
LYDE GREEN

EMERSONS GREEN, BRISTOL

01 | **Location**
Page 2—3

02 | **Lifestyle**
Page 4—7

03 | **Region**
Page 8—9

04 | **Site Map**
Page 10—11

05 | **Homes**
Page 12—31

06 | **Specification**
Page 32—33

Lyde Green is a flourishing Bristol community with a strong village feel close to glorious rural landscapes. It attracts families looking for a great area to raise kids; young people wanting access to both city and country life; and those planning to make the most of their later years.



SET BETWEEN CITY AND COUNTRY



Lyde Green sits to the north east of Bristol, next to Emersons Green, on the edge of beautiful, open countryside. It's just a 30-minute drive to Bristol and Bath city centres, with easy access to the M4 and ring road. And yet there's a large, ancient common on the doorstep and you can be driving through lush green fields in less than five minutes.

For the way you live today

Guinness Homes at Lyde Green gives you an opportunity to enjoy the best of both worlds. You can live in a modern, new build home and have a relaxed rural lifestyle. You can keep city amenities and work opportunities on hand and escape to the countryside. You can own your own home in a desirable, growing community and potentially save money compared to renting privately.

A more affordable way to buy your home

We have just 27 properties available at Lyde Green and they're for sale on a shared ownership basis, which makes buying your own home more affordable. With a mix of 24 apartments and 3 houses, Lyde Green features 1, 2- & 3-bedroom homes, offering space for buying alone, with a partner or as a family. Each home comes with parking, and four of our apartments have garages, offering extra space for storage, hobbies and homeworking, as well as your car.



Enjoy a rural life with cosmopolitan connections

Clifton, Bristol

BEST OF BOTH WORLDS

Green and pleasant land

Bristol is a thriving city, known for its excellent shopping, strong economy, diverse food scene, cultural attractions and open-minded outlook. It's also a very green city, with more than 400 parks and gardens to enjoy. In Lyde Green, the opportunities to get close to nature and recharge in tranquil spaces are wide and plentiful.

An ancient common sits next door to this development and is laced with brooks, grassland, woodland and marshland. Wander tree-lined paths to the Lyde Green play area; follow cycle routes to the Folly pub for a waterside home-cooked lunch; or test your skills at the BMX track.

To get further afield on two wheels, you can follow the attractive Bristol and Bath railway path. It takes around 45 minutes to cycle into Bristol city centre and just over an hour to Bath. And with open countryside less than a mile and a half from home, rural adventures are a mere stroll away.



4 Lyde Green Emersons Green, Bristol



Getting active is easy in Lyde Green

The airy new Lyde Green Community Centre and café is a welcoming hub, hosting everything from yoga classes to martial arts training and baby massage lessons. For team sports, there's Lyde Green playing fields. And at Emersons Green there's a David Lloyd leisure club and Sport Education Swim School.

You can join classes, hit the treadmill, book courts and more at Kingswood Leisure Centre, a 10-minute drive away. And within a 7-minute drive, you can perfect your swing at Windmill Leisure Golf & Activity Centre and cast off at Windmill Fishery.



Stay local...

You have the convenience of a Sainsbury's Local at Lyde Green. And just over half a mile away is Emersons Green Retail Park, where you'll find Sainsbury's, Lidl, Boots, Argos and more, plus family-friendly restaurants, cafés and takeaways.

Emersons Green also offers other handy amenities such as a library, hairdressers, veterinary practice and children's play centre. And you're just a 12-minute drive from Longwell Green, which has favourite stores such as M&S and Next, plus a Vue Cinema and Hollywood Bowl. The Mall at Cribbs Causeway is also within easy reach, a 22-minute drive away. Home to over 150 stores, including John Lewis, it also boasts several popular eateries - from Carluccio's to Nando's.



...or head to the city

And, of course, it's only a short journey to the big-city bright lights of either Bristol or Bath for a plethora of places to shop, eat, drink and be entertained. Whether you're looking for the best coffee in Bristol or fancy a day walking the cobbled historic streets of Bath - you'll never be bored again.

Emersons Green, Bristol Lyde Green 5

Fast access to glorious scenery and sea air

STEEPED IN HISTORY

A magnificent part of the country

Within an hour's drive of Lyde Green, there are no less than five areas of outstanding natural beauty: the Cotswolds, the Wye Valley, the Mendip Hills, Cranborne Chase and the North Wessex Downs. Whether you prefer hiking, climbing, cycling or picnicking, you can do it in mesmerising surroundings.

Be by the water

There are several beaches within easy reach of Lyde Green, including Burnham-on-Sea, which offers wide swathes of sand and plenty of places to paddle and swim. Within an hour, you can be in Cardiff, enjoying lunch and the many attractions in the bay. And the River Severn provides waterside fun too. You can walk or cycle along The Severn Way or go horse riding at the Severn Valley Country Park. If you like to get on the water, there's paddle boarding, canoeing and kayaking.

Your time, however you please

Dyrham Park's 17th century house and garden is just a 14-minute drive from Lyde Green, giving you a chance to step back in time amidst stunning surroundings. And, in approximately 30 minutes, you could be taking in all the adventure & entertainment that Westonbirt Arboretum has to offer.

Prefer café culture? Within around half an hour's drive are pretty villages and towns such as Castle Combe and Chippenham. Not to mention Bath's luxurious spas and its exhilarating racecourse. And if you fancy a day shopping in the capital, it's only around an hour and a quarter by train from Bristol Parkway to London Paddington.

