

# Dundry View

The Boulevard

Hengrove

BS14 0UL

A stunning development of affordable housing including 26 beautiful & energy efficient 1, 2 and 3 bedroom shared ownership apartments presented by Bristol City Council

Working in partnership



allen & harris



The computer generated image is intended for illustration purposes only



# The Development: Dundry View

A flagship development presented by Bristol City Council offering 26 stunning new shared ownership homes designed for comfort, style, and community.

This brand new collection of 1, 2, and 3-bedroom apartments offers the perfect blend of contemporary design and everyday practicality ideal for first time buyers, young professionals, and growing families alike.

Each home enjoys bright, open-plan living spaces and high-quality finishes throughout, creating a warm and inviting place to call your own. A selection of apartments, come with balconies and private terraces ideal for alfresco dining or entertaining family and friends.

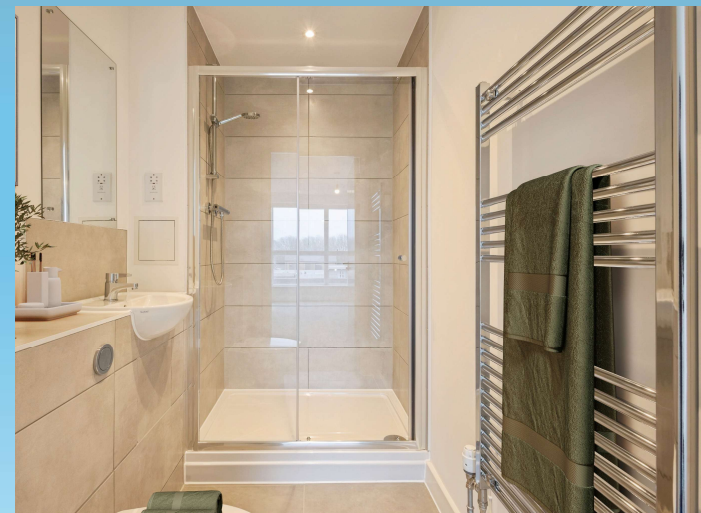
At Dundry View, every home is 100% affordable, with shared ownership options available to help make your dream of home ownership a reality.

Located in a thriving neighbourhood with excellent transport links, green spaces, and local amenities close by, Dundry View offers the best of modern living — affordable, accessible, and built for the future.

Please note:

These internal photographs of a typical apartment at Dundry View have been digitally enhanced for marketing purposes only. The photographs include computer generated examples of furniture, lighting, accessories and soft furnishings for demonstration purposes only and are not included within the sale of any apartment.

Flooring is included with the sale of each apartment, please refer to the specification document for details and check which colour choices have been made ahead of reserving your new home.



# Hengrove Park

Hengrove Park development will create a new community of 1435 high quality, thoughtfully designed new homes for south Bristol. Each home will have high environmental standards, helping lower energy bills for residents. And an on-site energy centre will provide each household with low carbon heating and hot water too.

At the centre will be a high quality public park.

We'll retain and improve 22 hectares of parkland, that's around 30 football pitches, and we'll link it to local habitats like the Hengrove Mounds. This will both improve the ecology of the area and better connect Hengrove Park to other well-loved local spaces.

