

A man in a dark shirt is seen from the back, holding a model airplane against a clear blue sky. The airplane is a multi-engine propeller plane. The word "Brabazon" is written in a large, white, cursive script across the middle of the image, with "BRISTOL" in a smaller, white, sans-serif font below it.

Brabazon

BRISTOL

ONE OF THE LARGEST MASTERPLANNED DEVELOPMENT
PROJECTS IN THE UK



CURRENT PLANNING PERMISSION

An aerial night-time rendering of a large-scale urban development project. The scene shows a dense cluster of modern buildings, including residential blocks, commercial structures, and a large arena-like building. A central green space with a pond and winding paths is illuminated. The surrounding area includes existing infrastructure like roads and parking lots.

**6,500
NEW HOMES**

**30,000+
NEW JOBS**

**3+NEW
SCHOOLS**

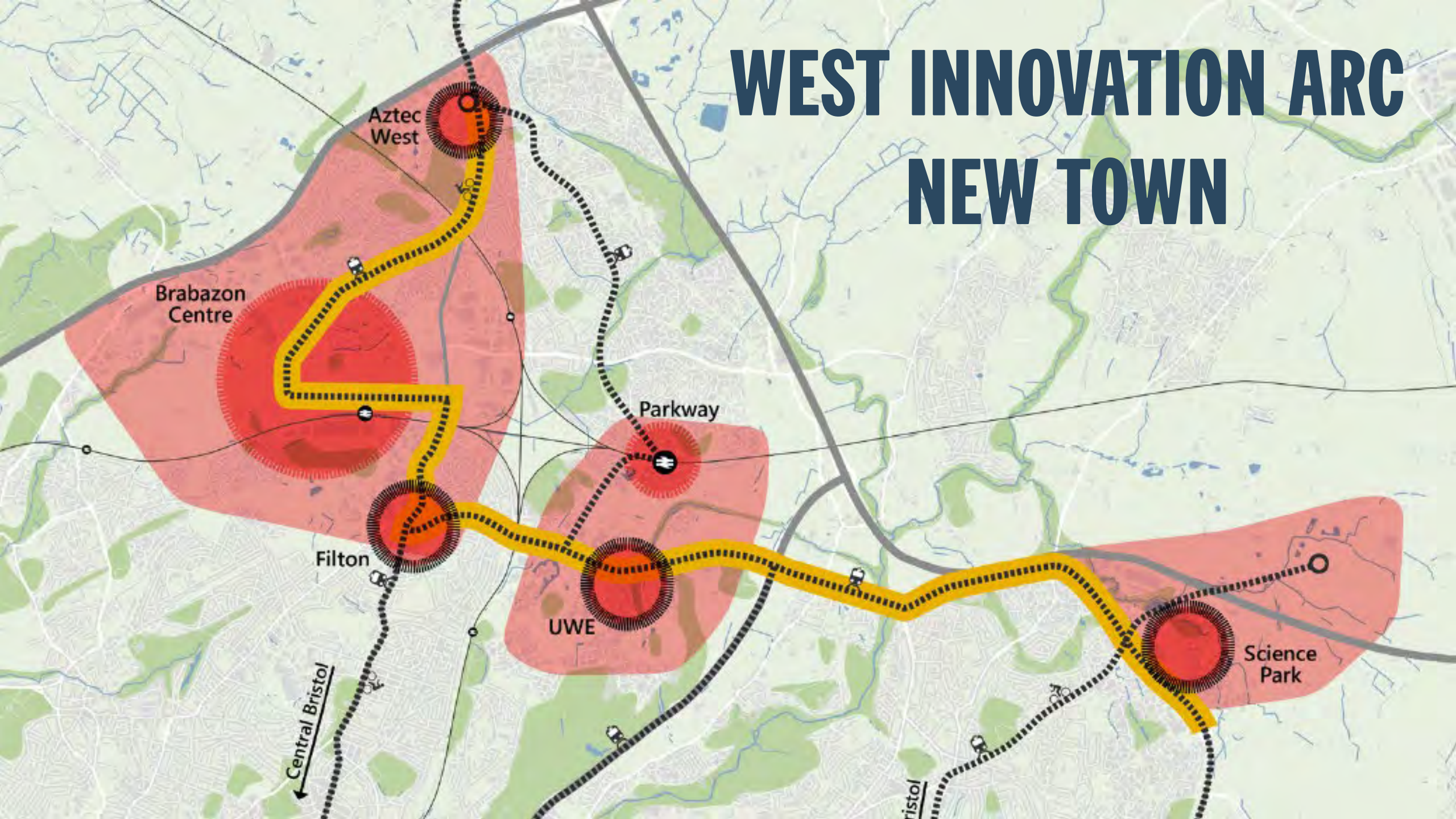
**COMMUNITY
CENTRES**

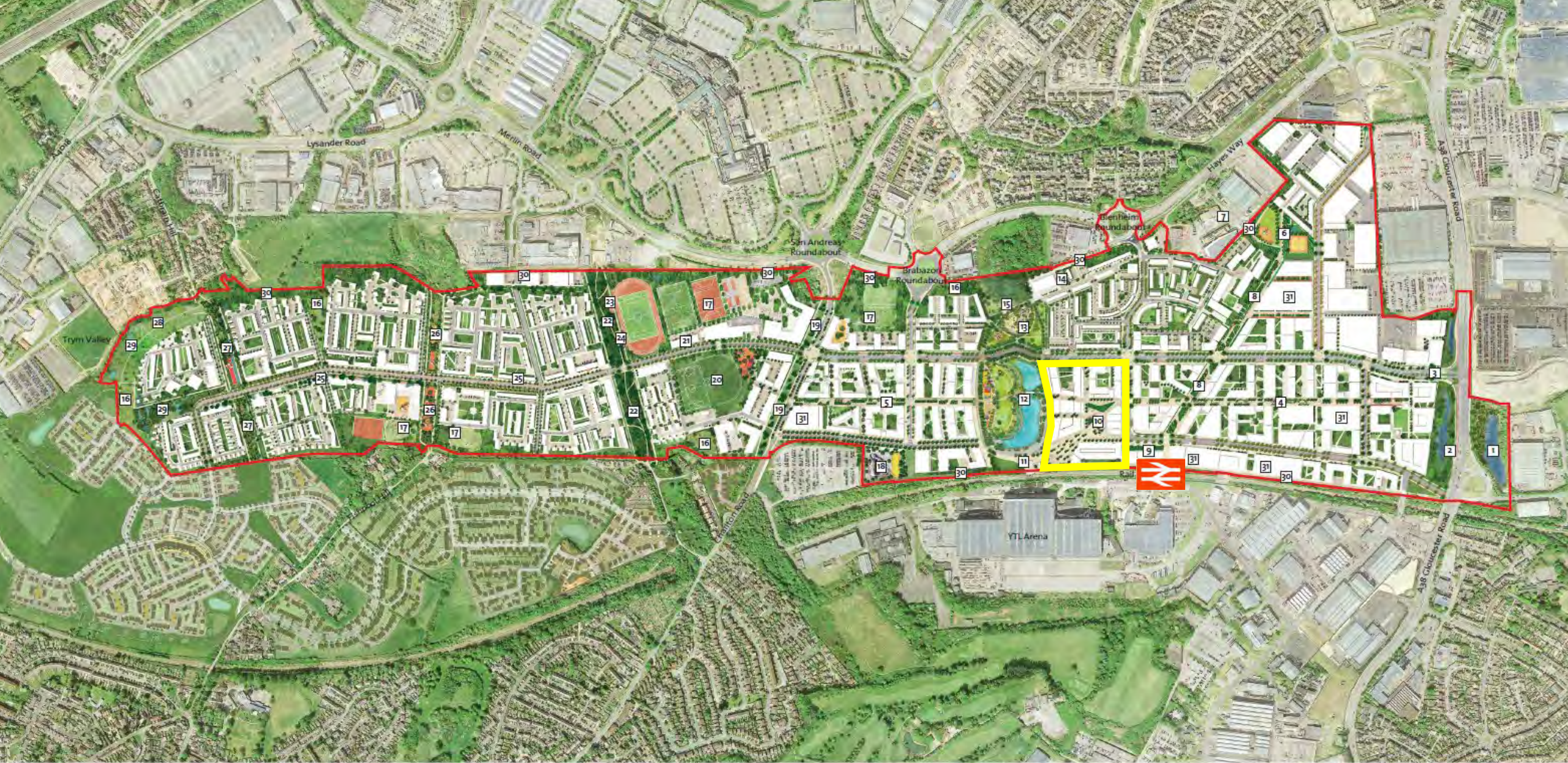
**2,000 BED
PBSA**

**3 NEW
HOTELS**

Brabazon

WEST INNOVATION ARC NEW TOWN





Brabazon







City Green



The Mall

Hayes Way

BACT Museum

Royal Mail

A38

Railway Line

Charlton Road

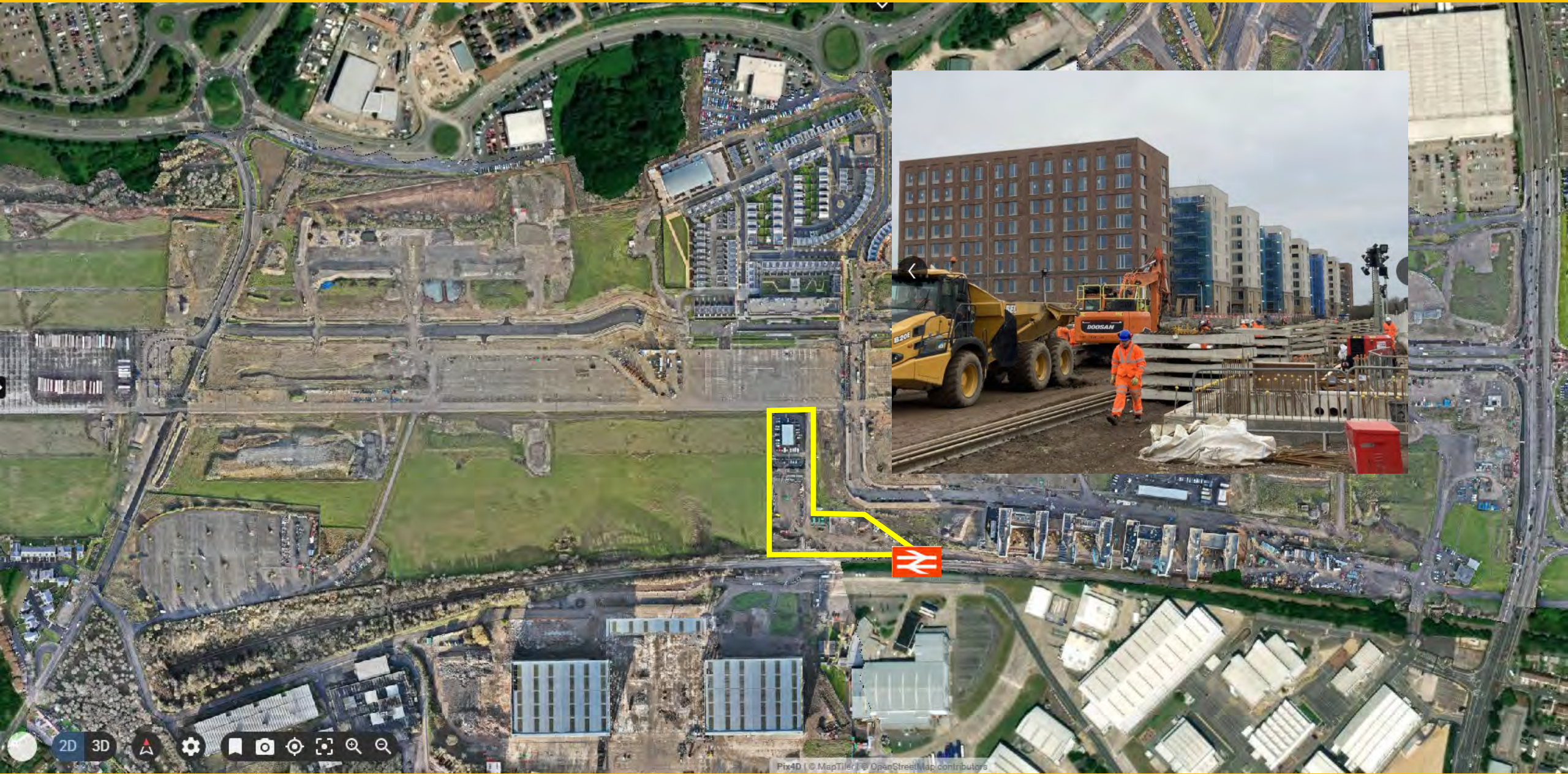


Brabazon











STUDENT LIVING

- 1,514 student homes
 - 100% - electric & EPC B
 - 1 sqm of amenity / student
