



THE CLIFTON COLLECTION

BRISTOL

THE REGENCY MEWS

4 BEDROOM
HOUSES

INTRODUCING
THE REGENCY MEWS

TRADITIONAL ELEGANCE
MEETS MODERN LIVING

An exclusive portfolio of seven exquisite houses in the heart of Clifton's historic conservation area.

Built for today, while respecting the legacy of Bristol's stunning architectural heritage, these four-bedroom mews houses offer generous living spaces, with a landscaped front garden and private gardens to the rear.

Your home at The Regency Mews features a fully integrated kitchen, as well as timeless materials such as Amtico parquet flooring, contemporary matt black brassware, and porcelain floor tiles.

These prestigious homes have been designed and built by award-winning, 5-star housebuilder The Hill Group. Each home comes with an energy-efficient heating system, a 10-year NHBC warranty, leaving you nothing to do but enjoy your new home.

SITEPLAN

This exclusive collection of 42 apartments and 7 mews houses blends timeless elegance with modern comfort in a beautifully designed community. Thoughtfully crafted to compliment the area's character, each home offers stylish, contemporary living in a prime location.

Key

-  **THE REGENCY MEWS – 4 Bedroom Houses**
Numbers: 56, 57, 58, 59, 60, 61 & 62
-  **THE LEGACY APARTMENTS – 1-4 Bedroom Apartments**
Numbers: 01-41 & 42
-  **AFFORDABLE HOMES**
Numbers: 43-55

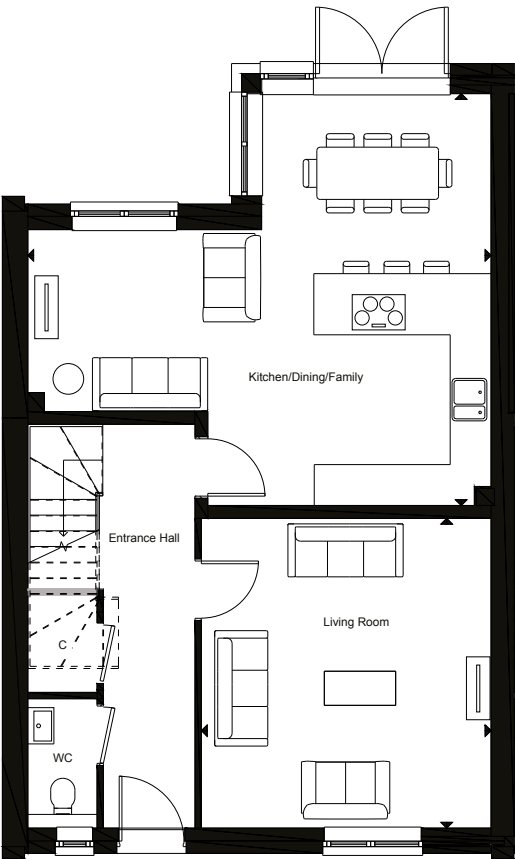
| | |
|-----|----------------------|
| BCP | Bin Collection Point |
| SS | Sub Station |



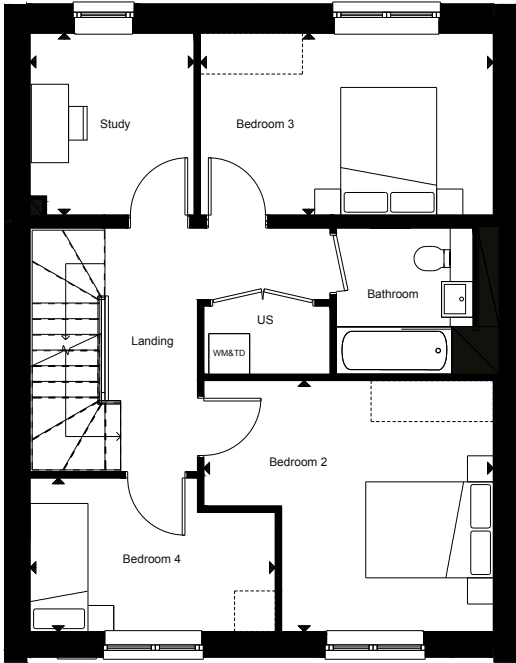
Siteplan is indicative only and may be subject to change. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Please ask one of our Sales Executives for further information. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty.



