

HIGHBROOK VIEW, STOKE GIFFORD, BRISTOL, SOUTHWEST, ENGLAND

4 & 5 BEDROOM HOUSES PRICES FROM £475,000



ADDRESS

2 Dyer Close, Stoke Gifford, Winterbourne, Bristol, BS34 8DG

LOCATION

Stoke Gifford is a northern suburb of Bristol which expanded in the 1980's as the city grew. The area is served by local amenities and is popular with young families. It's located 5 miles north of Bristol city centre.

- Bristol is the 4th most popular city for Hong Kongers moving to the UK
- Bristol is regarded by many as one of best cities to live in the UK
- Beautiful architecture, excellent shopping, 'shopping capital of the southwest'
- Bristol is surrounded by beautiful countryside
- Good transport connections: Train to London Paddington from 1 hour 14 minutes.
- Two universities (University of Bristol and University of the West of England)
- Stoke Gifford has local amenities including Post Office, convenience stores and medical centre
- Bristol Parkway station (one of two mainline stations in Bristol) 1 mile.



DEVELOPER

Crest Nicholson is one of the UK's largest housebuilders. Their award-winning developments feature attractive homes with high quality specification. Crest Nicholson build each property using careful methods of construction and a keen eye for detail.

Crest Nicholson – Highbrook View

Currently selling the first phase (144 homes) of a multi-phase development which provide nearly 1,300 new homes. The entire development is estimated to complete in 2030.

Planning Permission Number:

PT16/4782/O



ESTIMATED COMPLETION

Immediate occupation to Spring 2024.

EDUCATION

22 Independent schools in Bristol
University of Bristol (8,400 international students)
University of West of England (8,000 international students)

Primary Schools

Within 1 mile radius: 4 primary schools ranked as 'Good' by Ofsted.
Within 2 mile radius: 14 Primary schools ranked 'Good' by Ofsted and 3 ranked 'Outstanding'.

Developer Solicitor

Wilkins Chapman

New Home Warranty

10-year NHBC

ESTATE CHARGES

Estimated £175 p.a.

Payment Terms

£1,000 reservation fee
10% due on exchange of contracts, balance due on completion

Secondary Schools

Within 1 mile radius: 1 senior school ranked as 'Good' by Ofsted
Within 2 mile radius: 4 senior schools ranked as 'Good' by Ofsted

Recommended Purchaser solicitor

Riseam Sharples
Mike Ellis

Development Plan



Further Information

For further information, please contact:

Nick Yan

+852 9064 8554

n.yan@myproptech.com

www.myproptech.com/crest

PRICE LIST

2 Dyer Close, Stoke Gifford, Winterbourne, Bristol, BS34 8DG

Plot	Type	Name	Floor	Bedrooms	Bathrooms	Area (ft ²)	Parking	Est. Completion	Est. Estate / Service Charge (p.a.)	Price (£)	Price (£) per ft ²	Tenure	Reservation Fee (£)	% Due on Exchange	% Due on completion
55	Semi Detached	The Hexham	Ground, 1 st , 2 nd	4	3.5	1,292	2	Autumn 2023	316	475,000	368	Freehold	1,000	10	90
57	Semi Detached	The Hexham	Ground, 1 st , 2 nd	4	3.5	1,292	2	Winter 2023	316	475,000	368	Freehold	1,000	10	90
61	Semi Detached	The Oxford	Ground, 1 st , 2 nd	4	2.5	1,169	Garage & 2 spaces	Spring 2024	316	480,000	411	Freehold	1,000	10	90
109	Detached	The Romsey	Ground, 1 st	4	2.5	1,191	Garage & 2 spaces	Autumn 2023	316	540,000	453	Freehold	1,000	10	90
122	Detached	The Romsey	Ground, 1 st	4	2.5	1,191	Garage & 2 spaces	Winter 2023	316	540,000	453	Freehold	1,000	10	90
124	Detached	The Marlborough	Ground, 1 st	4	2.5	1,327	Garage & 2 spaces	Winter 2023	316	585,000	441	Freehold	1,000	10	90
125	Detached	The Winkfield	Ground, 1 st	4	2.5	1,371	Garage & 2 spaces	Spring 2024	316	615,000	449	Freehold	1,000	10	90
119	Detached	The Buckingham	Ground, 1 st	5	2.5	1,517	Garage & 2 spaces	Autumn 2023	316	640,000	422	Freehold	1,000	10	90
126	Detached	The Buckingham	Ground, 1 st	5	2.5	1,517	Garage & 2 spaces	Spring 2024	316	650,000	428	Freehold	1,000	10	90
118	Detached	The Windsor	Ground, 1 st , 2 nd	5	3.5	1,755	Garage & 2 spaces	Autumn 2023	316	665,000	379	Freehold	1,000	10	90
128	Detached	The Windsor	Ground, 1 st , 2 nd	5	3.5	1,755	Garage & 2 spaces	Spring 2024	316	675,000	385	Freehold	1,000	10	90

Disclaimer: MyPropTech for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars do not constitute, nor constitute any part of an offer or a contract. All statements, contained in these particulars as to this property are made without responsibility on the part of MyPropTech, or vendors or lessors. All descriptions, dimensions, and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of the each of them. No person in the employment of MyPropTech has any authority to make or give any representation or warranty whatever in relation to this property. Prices are subject to Contract and Availability and may change without prior notice. Floor areas are subject to verification following completion. Our sales representatives for overseas property work exclusively in relation to properties outside Hong Kong and are not to deal with Hong Kong properties. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. In the event of discrepancies between the Chinese and English versions, the English version shall prevail. Acquiring a house with a freehold title. Planning permission no: PT16/4782/O granted by South Gloucestershire Council. Last updated 04.10.23.