Pulteney Bridge River Avon, Bath,



Emersons Green is just 35 mins
away from historic Bath

Discover the possibilities of the South West

AT THE HEART OF FAMILY LIFE



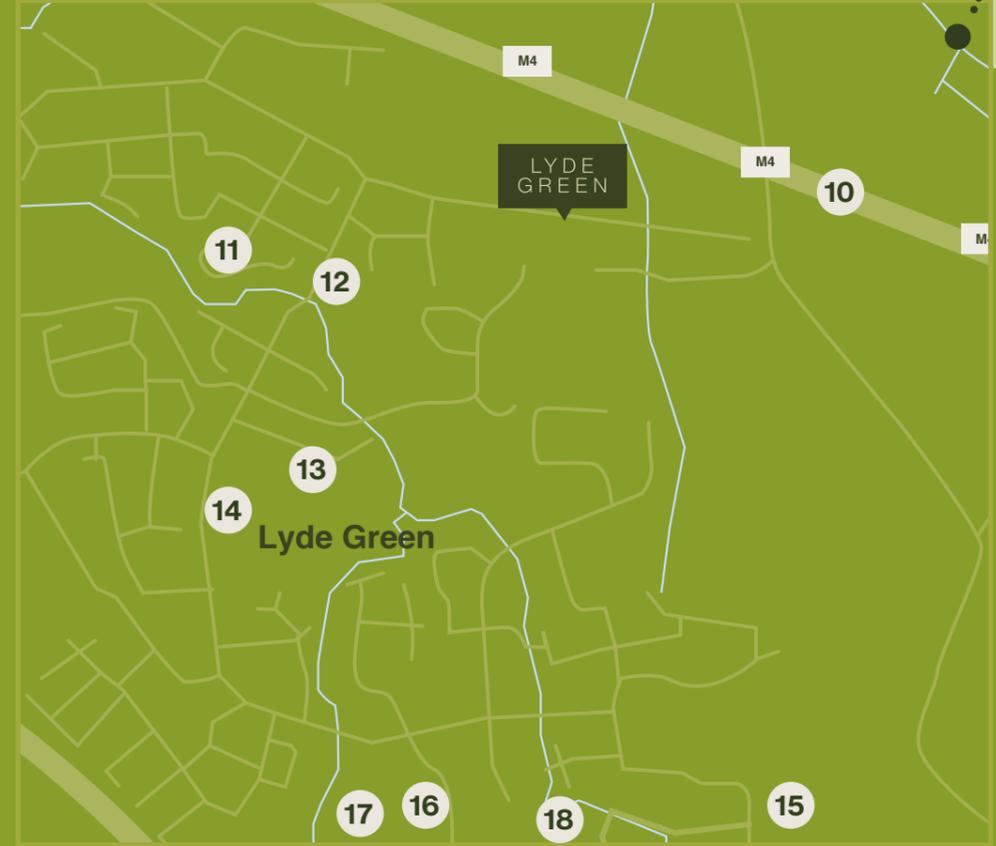
Essentials on hand

Lyde Green has good quality healthcare amenities close by, including a dentist, doctor's surgery and hospital – all within around a five-minute drive at Emersons Green. There's a nursery and pre-school at Lyde Green, plus a primary school with a good Ofsted rating, with a new secondary school that is due to open there in 2022. Within 1.5 miles, there's also Black Horse Primary School and Emersons Green Primary School, which have good Ofsted ratings too.

Fast travel connections

Close to the M4 and A4174, Lyde Green gives you easy access to the city centre and the area's major roads. There's a handy park-and-ride service less than half a mile away with buses running from there and Emersons Green into Bristol and other areas. The Bristol and Bath railway path is a pleasant option for cyclists. And Lyde Green is only a 16-minute drive from Bristol Parkway Railway Station on the main Bristol to Birmingham line. With Bristol Airport within around a 40-minute drive, jetting off abroad is straightforward too.

1. Kingsgate Park
2. Bristol Parkway
3. Dyrham Park
4. Marshfield Farm
5. Bath Racecourse
6. Castle Combe
7. Avon Valley Adventure & Wildlife Park
8. Bristol Temple Meads Station
9. Clifton Suspension Bridge



10. M4 Motorway
11. Lyde Green Playing Fields
12. Lyde Green Play Area
13. Lyde Green Primary School
14. Happy Days Nursery & Pre-School, Lyde Green
15. Lyde Green Park & Ride
16. Sainsbury's Supermarket
17. Emersons Green Retail Park
18. David Lloyd Bristol Emersons Green

Sat Nav:
Lyde Green,
Elderflower Drive, BS16 7NJ

What3words:
generally.outings.gentlemen

| | | | | | | |
|---|---|--|--------------------------------|-----------------------------|-----------------------|---------------------------|
| <p>Travel times by car starting from Lyde Green to:</p> | 5 mins Emersons Green | 16 mins Bristol Parkway Railway Station | 30 mins Bristol city centre | 30 mins Bath city centre | 34 mins Chippenham | 49 mins Burnham-on-Sea |
| | <p>Travel times by train from Bristol Parkway Railway Station to:</p> | 22 mins Swindon | 29 mins Cheltenham | 34 mins Cardiff Central | 40 mins Bath | 49 mins Reading |

Travel times are in minutes and are approximate. Source: Google Maps and trainline.com
Ofsted ratings correct at time of print. April 2022.

Site Plan

Lyde Green

- **The Bluebell & The Bluebell II**
2-bedroom apartment
Spring 2022
- **The Harebell**
2-bedroom house
Autumn 2022
- **The Kingcup**
3-bedroom house
Autumn 2022
- **The Daisy**
2-bedroom house
Autumn 2022
- **The Primrose**
The Anemone
The Cornflower
1-bedroom apartments
Spring 2023
- The Chicory**
The Foxglove
The Honeysuckle
2-bedroom apartments
Spring 2023





The Bluebell

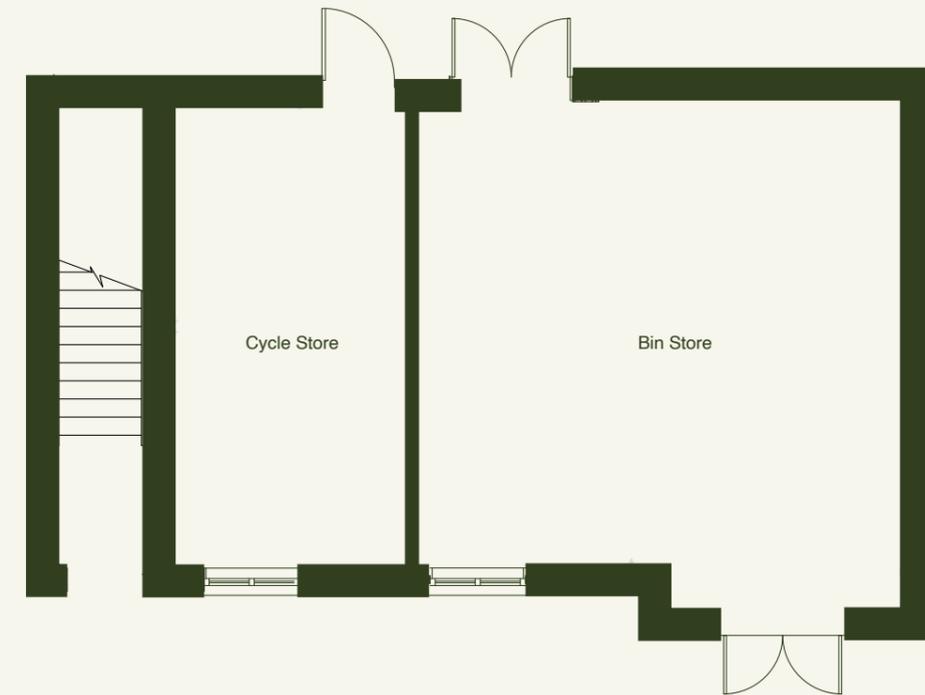
2 bedroom coach house
68.1m²

Please speak to a sales consultant for more information.

