



Brabazon BRISTOL

ONE OF THE LARGEST MASTERPLANNED DEVELOPMENT
PROJECTS IN THE UK



CURRENT PLANNING PERMISSION

**6,500
NEW HOMES**

**30,000+
NEW JOBS**

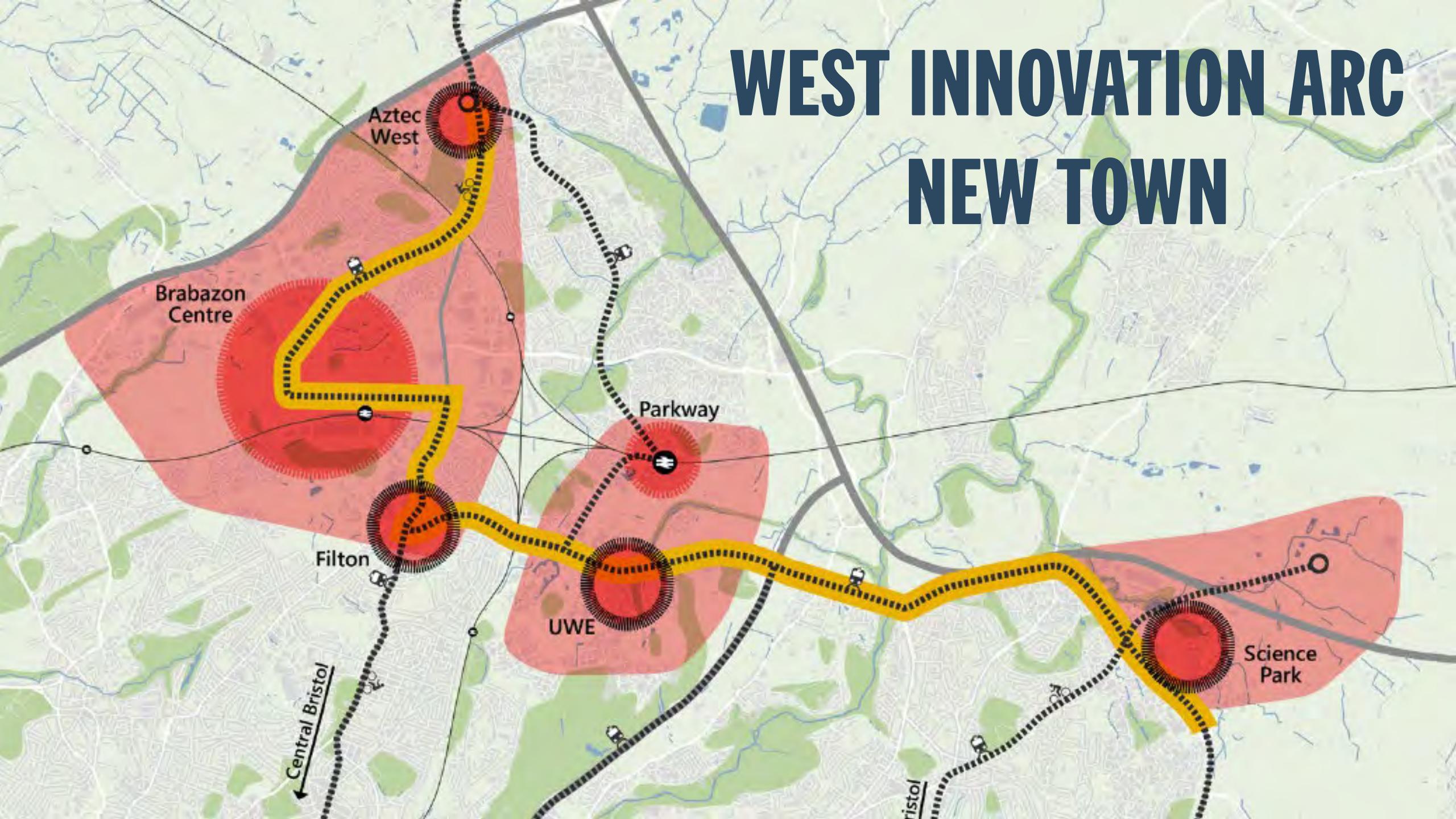
**3+ NEW
SCHOOLS**

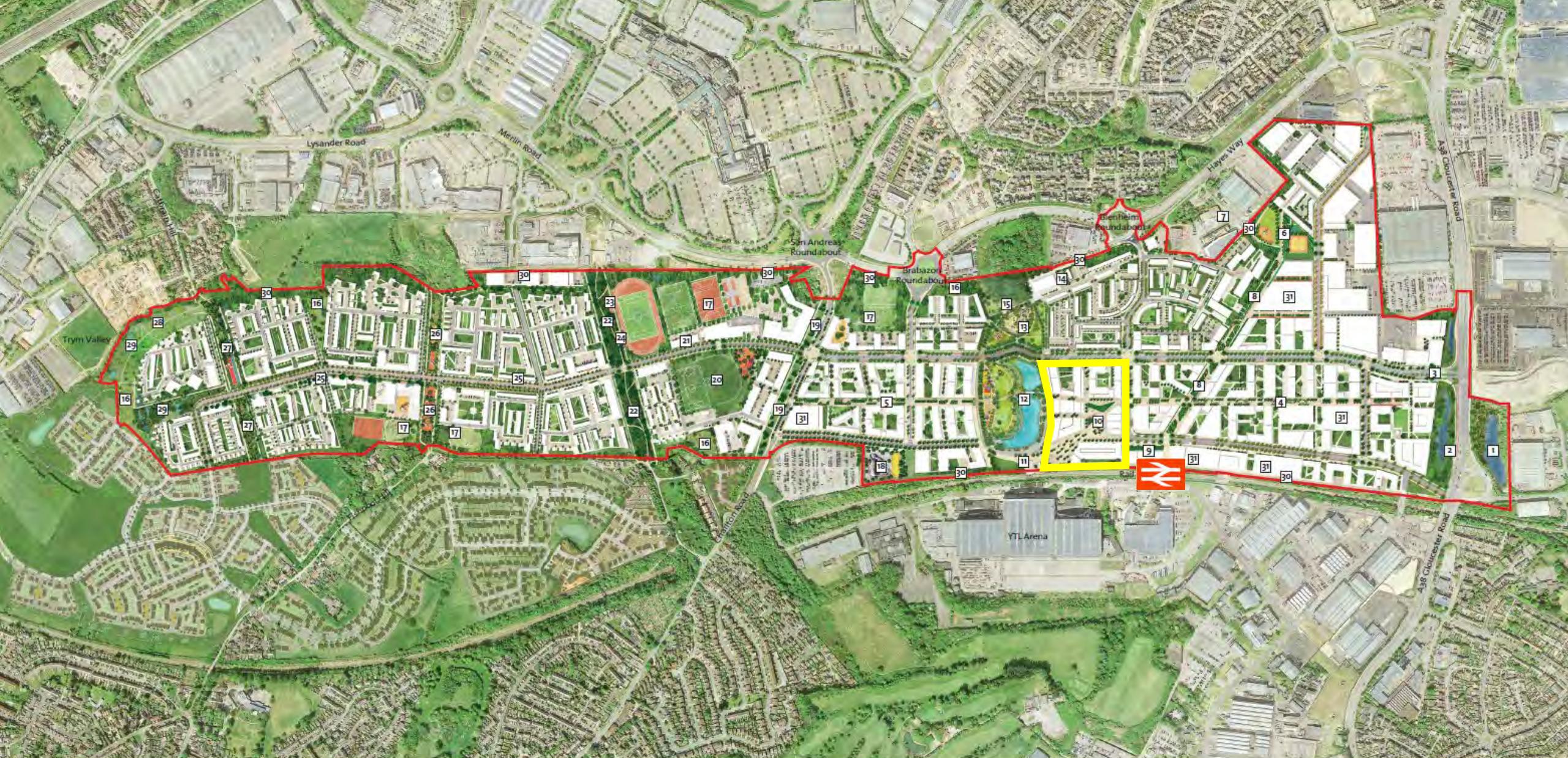
**COMMUNITY
CENTRES**

**2,000 BED
PBSA**

**3 NEW
HOTELS**

WEST INNOVATION ARC NEW TOWN