**Dundry View will be an integral part of this vision and at the gateway to Hengrove Park**



Hengrove Park Development Masterplan

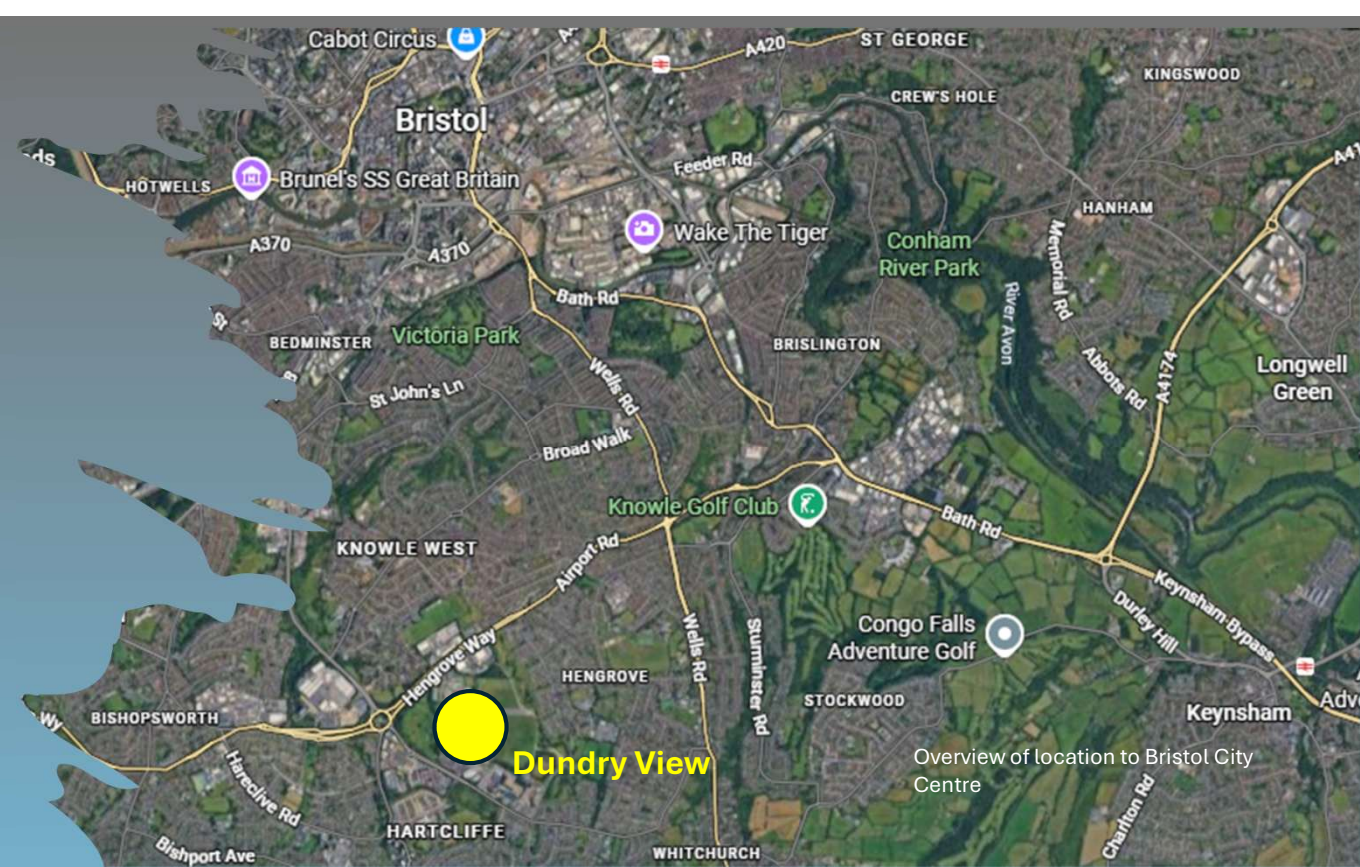


Illustration of proposed street scene

# Perfectly Positioned

Perfectly positioned in the heart of South Bristol, Dundry View, located on the Boulevard offers the ideal balance of city convenience and suburban calm. Just minutes from Hengrove Leisure Park, local shops, and green open spaces, residents enjoy everything they need close to home.

Excellent transport links put Bristol City Centre and Temple Meads Station within easy reach, while Bristol Airport is just a short drive away — making The Boulevard an exceptional location for modern living.



Overview of location to Bristol City Centre



Illustration of the proposed Boulevard

# The Best of Bristol on your Doorstep

**Bristol** is a vibrant, creative, and culturally rich city that blends historic character with modern innovation. Whether you're visiting or considering it as a place to live, the city offers a wide range of attractions and experiences across arts, local business, travel, and events.

## Arts & Culture

Bristol is one of the UK's most creative cities.

**Street Art:** It's the birthplace of Banksy, and murals fill neighbourhoods like Stokes Croft and Bedminster.

**Harbourside: Museums & Galleries:** M Shed explores Bristol's social history, while Bristol Museum & Art Gallery houses everything from Egyptian artefacts to natural history. Arnolfini and Spike Island offer contemporary art exhibitions and creative workspaces.

**Performing Arts:** Bristol Old Vic is the oldest continuously operating theatre in the English-speaking world, producing cutting-edge drama. The Hippodrome hosts West End-level productions, while smaller venues like the Tobacco Factory Theatre support local talent. The Bristol Beacon is a music venue and award winning music education hub

## Local Business & Independent Culture

Bristol has a strong independent spirit.