 - 82% ensembles
 - 18% studios
 - 745 units Phase 1 Sept 2026
 - 769 units Phase 2 Sept 2027
-
- Studios: 272
 - 3-Bed Clusters: 36
 - 4-Bed Clusters: 636
 - 5-Bed Clusters: 570





COMMUNITY AT BRABAZON

22

Mokoko a Bristol and Bath based independent café and bakery have taken a lease to deliver their flagship destination at Brabazon.

This sits with the refurbished grade 2 listed hangar, which will also provide a community space for residents and local groups. It will also have a gym for the community.

22,500 sqft of repurposed hangar.

1 X Café

1 X Bakery

1 X Gym

1 X Community hall

Meeting rooms







BREEAM®
OUTSTANDING



5★
NABERS
INDOOR







WAITROSE
& PARTNERS

“Brabazon is one of the most exciting new city districts in the UK, driving the growth of one of the UK’s most vibrant and successful regional economies. Partnering with YTL Developments at Brabazon underlines our ambition and the opportunity we believe we have to grow our reach.”

**James Bailey Exec.
Director, Waitrose**

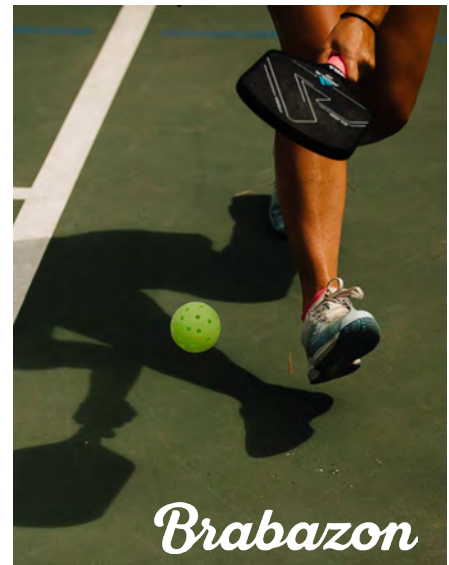


BRABAZON PARK





MEANWHILE USES



MEANWHILE



Brabazon







HANGAR

**HANGAR
DISTRICT**

**HERITAGE
DISTRICT**

**SALES HUB / TEMP. ACTIVATION
CAR PARKING**

PADEL

STATION

STUDENT ACCOMMODATION

**WAITROSE,
GATEWAY
OFFICE AND
MSCP**