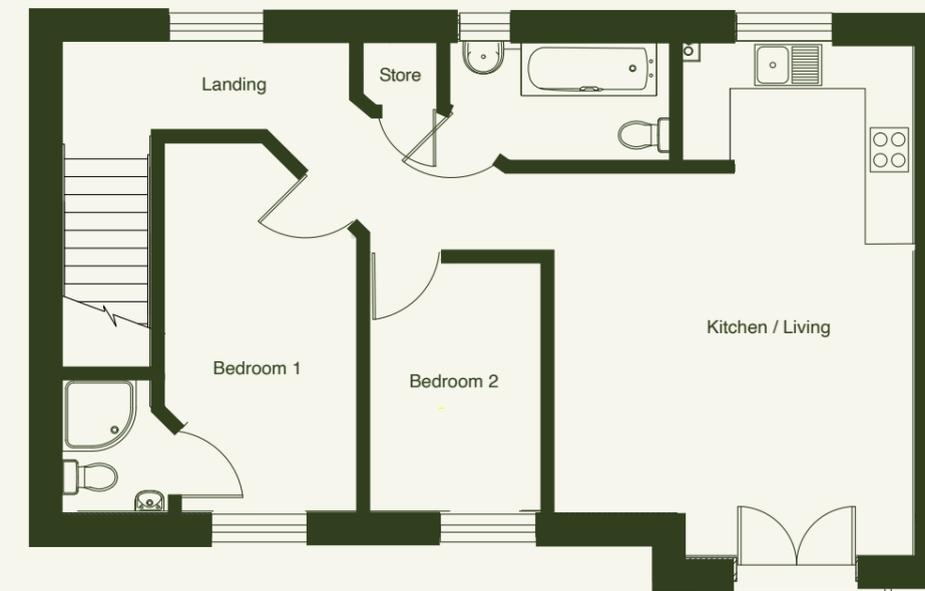
Phone 0300 456 0522

Email sales@guinness.org.uk

Ground floor



First floor



Plot 527

| | |
|------------------|---------------|
| Kitchen / dining | 6.30m x 4.10m |
| Bathroom | 2.88m x 1.92m |
| En-suite | 1.4m x 1.59m |
| Bedroom 1 | 4.74m x 2.26m |
| Bedroom 2 | 3.22m x 2.26m |

Two-bedroom coach house with open plan living / dining area, bathroom, en-suite to master bedroom and allocated parking. Access to a shared bin and cycle store.

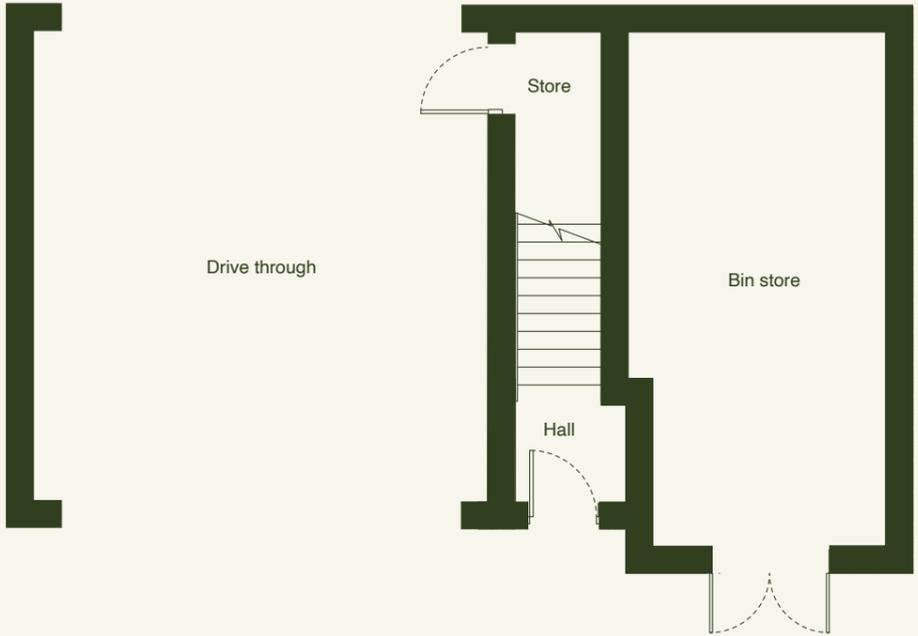
Dimensions are estimated and are for a guidance of size.
Window layout differs for some plots.

The Bluebell II

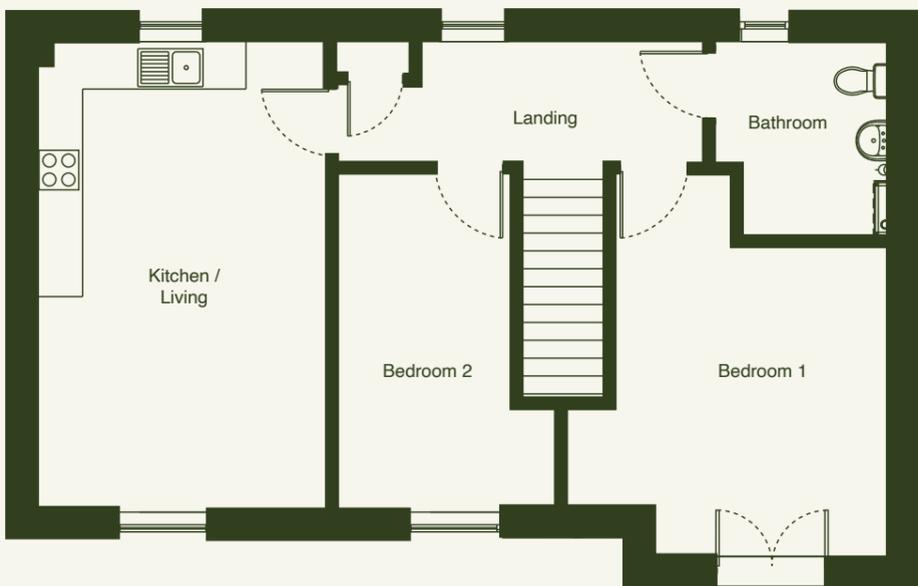
2 bedroom coach house
68.1m²

Please speak to a sales consultant for more information.
Phone 0300 456 0522
Email sales@guinness.org.uk

Ground floor



First floor



Plots 524, 538

| | |
|------------------------|----------------------|
| Kitchen /dining | 6.00m x 3.70m |
| Bathroom | 2.48m x 2.01m |
| Landing | 4.73m x 1.59m |
| Bedroom 1 | 4.01m x 3.57m |
| Bedroom 2 | 2.21m x 1.37m |

Two-bedroom coach house with open plan living/dining area and allocated parking. Access to a shared bin and cycle store.

Dimensions are estimated and are for a guidance of size. Window layout differs for some plots.



The Harebell ●

2 bedroom house
76.0m²

Please speak to a sales consultant for more information.