Brabazon

YTL Developments
YTL GROUP









City Green



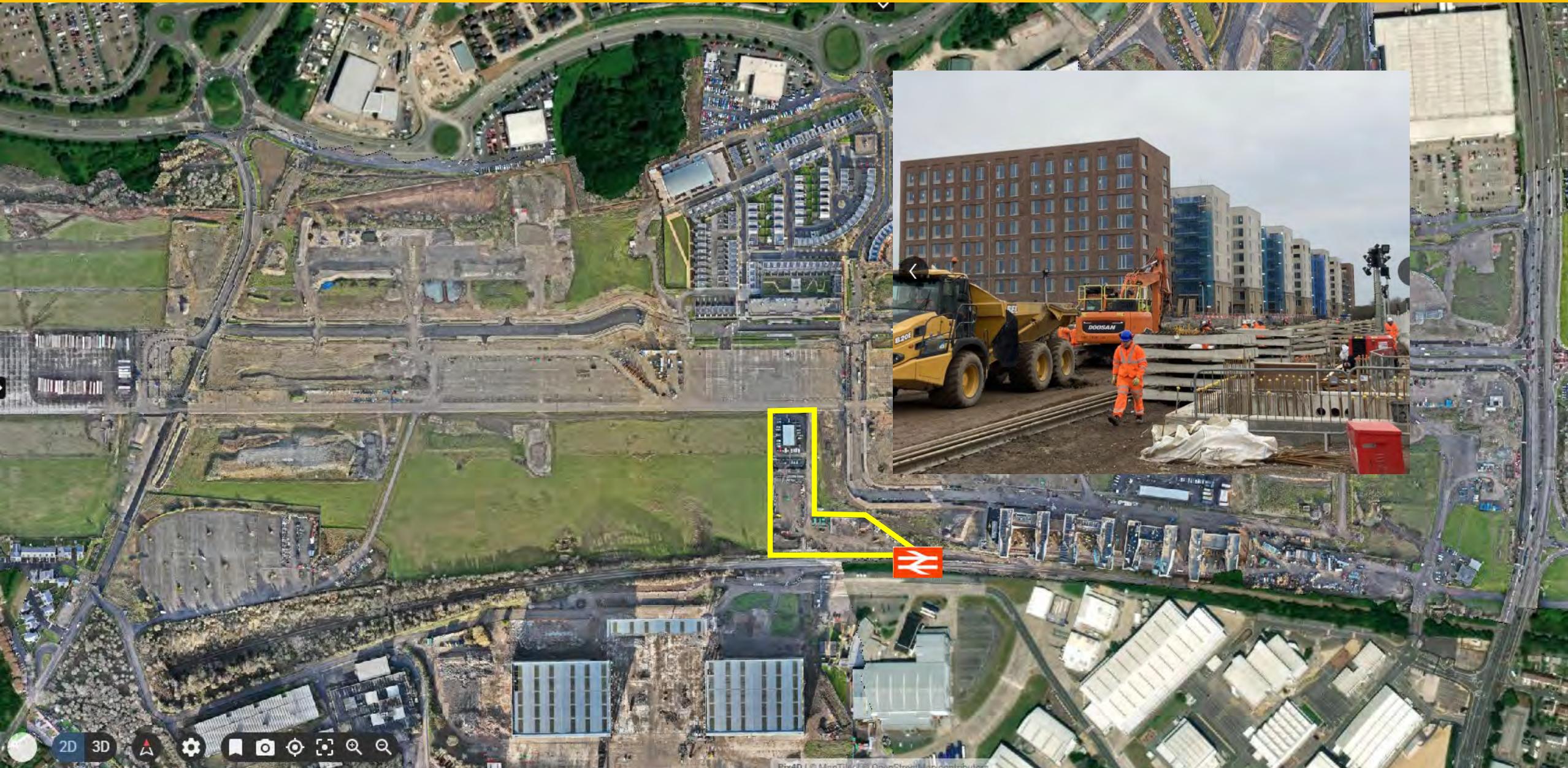


Brabazon











2D

3D



STUDENT LIVING

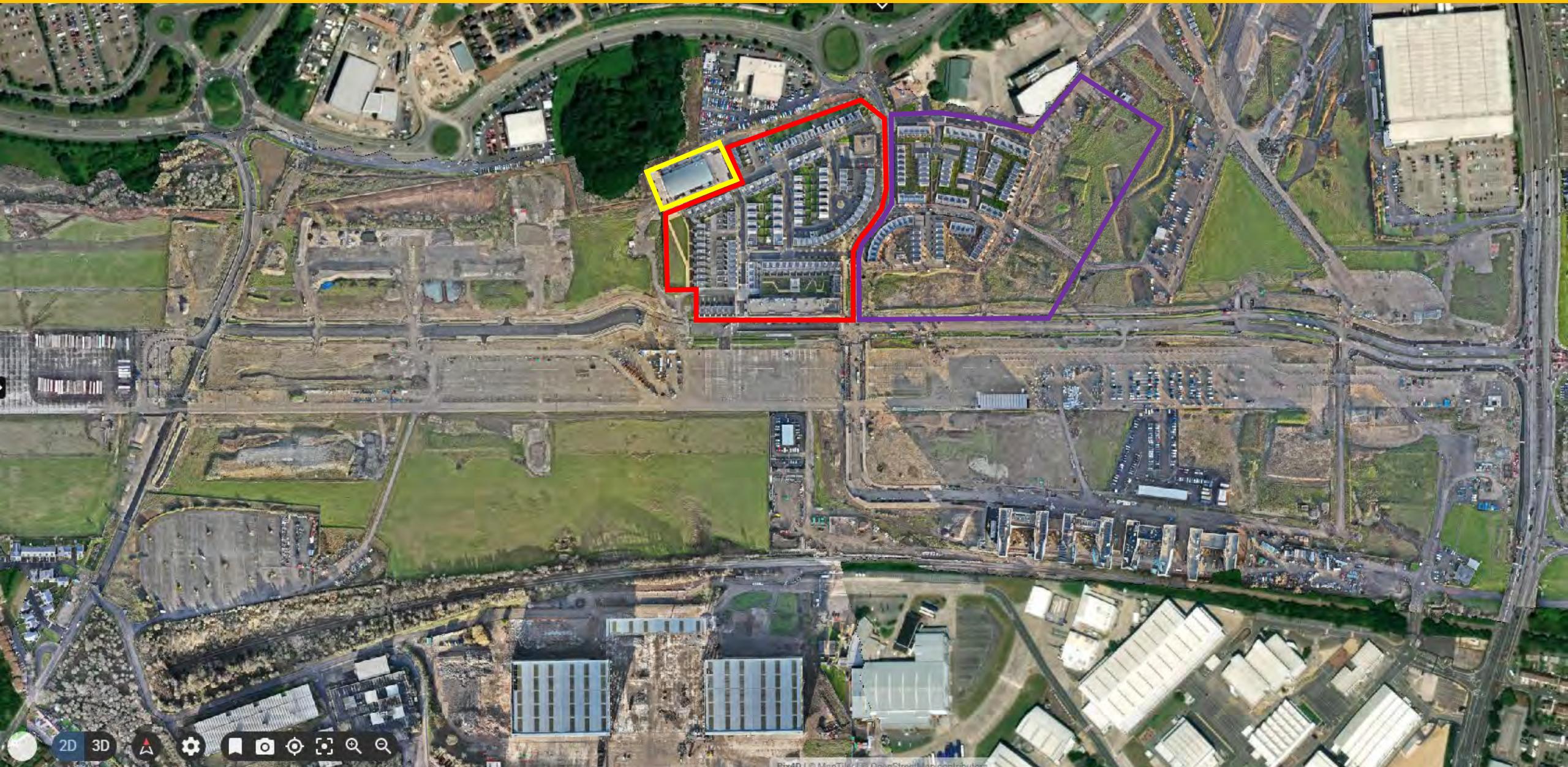
- 1,514 student homes
- 100% - electric & EPC B
- 1 sqm of amenity / student
- 82% ensuites
- 18% studios
- 745 units Phase 1 Sept 2026
- 769 units Phase 2 Sept 2027