**Markets:** St Nicholas Market is filled with independent food stalls, boutiques, and artisans. Harbourside Market and Tobacco Factory Market showcase local crafts, design, and street food.

**Food & Drink:** The city is known for its cafés, restaurants, craft breweries, and cider culture. Many eateries source locally and champion eco-friendly practices.



# The Best of Bristol on your Doorstep

## Travel & Getting Around

**Public Transport:** Bristol offers comprehensive bus routes, a growing cycle network, and suburban rail connections linking key areas like Temple Meads, Clifton Down, and Filton.

**Cycling:** Often called one of the UK's most bike-friendly cities, it has miles of cycle paths, including the Bristol to Bath Railway Path.

**By Water:** Ferries run along the Floating Harbour, offering a memorable way to move between the city centre, the SS Great Britain, and other waterside spots.

## Places of Interest

**Clifton Suspension Bridge:** Brunel's iconic masterpiece offering panoramic views of the Avon Gorge.

**Harbourside:** A lively area with bars, restaurants, museums, and waterfront walks.

**SS Great Britain:** One of the most important historic ships in the world, rebuilt as a hands-on museum.

**Clifton Village:** Charming Georgian streets, boutique shops, and the Observatory.

## Festivals & Major Events

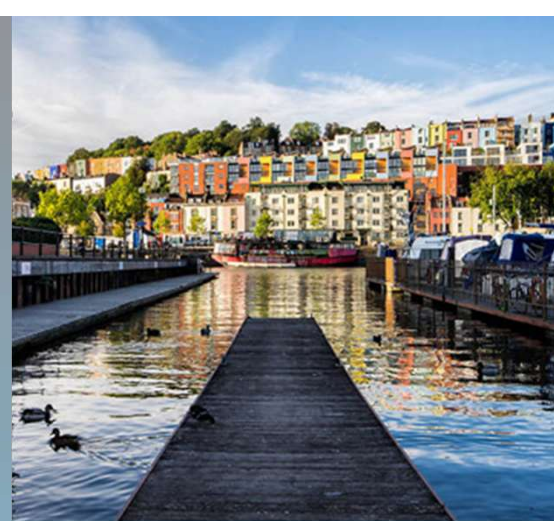
Bristol's festival calendar is one of the most diverse in the UK:

**Bristol International Balloon Fiesta:** Europe's largest hot-air balloon event,

**Harbour Festival:** A free celebration of music, dance, and maritime culture along the waterfront.

**St Pauls Carnival:** A vibrant celebration of Afro-Caribbean culture, music, and community.

**Dot to Dot & Simple Things:** Beloved music festivals shining a spotlight on emerging talent and experimental artists.



# Easily Connected to surroundings

Journey times are estimates and dependent on traffic conditions and may vary (Source: Google maps and Trainline, correct at time of going to print)

## Perfectly positioned

Perfectly positioned in the heart of South Bristol

The Boulevard offers the ideal balance of city convenience and suburban calm. Easily connected and Just minutes from Hengrove Leisure Park, local shops, and green open spaces, residents enjoy everything they need close to home. Excellent transport links put Bristol City Centre and Temple Meads Station within easy reach, while Bristol Airport is just a short drive away — making The Boulevard an exceptional location for modern living.



**Hengrove Park  
LeisureCentre**

1 min

**South Bristol Community  
Hospital:**

2 mins

**Asda Supermarket**

21 mins

**Imperial Retail Park**

25-minute walk



**South Bristol  
Community Hospital**

2 mins

**Asda Supermarket**

7 mins

**Imperial Retail Park**

6 Mins

**Bristol City Centre**

20 mins



**From Bristol  
Templemeads**

**Bath Spa**

11 mins

**Swindon**

9 mins

**Cardiff**

47 mins

**Birmingham New Street**

1 hr 21 mins

**London Paddington**

1hr 25 mins

# Specification

## Parking

Each flat will be allocated one permit to use, but only for once space.  
The car park area will be controlled by electric gate access

## EV Charging

There will be some EV charging points across the site with the wiring in place to add more EV charging points when required.