Phone 0300 456 0522

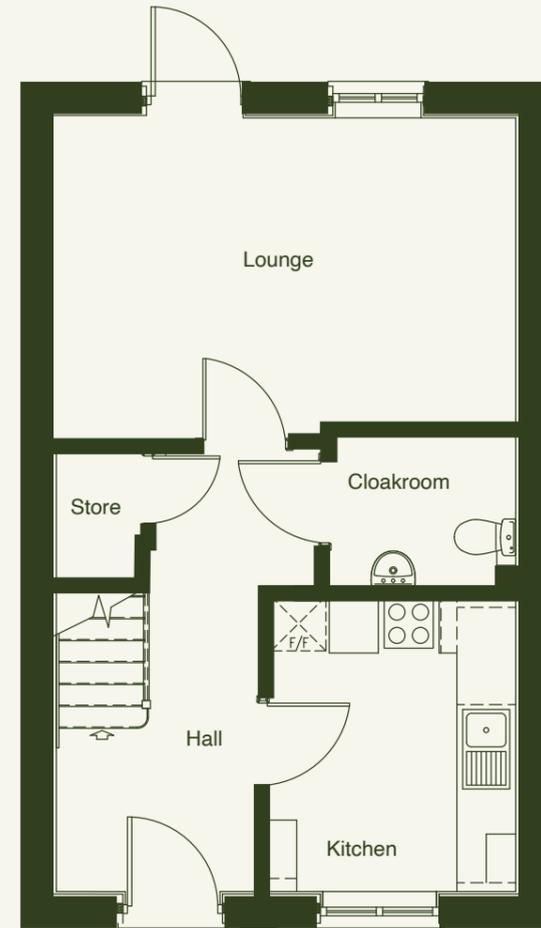
Email sales@guinness.org.uk

Plot 547

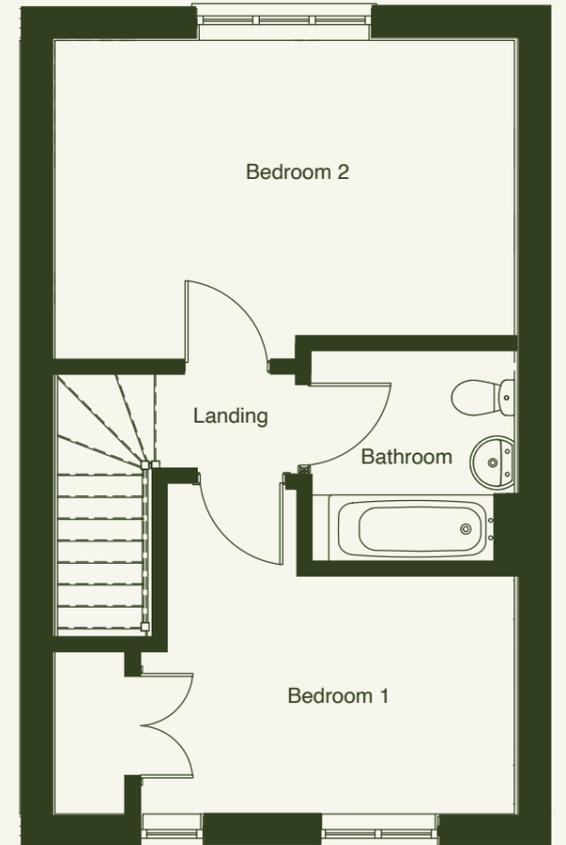
| | |
|-----------|---------------|
| Lounge | 4.75m x 3.34m |
| Kitchen | 2.57m x 3.12m |
| Bedroom 1 | 4.75m x 3.37m |
| Bedroom 2 | 4.75m x 3.34m |
| Bathroom | 1.40m x 1.33m |

Two-bedroom house with generous lounge, downstairs WC and storage, offering a contemporary kitchen and hallway leading upstairs to a first floor bathroom and two spacious bedrooms. Externally, private parking and turf to rear garden.

Dimensions are estimated and are for a guidance of size.
Window layout differs for some plots.



Ground floor



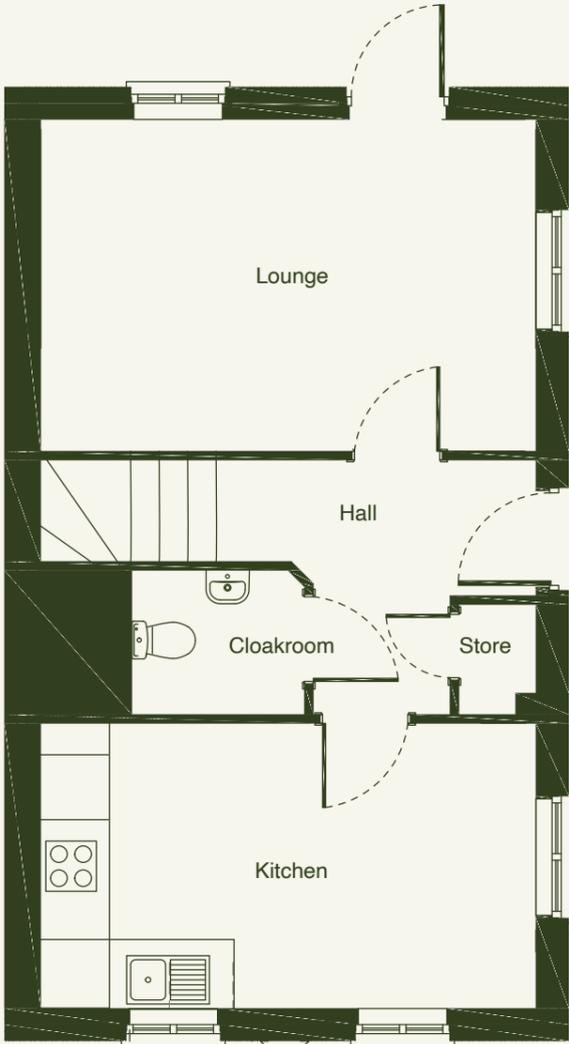
First floor

The Kingcup

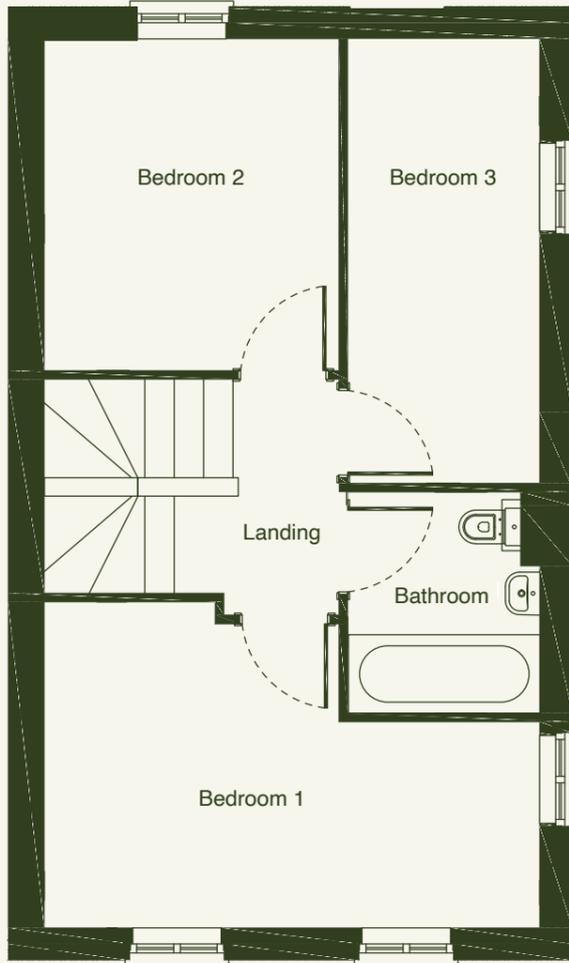


3 bedroom house
88.1m²

Please speak to a sales consultant for more information.
Phone 0300 456 0522
Email sales@guinness.org.uk



Ground floor



First floor



Plot 546

| | |
|-----------------------|----------------------|
| Lounge | 4.95m x 3.34m |
| Kitchen/dining | 4.95m x 2.87m |
| Bedroom 1 | 4.95m x 3.28m |
| Bedroom 2 | 3.34m x 2.95m |
| Bedroom 3 | 4.46m x 1.93m |
| Bathroom | 2.22m x 1.93m |

Three-bedroom house with generous lounge, downstairs WC and storage, offering a contemporary kitchen/dining experience and hallway leading upstairs to a first floor bathroom and three bedrooms. Externally, private parking and turf to rear garden.