- Studios: 272
- 3-Bed Clusters: 36
- 4-Bed Clusters: 636
- 5-Bed Clusters: 570



Brabazon

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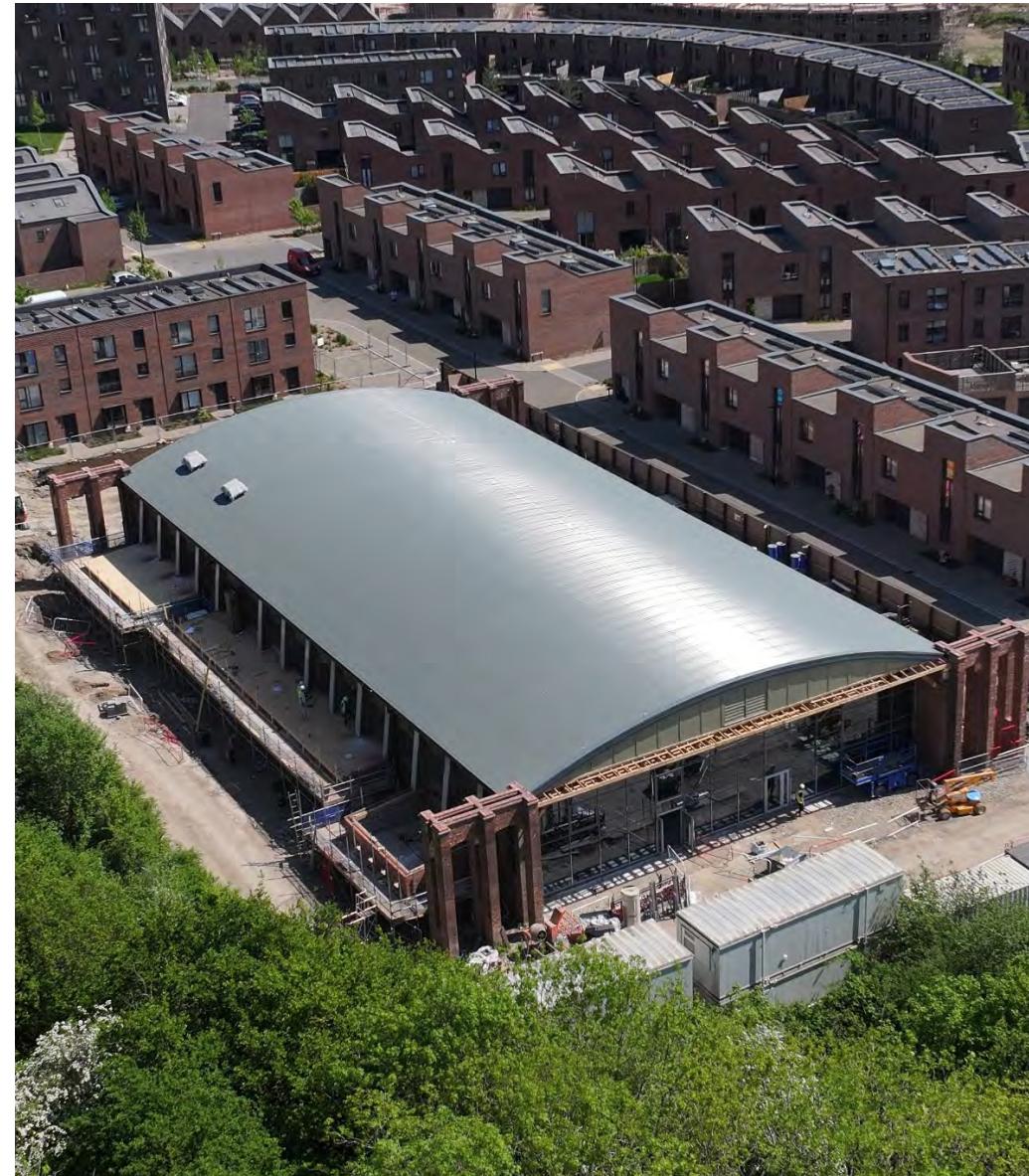
COMMUNITY AT BRABAZON

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





2D

3D



Brabazon Central

Brabazon Central

Brabazon

BREEAM
OUTSTANDING



5*
NABERS
INDOOR

WiredScore
PLATINUM

WELL

SmartScore
GOLD







“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



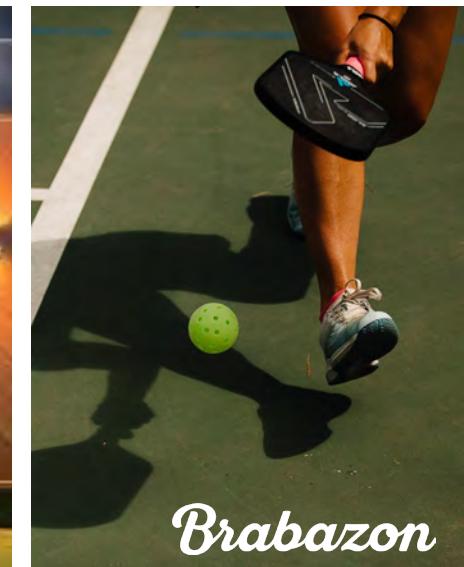


2D

3D



MEANWHILE USES



Brabazon

MEANWHILE



Brabazon

YTL Developments
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HANGAR

**HANGAR
DISTRICT**

**HERITAGE
DISTRICT**

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

PADEL

+STATION

STUDENT ACCOMMODATION

**WAITROSE,
GATEWAY
OFFICE AND
MSCP**