## Warranty

10 year LABC warranty

## Customer Care

1 year defect period from the date of completion

<b>Item</b>	<b>Specification</b>
Paint Walls and Ceiling	Dulux Super Matt Emulsion; Colour Brilliant White
Paint Woodwork	Dulux satinwood or high gloss paint Colour Brilliant White
Hard Flooring	DURAFLOOR MOMENTA - MISTY OAK
Carpet	CORMAR APOLLO PLUS METEORITE
Main Entrance Door	PAS24 FD30S/SC STREBORD with Pebble Grey U201 ST9 Laminate Facing - locks, cylinder and turn, door viewer and chain, lever and dropseal
Internal Doors	Premdor PG Plus - Flush painted white
Internal Door Handle	EUROSPEC Mitred Round Bar Lever On Sprung Rose CSL1192
Kitchen Units	Premier Kitchens, Senator Range. Units – Senator range; colour 'Grey Ash'
Kitchen Worktop	Premier Kitchens Cloudy Cement; standard bullnose edging.
Kitchen Sink	Carron Phoenix Stainless steel sink
Kitchen Tap	Clearwater twin lever vitro CP
Kitchen Wall Unit Lighting	Premiere Downlight- Cool 65mm warm 3000K
Cooker Hood	Electrolux LFC316X
Hob	Hotpoint HR 612 C H
Oven	Neff B3ACE4HNOB
Fridge Freezer	Hotpoint HTC18 T112 UK
Dishwasher	Hotpoint ZWD76NB4PW

<b>Item</b>	<b>Specification</b>
Bathroom/Ensuite Wall Tiles	BOULEVARD CONCRETE PEARL
Bathroom/ Ensuite Floor Tiles	BOULEVARD CONCRETE GREY
Bath	Twyford CeLTIC Bath 1700 x 700
Bath waste and overflow	MCALPINE 1 1/2INCH COMBINED BATH WASTE AND OVERFLOW
Bath Mixer tap	BRISTAN ARTISAN THERMOSTATIC MIXING VALVE THERMOSTATIC BATH FILLER CHROME
Bath Screen	ESTEEM STD BATH SCREEN DOOR
Bath panel	Twyfords - ENDURANCE Front panel 1700mm - PP2181WH
Shower Mixer	BRISTAN ZING THERMOSTATIC SURFACE TOUCH BAR SHOWER INCL STD CONNECTIONS
Shower	BRISTAN EVO SHOWER KIT INCL HANDSET
Shower Tray	ESTEEM 1200X700MM LOW PROFILE TRAY WHITE
Shower Trap	ESTEEM 90MM SHOWER TRAP WASTE
Shower Screen	ESTEEM 6MM 1200MM SLIDING DOOR
Cistern	IDEAL STANDARD CONCEALA 3 SIDE INLET P PNEUMATIC DUAL FLUSH CISTERNvalve
WC	TWYFORD ALCONA BACK TO WALL TOILET PAN
Toilet seat	TWYFORD ALCONA TOILET SEAT AND COVER,WRAPOVERP
Towel Radiator	Kartell K-Rail Chrome
Washer Dryer	Zanussi ZWD76NB4PW
Basin	Twyford Alcona semirecessed washbasin
Basin Waste	Wirquin Quick clac slotted basin waste
Basin tap	BRISTAN DESIGN UTILITY BASIN MIXER
Light Fittings	Deta pendant & Batten with decorator cover
Down Light	EvoFire Fire rated Downlight 70mm Cutout IP65 White Round + GU10 Holder intergral.
Radiators	StelRad Elite

# 1 Bedroom Apartments

Type 1 – 49.3 sqm

Apartment Nos

E2.1-01-02 to 04 (1<sup>st</sup> floor) E2.1-04-01(4<sup>th</sup> floor)

E2.1-02-02 to 04 (2<sup>nd</sup> floor) E2.1-05-03 (5<sup>th</sup> floor)

E2.1-03-02 to 04 (3<sup>rd</sup> floor)

Type 2 – 51.3 sqm

Apartment Nos

E2.1-04-01(4<sup>th</sup> floor)

E2.1-05-01(5<sup>th</sup> floor)