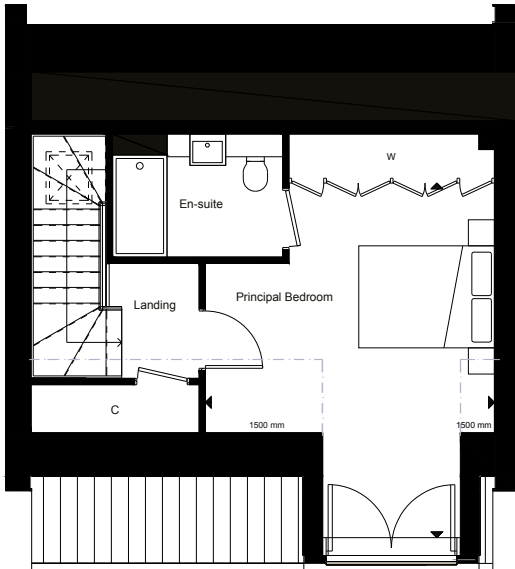




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



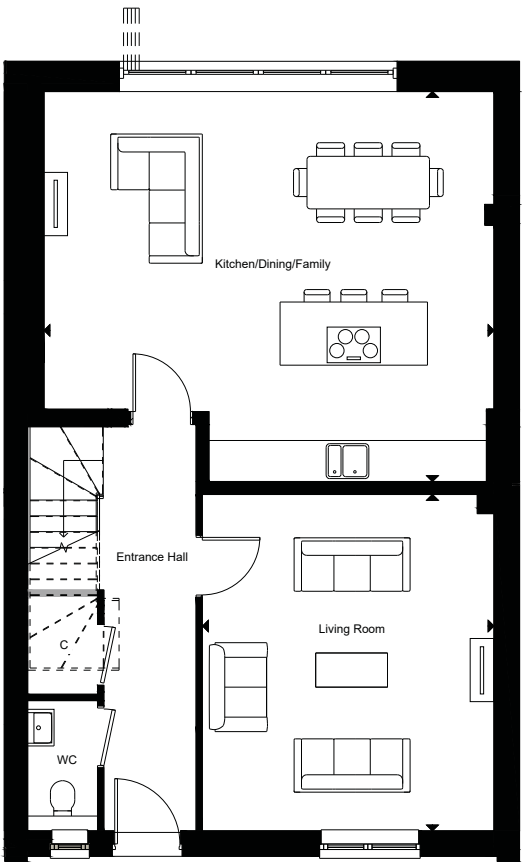
GROUND FLOOR
KITCHEN/DINING/FAMILY
6.80m × 6.05m | 22'3" × 19'10"
LIVING ROOM
4.55m × 4.25m | 14'11" × 13'11"

FIRST FLOOR
BEDROOM 2
4.25m × 3.65m | 13'11" × 11'7"
BEDROOM 3
4.30m × 2.65m | 14'1" × 8'8"
BEDROOM 4
3.60m × 2.25m | 11'9" × 7'4"
STUDY
2.65m × 2.40m | 8'8" × 7'10"

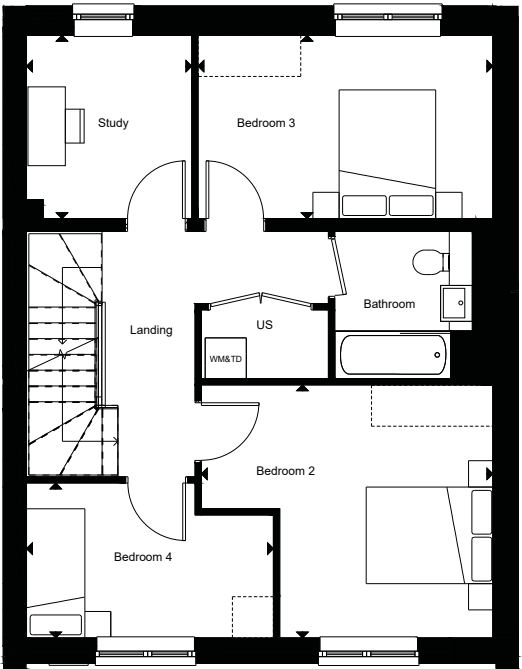
SECOND FLOOR
PRINCIPAL BEDROOM
5.20m × 4.25m | 17'0" × 13'11"

- KEY**
- C** = Cupboard
 - W** = Wardrobe
 - US** = Utility Store
 - WM&TD** = Washing Machine & Tumble Dryer (Stacked)
 - = Indicative wardrobe position
 - = Skylight
 - = Sloping ceiling at 2400mm