Dimensions are estimated and are for a guidance of size. Window layout differs for some plots.



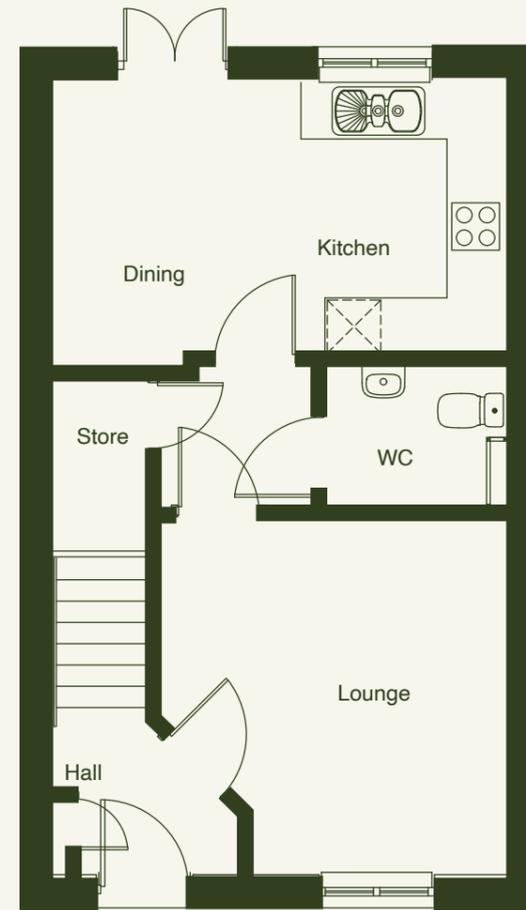
The Daisy ●

2 bedroom house
80.5m²

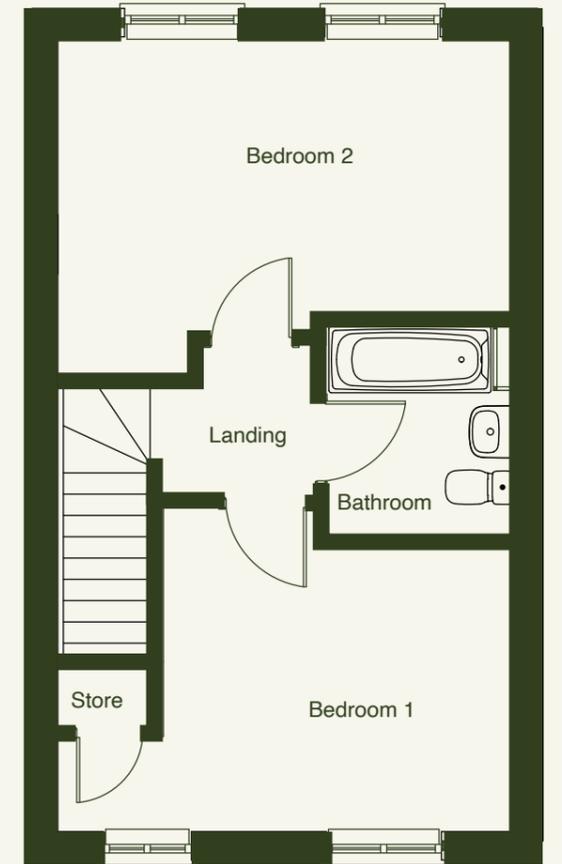
Please speak to a sales consultant for more information.

Phone 0300 456 0522

Email sales@guinness.org.uk



Ground floor



First floor

Plot 545

| | |
|----------------|---------------|
| Kitchen/dining | 3.03m x 4.79m |
| Lounge | 2.72m x 3.81m |
| Bedroom 1 | 3.06m x 3.68m |
| Bedroom 2 | 4.79m x 2.98m |
| Bathroom | 2.22m x 1.99m |

Two-bedroom house with generous lounge, downstairs WC and storage, offering a contemporary kitchen/dining experience and hallway leading upstairs to a first floor bathroom and two bedrooms. Externally, private parking and turf to rear garden.

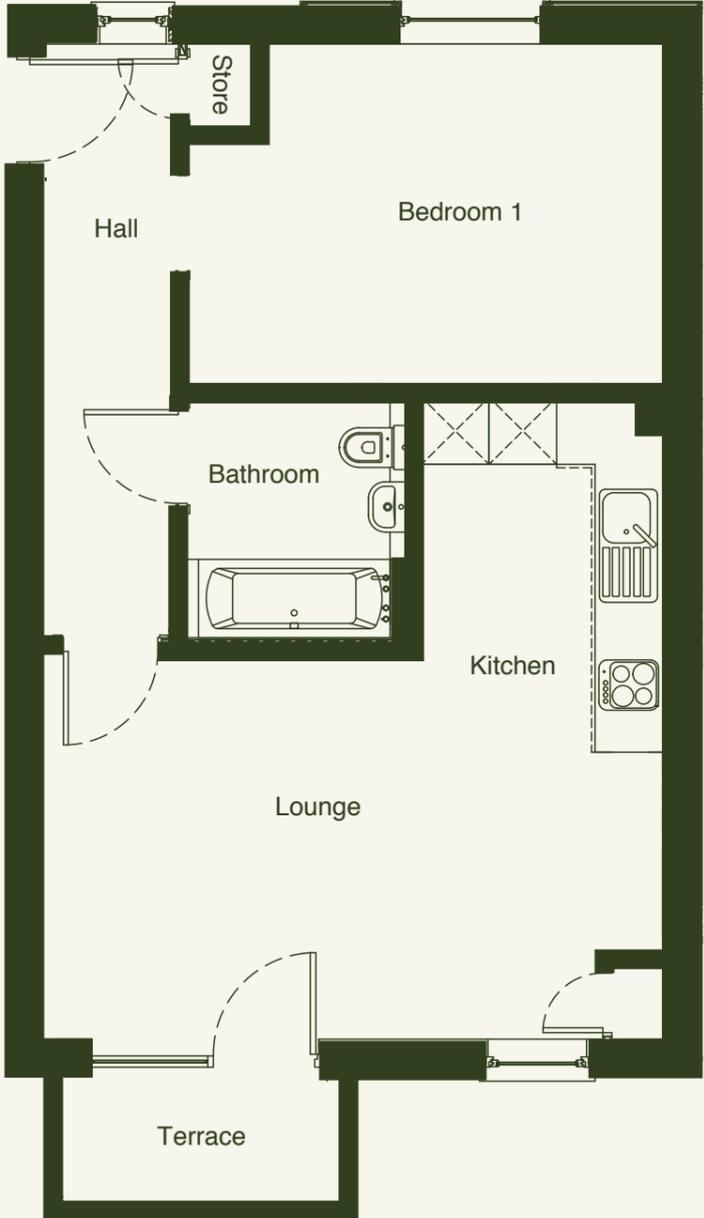
Dimensions are estimated and are for a guidance of size.
Window layout differs for some plots.

