potential but has for many years been overlooked. Now that Bedminster is in the spotlight there is no better time to take advantage of this great investment opportunity.



# WHAT THE LOCALS SAY

“THE GRAFFITI REALLY MAKES THIS AREA DISTINCTIVE, THE STREET LOOKS FANTASTIC NO MATTER WHAT TIME OF YEAR IT IS... THERE’S SO MANY NICHE PLACES TO GO THAT IT REALLY STANDS OUT FROM THE REST OF BRISTOL”

▼ AMY AT RHUBARB JUMBLE, VINTAGE CLOTHING AND FURNITURE BOUTIQUE ON NORTH STREET



▶ “EVERYTHING YOU WANT TO DO IS WITHIN A 15 MINUTE WALK FROM HERE, BUT IT’S ALSO QUIET ENOUGH IF YOU WANT TO JUST GET AWAY”

LOCAL COUPLE LIVING JUST OFF NORTH STREET



▶ “SOME PEOPLE DON’T LEAVE, YOU’VE GOT EVERYTHING ON YOUR DOORSTEP... ON NORTH STREET THERE ARE SO MANY LOCAL, INDEPENDENT VENUES OFFERING GREAT COFFEE, GREAT FOOD, GREAT BEER, GREAT SHOPS – THERE’S SO MUCH GOING ON”

THE STEAM CRANE, ALE HOUSE AND KITCHEN ON NORTH STREET



▶ “LIVING IN SUCH A BIG CITY BUT HAVING SUCH A WONDERFUL COMMUNITY SPIRIT IS AMAZING AND IT WASN’T ANYTHING THAT I EXPECTED WHEN WE OPENED THE SHOP”

LIDIA & STACEY AT ZERO GREEN, BRISTOL’S FIRST ZERO WASTE SHOP



## SPECIFICATION

Factory No.1 provides an exceptional specification that offers light-filled interiors, expertly designed to complement the style and architecture of the buildings.



### Kitchens

- Sleek kitchens with integrated SMEG appliances
- Burnished brass handles, wood and matt finishes to kitchen doors, with on-trend quartz marble worktops

### Bathrooms

- There are two stylish yet different specifications for bathrooms
- Every home features one bathroom in a gold and charcoal black theme with textured towel radiator
- Shower trim complemented by brushed gold finish taps and shower fittings
- Additional bathrooms feature a white and grey marble theme with chrome cross handled taps and shower fittings

### Ultrafast Broadband

Working from home is simpler with the access to ultrafast broadband - 300Mbps will initially be available but there is flexibility to increase your bandwidth depending on your needs.



**FACTORY NO.1 HAS BEEN DESIGNED WITH CONNECTIVITY AND FLEXIBLE WORKING AT ITS HEART.**



## WHY CHOOSE CITY & COUNTRY?



City & Country is the UK's leading heritage developer, and we have won multiple awards in recognition of the exceptional work that we do. We are a family-owned business originally founded in 1962, and over the last 50-plus years we have successfully carved out our role as a market-leading niche developer specialising in working with the very best of Britain's architectural heritage and sensitive landscapes.

Quality is at the centre of everything we do and that is how we remain leaders in our field. By combining our experience with a fresh, creative approach and a strong emphasis on design and traditional craftsmanship we are able to deliver successful and aspirational developments.

Factory No.1 is not our first experience of property development in Bristol. Through our work on the successful award-winning restoration and conversion of The General, the former Grade II listed Bristol General Hospital located on Bathurst Basin,

we have thoroughly immersed ourselves in Bristol city life and its potential for investment.

It is with this insight into Bristol and confidence that Bedminster is fast becoming a new hotspot within Bristol that we undertook the Factory No.1 development. As one of the country's most historic cities and also one experiencing such rapid growth Bristol offers everything we look for in a project.

THROUGH EXCEPTIONAL DESIGN AND BUILD STANDARDS, WE SENSITIVELY ADD VALUE TO VERY SPECIAL PLACES, TO BE ENJOYED TODAY AND CHERISHED BY FUTURE GENERATIONS



### THE GENERAL

The General comprises 205 one to three bedroom new and converted apartments and houses and a selection of commercial/retail and restaurant units. The development has been the recipient of many awards:

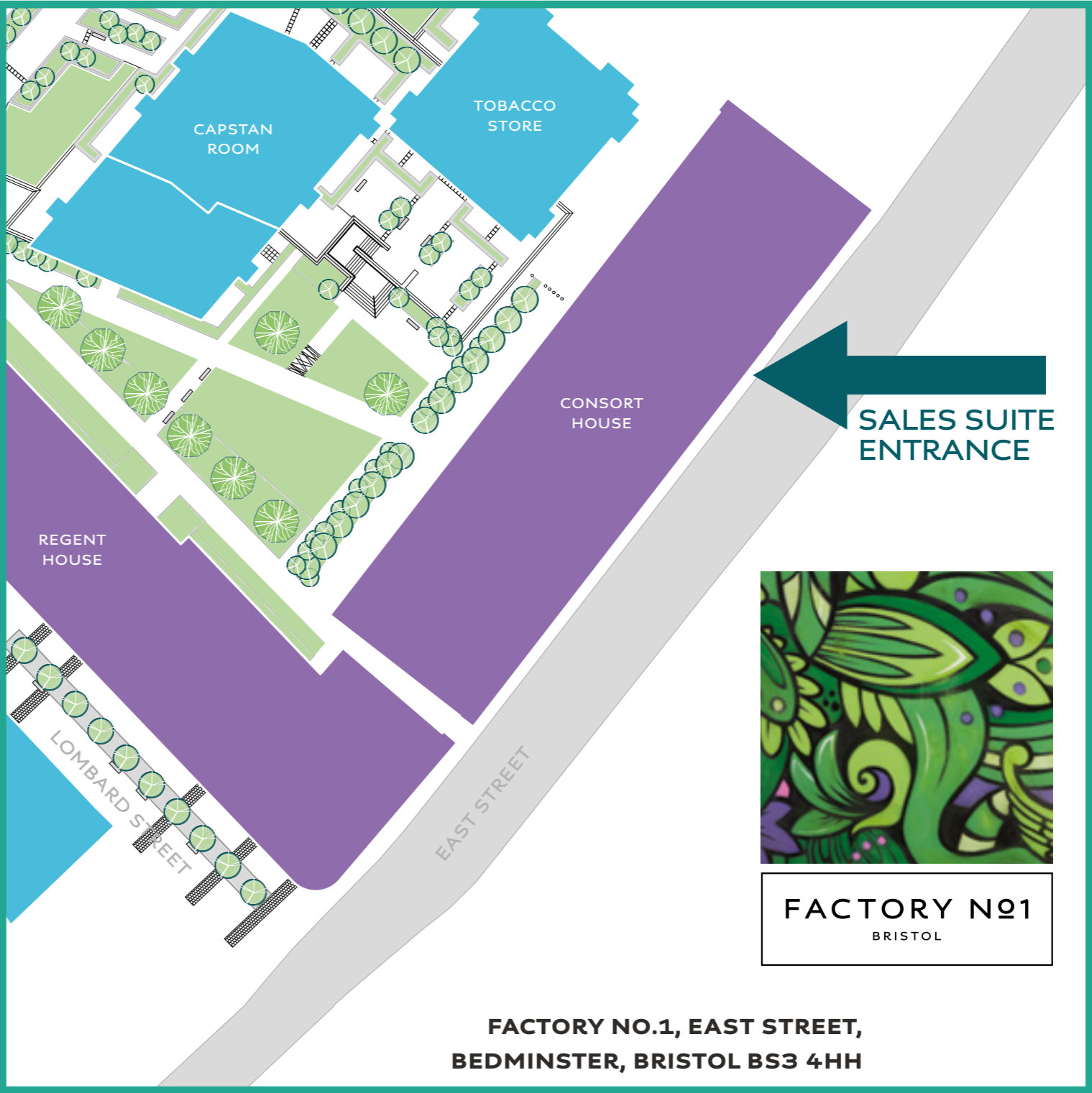
- Winner at the Bristol Civic Society Design Awards 2018
- Highly Commended for 2018 Evening Standard Awards for Best Large Development
- Winner of 2017 Michelmores Property Awards – The General - Heritage Project of the Year
- Silver for 2017 WhatHouse? Awards for Best Apartment Scheme
- Winner for 2017 Evening Standard New Homes Awards
- Winner Best Renovation 2015 What House? Awards

# THE SALES SUITE AND CONTACTS

The sales suite is located in  
Imperial Arcade, beneath  
Consort House, on East Street.



CITYANDCOUNTRY.CO.UK  
FACTORYNUMBER1@CITYANDCOUNTRY.CO.UK  
01174 535 155



**CONSUMER  
CODE** FOR  
HOME BUILDERS

The information in this document is indicative and intended to act as a guide only. Due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. This development includes communal land and/or shared facilities. A management company will be set up by City & Country to ensure that these areas are continually managed to a high standard. Product related images contained within this brochure are from other City & Country developments and do not necessarily relate exactly to the specification for Factory No.1. This information does not constitute a contract, part of a contract or warranty.

FACTORY N°1  
BRISTOL