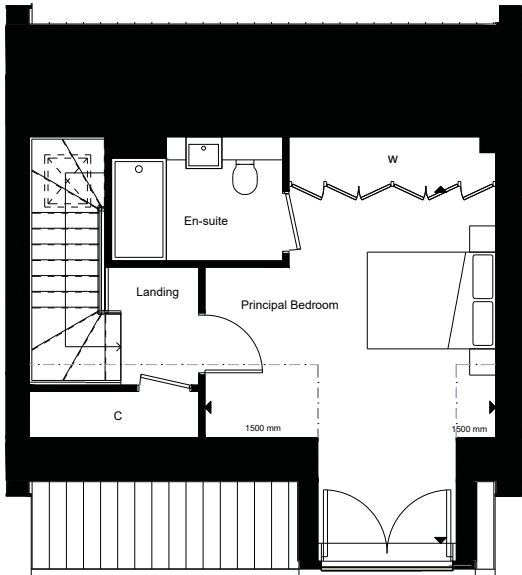
All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Exterior treatments may vary, please speak to a Sales Executive for more information.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR
KITCHEN/DINING/FAMILY
6.55m x 5.65m | 21'5" x 18'6"
LIVING ROOM
4.90m x 4.25m | 16'0" x 13'11"

FIRST FLOOR
BEDROOM 2
4.25m x 3.65m | 13'11" x 11'11"
BEDROOM 3
4.30m x 2.65m | 14'1" x 8'8"
BEDROOM 4
3.60m x 2.25m | 11'9" x 7'4"
STUDY
2.65m x 2.40m | 8'7" x 7'8"

SECOND FLOOR
PRINCIPAL BEDROOM
5.20m x 4.25m | 17'0" x 13'11"

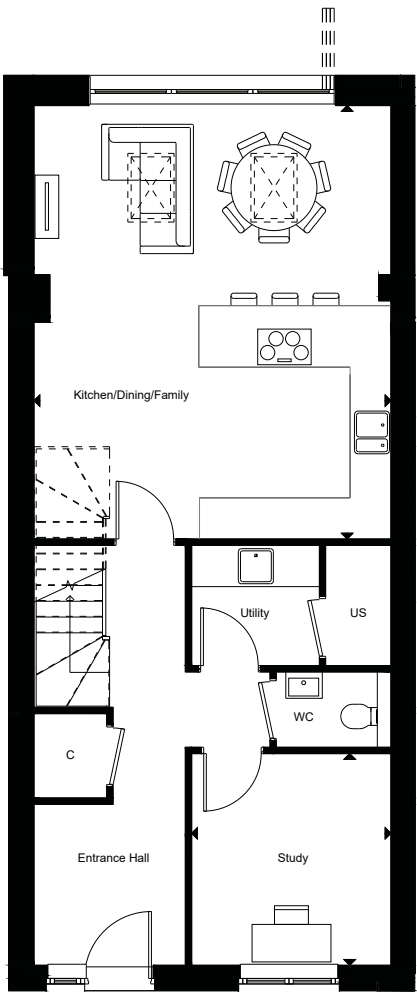
- KEY**
- C** = Cupboard
 - W** = Wardrobe
 - US** = Utility Store
 - WM&TD** = Washing Machine & Tumble Dryer (Stacked)
 - = Indicative wardrobe position
 - = Skylight
 - = Restricted head height (mm)

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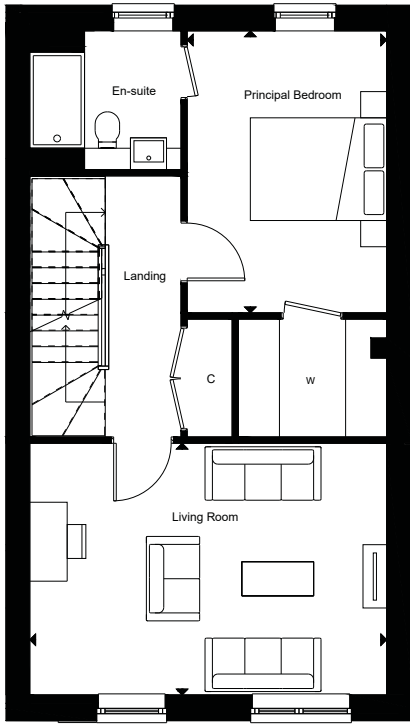