The Primrose



1 bedroom apartment
49m²

Please speak to a sales consultant for more information.
Phone 0300 456 0522
Email sales@guinness.org.uk



GF: Plot 586 **2F: Plot 588**
1F: Plot 587

| | |
|-----------------------|----------------------|
| Kitchen/lounge | 5.55m x 5.58m |
| Bedroom 1 | 4.26m x 2.95m |
| Bathroom | 2.20m x 2.03m |

One-bedroom apartment with an open plan living/dining space with a bathroom, master bedroom and storage.

Dimensions are estimated and are for a guidance of size.
 Window layout differs for some plots.



1F: Plot 579
2F: Plot 582

| | |
|----------------|----------------|
| Kitchen/lounge | 7.49m x 3.32m |
| Bedroom 1 | 3.27 m x 2.84m |
| Bathroom | 2.22m x 2.04m |

One-bedroom apartment with an open plan living/dining space with a bathroom, master bedroom and storage.

Dimensions are estimated and are for a guidance of size.
Window layout differs for some plots.

The Anemone

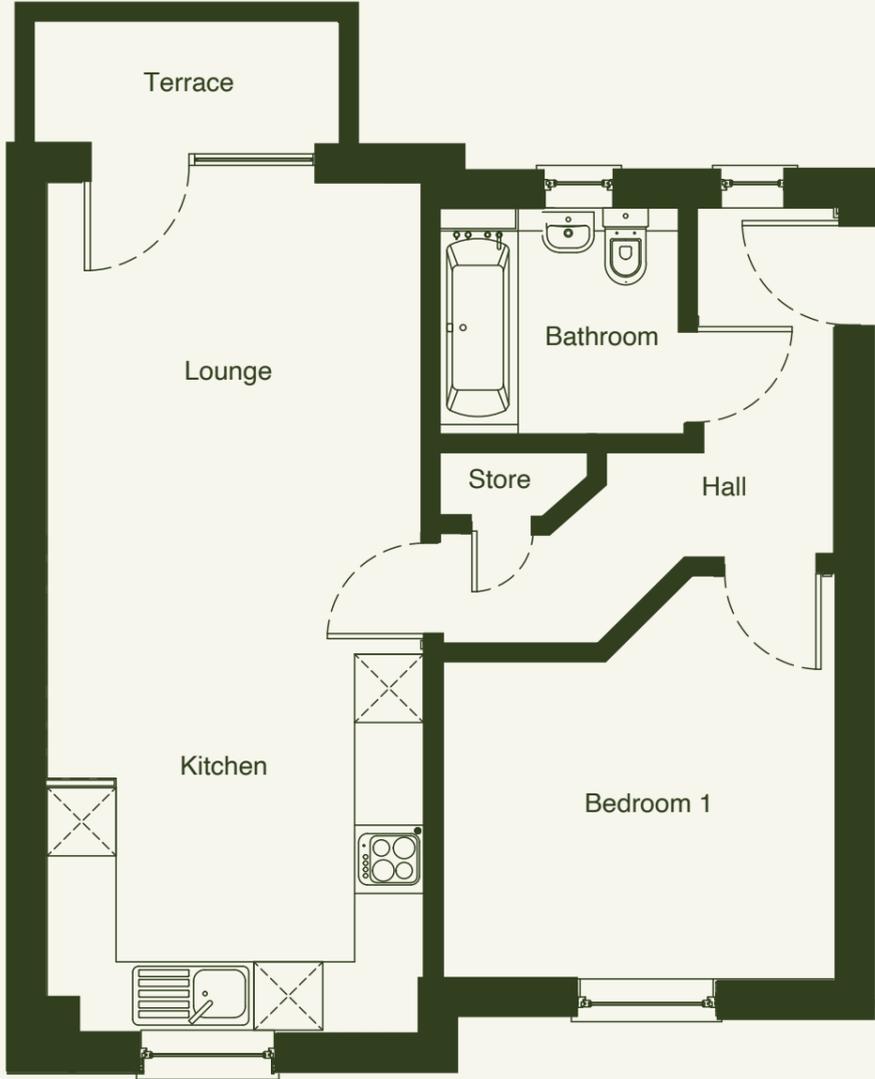


1 bedroom apartment
48m²

Please speak to a sales consultant for more information.

Phone 0300 456 0522

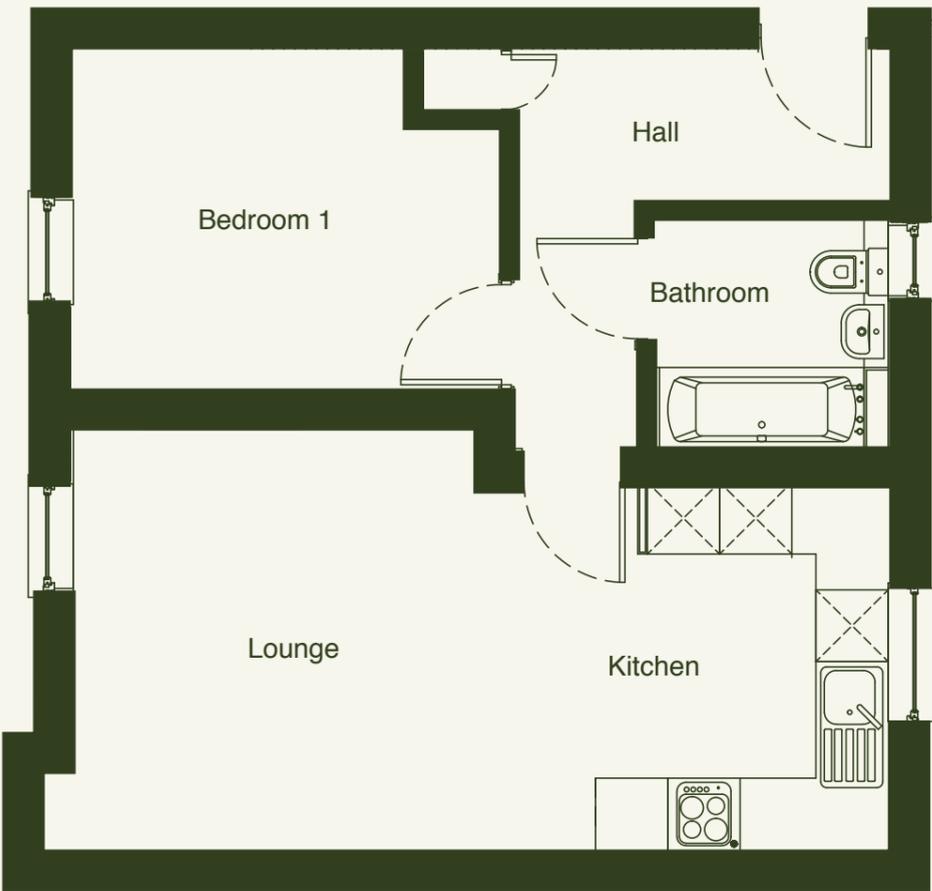
Email sales@guinness.org.uk



The Cornflower

1 bedroom apartment
45m²

Please speak to a sales consultant for more information.
Phone 0300 456 0522
Email sales@guinness.org.uk



GF: Plots 578, 589

| | |
|-----------------------|----------------------|
| Kitchen/dining | 3.42m x 3.12m |
| Bedroom 1 | 3.42m x 2.94m |
| Bathroom | 2.04m x 1.99m |

One-bedroom apartment with an open plan living/dining space with a bathroom and master bedroom.