Kitchen/Living/Dining 8.3m x 3.3m

Bedroom 1 4.1m x 3.5m

Bathroom 2.2m x 2.0m

Balcony 3.2m x 1.5m



Kitchen/Living/Dining 6.7m x 4.5m

Bedroom 1 3.7m x 3.1m

Bathroom 2.2m x 2.0m

# 2 Bedroom Apartments

Type 5 – 79.1 sqm

Apartment Nos

E2.1-01-05 (1<sup>st</sup> floor)

E2.1-02-05 (2<sup>nd</sup> floor)

E2.1-03-05 (3<sup>rd</sup> floor)



Kitchen/Living/Dining	8.3m x 3.9m
Bedroom 1	4.3m x 3.5m
Bedroom 2	5.1m x 3.1m
Bathroom	2.0m x 2.2m

Type 8 – 74.8 sqm

Apartment Nos

E2.1-01-06 (1<sup>st</sup> floor)

E2.1-02-06 (2<sup>nd</sup> floor)

E2.1-03-06 (3<sup>rd</sup> floor)



Kitchen/Living/Dining	7.3m x 4.5m
Bedroom 1	5.0m x 2.8m
Bedroom 2	4.0m x 3.2m
Ensuite	2.2m x 1.5m
Bathroom	2.0m x 2.2m

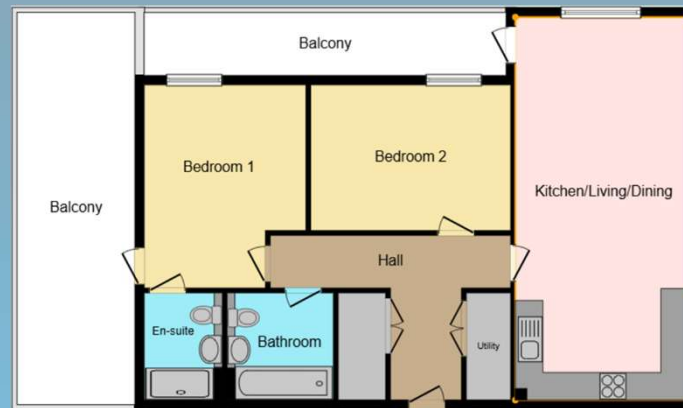
# 2 Bedroom Apartments

Type 9 – 71.6 sqm

Apartment Nos

E2.1-04-02 (4<sup>th</sup> floor)

E2.1-05-02 (5<sup>th</sup> floor)



Kitchen/Living/Dining 8.3m x 3.3m

Bedroom 1 4.1m x 3.1m

Bedroom 2 3.9m x 3.0m

Ensuite 2.2m x 1.5m

Bathroom 2.2m x 2.0m

Type 10 – 79.9 sqm

Apartment Nos

E2.1-04-04 (4<sup>th</sup> floor)

E2.1-05-04 (5<sup>th</sup> floor)



Kitchen/Living/Dining 5.3m x 6.1m

Bedroom 1 5.4m x 2.9m

Bedroom 2 4.2m x 3.1m

Ensuite 2.2m x 1.5m

Bathroom 2.0m x 2.2m

# 3 Bedroom Apartments

Type 3 – 89.1 sqm

Apartment Nos

E2.1-01-01 (1<sup>st</sup> floor)

E2.1-02-01 (2<sup>nd</sup> floor)

E2.1-03-01 (3<sup>rd</sup> floor)



Kitchen/Living/Dining 7.3m x 5.9m

Bedroom 1 3.7m x 3.5m

Bedroom 2 3.9m x 3.1m

Bedroom 3 3.1m x 2.6m

Ensuite 1.5m x 2.2m

Bathroom 2.2m x 2.0m

# Overall Floor Plans

## First Floor





## Second Floor



## Third Floor



Key: Type 1  Type 3  Type 6  Type 8 

# Overall Floor Plans

## Fourth Floor



## Fifth Floor



Key: Type 1  Type 2  Type 9  Type 10 

These floorplans are for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection

## Price List

Plot No.	Floor	Apar't Type	Balcony / Terrace	Postal Address	Beds	Sqm	Sqft	Full Price	40% Share Rent pm	Service Charge pm	
E2.1-01-01	First	Type 3	Two Balconies	Flat 1 Dundry View	3B5P	89.1	959	280000.00	112000.00	280.00	214.63
E2.1-01-02	First	Type 1	Balcony	Flat 2 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-01-03	First	Type 1	Balcony	Flat 3 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-01-04	First	Type 1	Balcony	Flat 4 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-01-05	First	Type 5	Balcony	Flat 5 Dundry View	2B4P	79.1	851	255000.00	102000.00	255.00	214.39
E2.1-01-06	First	Type 8	Balcony	Flat 6 Dundry View	2B4P	74.8	805	250000.00	100000.00	250.00	214.39
E2.1-02-01	Second	Type 3	Two Balconies	Flat 7 Dundry View	3B5P	89.1	959	280000.00	112000.00	280.00	214.63
E2.1-02-02	Second	Type 1	Balcony	Flat 8 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-02-03	Second	Type 1	Balcony	Flat 9 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-02-04	Second	Type 1	Balcony	Flat 10 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-02-05	Second	Type 5	Balcony	Flat 11 Dundry View	2B4P	79.1	851	255000.00	102000.00	255.00	214.39
E2.1-02-06	Second	Type 8	Balcony	Flat 12 Dundry View	2B4P	74.8	805	250000.00	100000.00	250.00	214.39
E2.1-03-01	Third	Type 3	Two Balconies	Flat 13 Dundry View	3B5P	89.1	959	280000.00	112000.00	280.00	214.63
E2.1-03-02	Third	Type 1	Balcony	Flat 14 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-03-03	Third	Type 1	Balcony	Flat 15 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-03-04	Third	Type 1	Balcony	Flat 16 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-03-05	Third	Type 5	Balcony	Flat 17 Dundry View	2B4P	79.1	851	255000.00	102000.00	255.00	214.39
E2.1-03-06	Third	Type 8	Balcony	Flat 18 Dundry View	2B4P	74.8	805	250000.00	100000.00	250.00	214.39
E2.1-04-01	Fourth	Type 2	Terrace	Flat 19 Dundry View	1B2P	51.3	552	200000.00	80000.00	200.00	198.68
E2.1-04-02	Fourth	Type 9	Large Balcony	Flat 20 Dundry View	2B4P	71.6	771	247500.00	99000.00	247.50	214.39
E2.1-04-03	Fourth	Type 1	Balcony	Flat 21 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-04-04	Fourth	Type 10	Large Terrace	Flat 22 Dundry View	2B4P	79.9	860	262500.00	105000.00	262.50	214.39
E2.1-05-01	Fifth	Type 2	No Balcony	Flat 23 Dundry View	1B2P	51.3	552	195000.00	78000.00	195.00	198.68
E2.1-05-02	Fifth	Type 9	Large Balcony	Flat 24 Dundry View	2B4P	71.6	771	247500.00	99000.00	247.50	214.39
E2.1-05-03	Fifth	Type 1	Balcony	Flat 25 Dundry View	1B2P	49.3	531	190000.00	76000.00	190.00	198.68
E2.1-05-04	Fifth	Type 10	Large Balcony	Flat 26 Dundry View	2B4P	79.9	860	260000.00	104000.00	255.00	214.39

Please note the 40% share above is an illustration of costs and alternative shares between 10% and 75% of the home's full market value will be available – The associated rental cost will vary accordingly

## To be eligible:

- You must be a first time buyer, an owner of a current shared ownership, buyers who have owned a property with partner previously and cannot afford to buy on the open market
- Must demonstrate that they can afford to sustain Shared Ownership requirements i.e. afford the mortgage and rent etc as shown below
- Household earnings must not exceed £80,000 per year
- Must not be able to buy on the open market

## How shared ownership works:

You buy a share of your home and pay rent and a service charge on the remaining share. You can buy bigger shares at a later stage when you can afford to. The more of the property you own, the less rent you pay. You'll need to take out a mortgage to pay for your share of the home's purchase price, or fund this through your savings/cash. Shared ownership properties are leasehold and will remain so for these apartments.

## Stonewater:

Stonewater is a social housing provider, with a mission to deliver good quality, affordable homes to people who need them most.

We manage around 32,500 homes in England for over 70,000 customers, including affordable properties for general rent, shared ownership and sale, alongside specialist accommodation such as retirement and supported living schemes for older and vulnerable people, young people's foyers and women's refuges.

Built and offered to market in  
partnership with  
**Bristol City council**



Please note that the specification was correct at the time of going to print, Bristol City Council continually consider specifications and reserve the right to make any changes

The measurements have been taken from the plans provided but there may be variations in the final build

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