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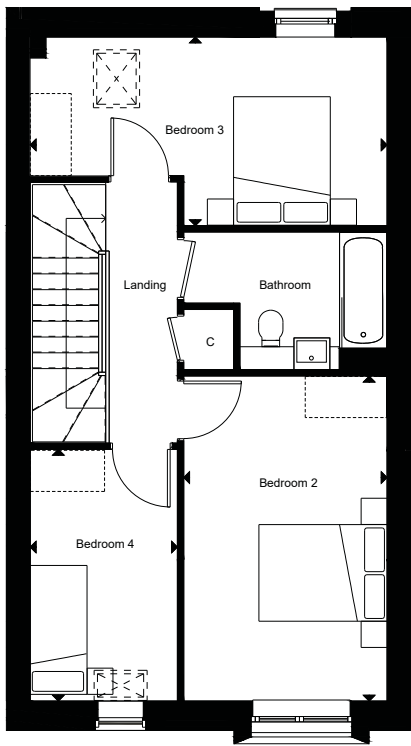
BRISTOL



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR
KITCHEN/DINING/FAMILY
6.30m x 5.20m | 20'8" x 17'0"
STUDY
3.05m x 2.90m | 10'0" x 9'6"

FIRST FLOOR
LIVING ROOM
5.20m x 3.65m | 17'0" x 11'11"
PRINCIPAL BEDROOM
4.10m x 2.90m | 13'5" x 9'6"

SECOND FLOOR
BEDROOM 2
5.20m x 2.75m | 17'0" x 9'0"
BEDROOM 3
4.70m x 2.95m | 15'5" x 9'8"
BEDROOM 4
3.65m x 2.15m | 11'11" x 7'0"

KEY
C = Cupboard
W = Wardrobe
US = Utility Store
[Dashed box] = Indicative wardrobe position
[Box with X] = Skylight
[Line] = Restricted head height (mm)

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SPECIFICATION

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KITCHEN

- Matt finish shaker style handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand
- Induction hob with built in extractor
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated wine cooler
- Integrated dishwasher
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units

UTILITY ROOM

- Matt finish shaker style handleless units with contemporary black trim and soft close to doors
- Caesarstone worktops with matching upstand
- Stainless steel undermounted sink with contemporary matt black mixer tap
- Freestanding washing machine and condenser dryer (to cupboard where no utility room)

Kitchen and utility room designs and layouts vary; please speak to our Sales Executives for further information.

EN-SUITE

- White sanitary ware with contemporary matt black brassware
- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated matt black towel rail

MAIN BATHROOM

- White sanitary ware with contemporary matt black brassware
- Bath with shower over and glass shower screen
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated matt black towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary matt black ironmongery
- Built in hinged wardrobe or walk-in wardrobe with LED lighting to principal bedroom
- Square cut grooved skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico parquet flooring laid herringbone style throughout ground floor
- Carpet to stairs, landings, upper floor living room, study, and all bedrooms
- Large format tiles to bathroom and en-suite

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows with matching patio doors, bifold doors where shown on plans
- Skylights where shown on floor plans

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

ELECTRICAL

- Downlights to entrance hall, open-plan kitchen/dining/family room, bathroom, en-suite, WC, utility room and principal bedroom
- Pendant fittings to separate living room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- Openreach & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky connection
- External lighting to front and rear of property
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Cycle storage to each property
- 1 allocated parking space

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff facing bricks, with stonework and timber cladding and grey slate roof tiles
- Aluminium rainwater goods

WARRANTY

- 10-year NHBC warranty



Computer generated image of The Clifton Collection

Facilities shared between the homes at The Regency Mews such as any non-adopted private roads and landscaping will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of The Clifton Collection once all homes have been sold and conveyed.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserves the right to make these changes as required.

BRISTOL

ABOUT THE HILL GROUP

The Hill Group is a top 10 housebuilder* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

In its 26th year, this family-owned and operated company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 950 staff, the company operates from six strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently in 2024, Millside Grange in Croyley Green also won The Standard's Homes & Property Award for Best Commuter Home.



*The Hill Group was listed within the top 10 of the Top 150 UK Contractors and Housebuilders published by Building.co.uk in December 2024.

In addition, Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.8 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on LinkedIn and Instagram @HillGroupUk



Computer generated image of The Legacy Apartments

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