Dimensions are estimated and are for a guidance of size.
Window layout differs for some plots.



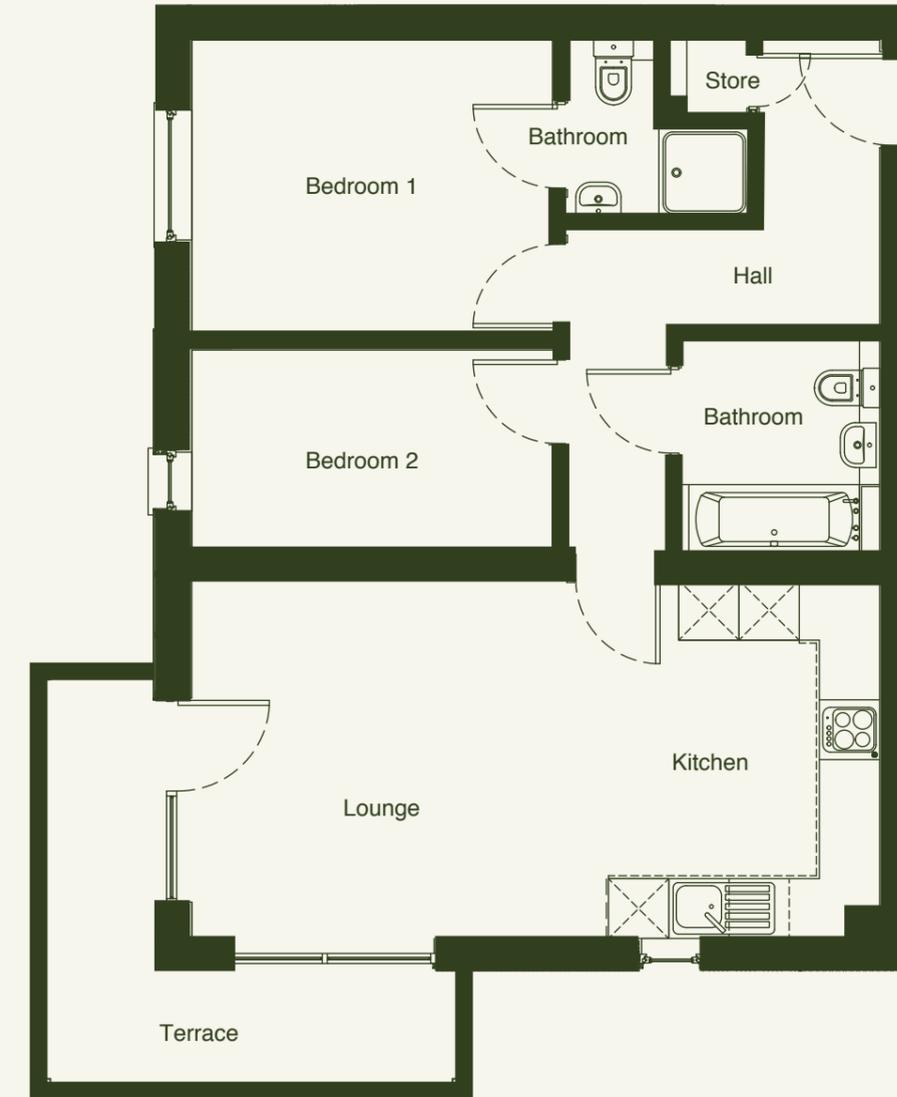
The Chicory ●

2 bedroom apartment
62m²

Please speak to a sales consultant for more information.

Phone 0300 456 0522

Email sales@guinness.org.uk



GF: Plots 577, 590 **2F: Plots 583,**
1F: Plots 580, 592 **585, 595**

| | |
|-----------------------|----------------------|
| Kitchen/lounge | 6.90m x 3.01m |
| Bedroom 1 | 3.03m x 3.42m |
| Bedroom 2 | 3.42m x 2.09m |
| Bathroom | 2.09m x 2.04m |

Two-bedroom apartment with an open plan living/dining space with a bathroom, master bedroom, hallway, storage and terrace.

Dimensions are estimated and are for a guidance of size.
Window layout differs for some plots.

The Foxglove

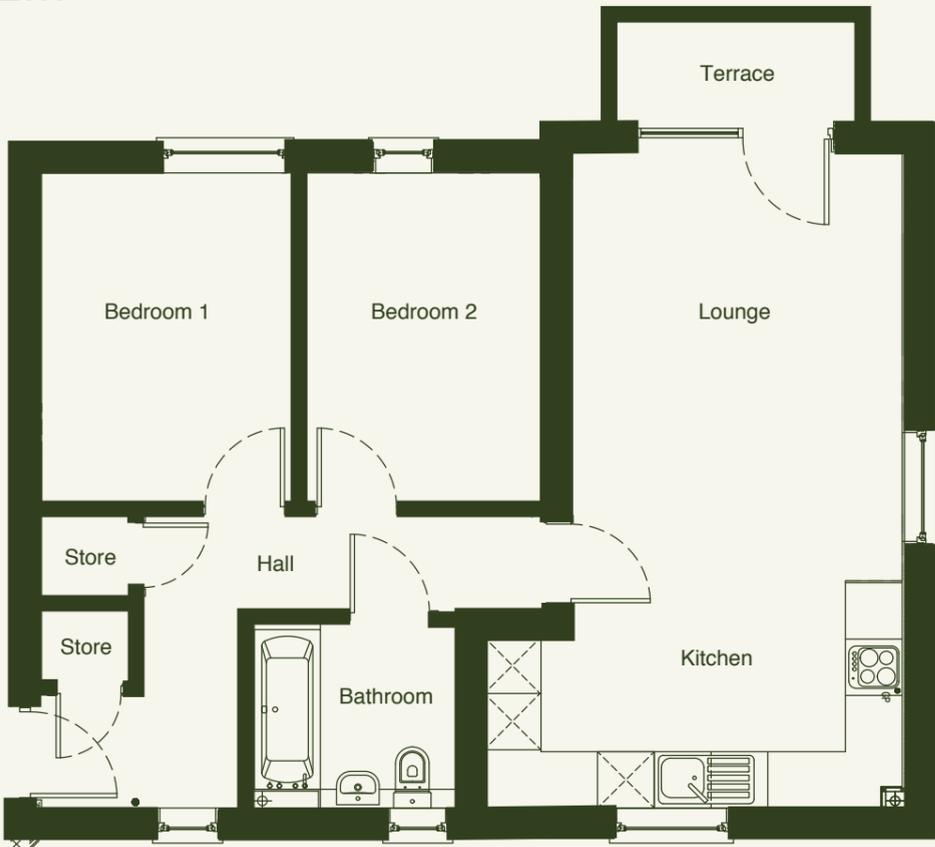


2 bedroom apartment
62m²

Please speak to a sales consultant for more information.

Phone 0300 456 0522

Email sales@guinness.org.uk



1F: Plot 593

2F: Plot 596

| | |
|----------------|---------------|
| Kitchen/dining | 7.04m x 4.47m |
| Bedroom 1 | 3.59m x 2.72m |
| Bedroom 2 | 3.59m x 2.58m |
| Bedroom 3 | 3.41m x 2.50m |
| Bathroom | 2.21m x 2.60m |

Two-bedroom apartment with an open plan living/dining space with a bathroom, master bedroom, hallway, storage and terrace.

Dimensions are estimated and are for a guidance of size. Window layout differs for some plots.



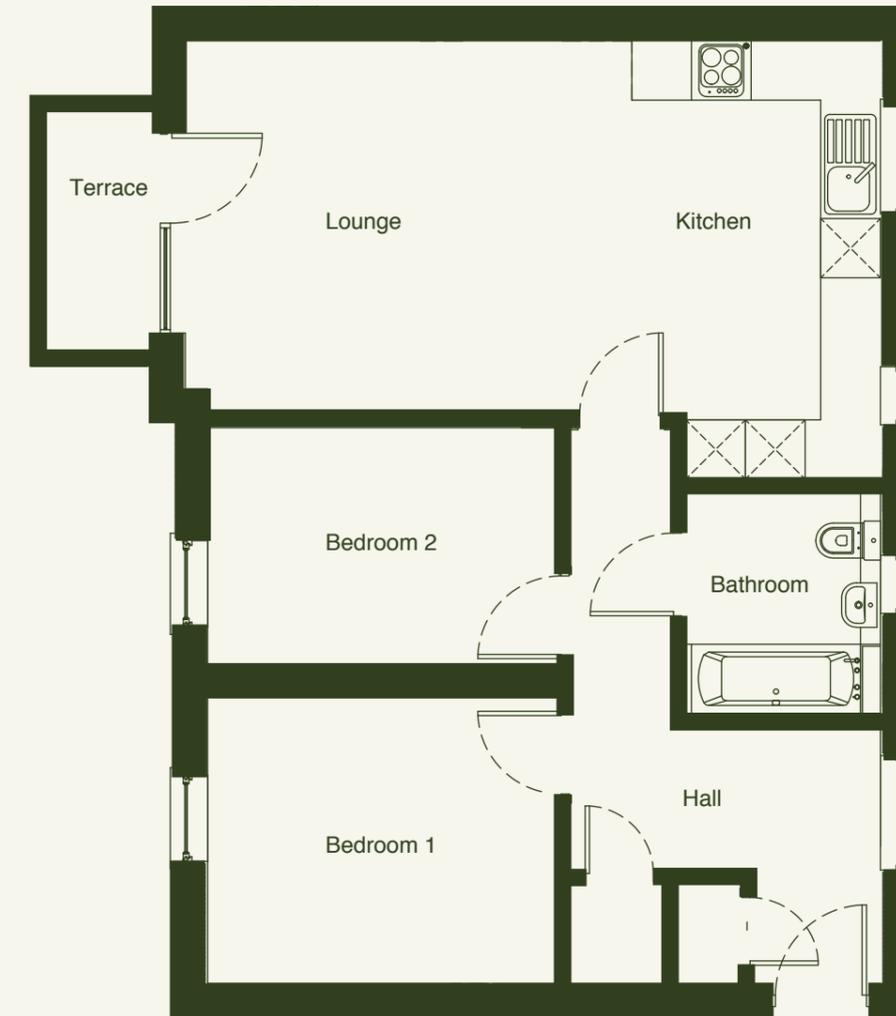
The Honeysuckle ●

2 bedroom apartment
65m²

Please speak to a sales consultant for more information.

Phone 0300 456 0522

Email sales@guinness.org.uk



1F: Plots 581, 591
2F: Plots 584, 594

| | |
|----------------|---------------|
| Kitchen/lounge | 6.81m x 3.84m |
| Bedroom 1 | 3.59m x 2.94m |
| Bedroom 2 | 3.59m x 2.52m |
| Bathroom | 2.29m x 2.04m |

Two-bedroom apartment with an open plan living/dining space with a bathroom, master bedroom, hallway, storage and terrace.

Dimensions are estimated and are for a guidance of size.
Window layout differs for some plots.

Specification

Kitchen

- Contemporary kitchen provided by Symphony
 - Pre-selected by developer in either Anthracite or White
- Stainless Steel electric single oven, hob and extractor hood
- Stainless Steel hob
- Stainless Steel splashback to hob
- Chrome mixer tap

Bathroom

- White contemporary suite
- Full height tiles around bath
- Electric Shower in chrome over bath with glass screen
- Chrome heated towel rail
- Shaver socket
- Tiled splashback / mirror over basin

En suite (where applicable)

- Electric Shower in chrome
- White contemporary suite
- Chrome heated towel rail
- Tiled splashback / mirror over basin

Cloakroom (where applicable)

- Tiled splashback / mirror over basin
- White contemporary suite

Internal Finish

- Walls and ceilings finished in White emulsion
- Woodwork finished in White gloss

Flooring

- Vinyl flooring to kitchen/dining, bathroom, en-suite and cloakroom
- Carpets to all other areas

External Finish

- PVCu double glazed windows
- Composite Door With PVCu Frames (houses only)
- Front and Rear lights (houses only)
- Outside tap (houses only)
- Rear Patio area (houses only)
- Turfed rear garden (houses only)
- Rotary Dryer (houses only)
- 1.8m panel fencing around garden (houses only)

Heating

- Gas central heating
- Combination Boiler by Vaillant

Electric and Communications

- TV Point to all bedrooms
- TV ariel in loft space (houses and FoGs only)
- Communal digital aerial & satellite (SkyQ compatible) (apartments only)

The specification is for informational purposes only. All items have been selected as part of the development plan of Lyde Green. Please visit our Sales Office to see specification samples (where available).

Shared Ownership

Lyde Green

- You'll need a smaller deposit and mortgage than if you bought a property outright
- Generally you are able to buy a bigger property than you may otherwise be able to afford
- You are able to buy more shares until you own the property outright
- Your monthly payments could be less than renting privately





**For further information or to
book a viewing please contact
our sales team at:**

**Phone
0300 456 0522**

**Email
sales@guinness.org.uk**

**Visit
guinnesshomes.co.uk/lydegreen**

**Sales Office opening times:
Thurs, Fri, Sat & Mon (10am - 5pm)
Sun (10am - 4pm)
Appointments to be booked online**

Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

These particulars do not constitute any part of an offer or contract.

Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Computer generated images are for illustration purposes only. Features such as windows, brick and other materials may vary. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Landscaping is shown for illustrative purposes only. Map not to scale. Plans are indicative only. Your home is at risk if you do not keep up the rent and mortgage repayments. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for shared ownership and affordable rent. The tenure of these homes may change subject to demand. Details correct at time of going to print. April 2022.