



THE CLIFTON
COLLECTION

BRISTOL

THE
LEGACY
APARTMENTS

1, 2, 3 & 4 BEDROOM
APARTMENTS AND PENTHOUSES

INTRODUCING
THE LEGACY APARTMENTS

TRADITIONAL ELEGANCE MEETS MODERN LIVING

The Legacy apartments are the pinnacle of The Clifton Collection, combining the convenience and comfort of contemporary design, your apartment offers the best of both worlds.

Each home at The Legacy Apartments features timeless finishes such as Caesarstone worktops and Amtico flooring, along with stylish matt black brassware and porcelain tiled flooring.

Choose from this elegant collection of spacious one, two, three or four bedroom apartments and penthouses.

Benefit from access to secure cycle storage, with selected homes boasting private parking and the luxury of a private terrace.

Built by award-winning, 5 star housebuilder Hill Group, your apartment comes with 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 complement 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 HOUSES**
Numbers: 43-55
- | | |
|-----|----------------------|
| BCP | Bin Collection Point |
| SS | Sub Station |

THE CLIFTON COLLECTION



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.

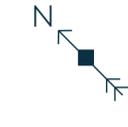
THE CLIFTON COLLECTION

BRISTOL



Computer generated image of The Legacy Apartments





NUMBER 2

NUMBER 3

NUMBER 6

NUMBER 8



THE CLIFTON COLLECTION

BRISTOL

NUMBER 1

NUMBER 4

NUMBER 5

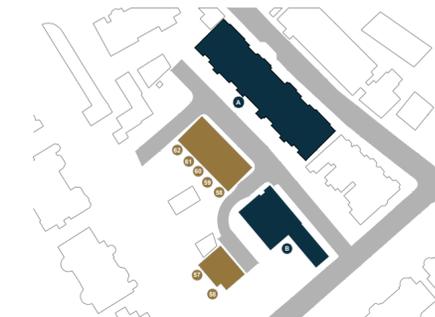
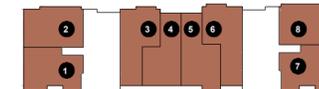
NUMBER 7

KEY

C = Cupboard | R = Riser Cupboard | W = Wardrobe | US = Utility Store | WD = Washer/Dryer

⊠ = Void | PB = Postbox | MVHR = MVHR | ⊞ = Indicative wardrobe position | ☼ = Skylight

| --- = Restricted head height (mm)



2 BEDROOM

NUMBER 1

Kitchen/Dining/Living	3.75m x 8.05m 12'3" x 26'4"
Principal Bedroom	3.20m x 4.45m 10'5" x 14'7"
Bedroom 2	3.45m x 3.75m 11'3" x 12'3"
Terrace	6.45m x 1.75m 21'1" x 5'8"

NUMBER 2

Kitchen/Dining/Living	4.45m x 6.75m 14'7" x 22'1"
Principal Bedroom	3.50m x 3.90m 11'5" x 12'9"
Bedroom 2	2.90m x 3.90m 9'6" x 12'9"
Terrace	3.15m x 1.15m 10'4" x 3'9"

NUMBER 3

Kitchen/Dining/Living	3.95m x 7.05m 12'11" x 23'1"
Principal Bedroom	2.75m x 4.90m 9'0" x 16'0"
Bedroom 2	3.15m x 3.85m 10'4" x 12'7"
Terrace	3.95m x 1.90m 12'11" x 6'2"

NUMBER 4

Kitchen/Dining/Living	4.20m x 6.95m 13'9" x 22'9"
Principal Bedroom	3.10m x 6.30m 10'2" x 20'8"
Bedroom 2	2.85m x 4.15m 9'4" x 13'7"
Terrace	4.15m x 1.75m 5'8" x 13'7"

NUMBER 5

Kitchen/Dining/Living	4.20m x 6.80m 13'9" x 22'3"
Principal Bedroom	2.90m x 7.80m 9'6" x 25'7"
Bedroom 2	2.85m x 4.20m 9'4" x 13'9"
Terrace	4.10m x 1.75m 13'5" x 5'8"

NUMBER 6

Kitchen/Dining/Living	3.95m x 7.55m 12'11" x 24'9"
Principal Bedroom	2.75m x 4.90m 9'0" x 16'0"
Bedroom 2	3.30m x 3.85m 10'9" x 12'7"
Terrace	4.00m x 1.90m 13'1" x 6'2"

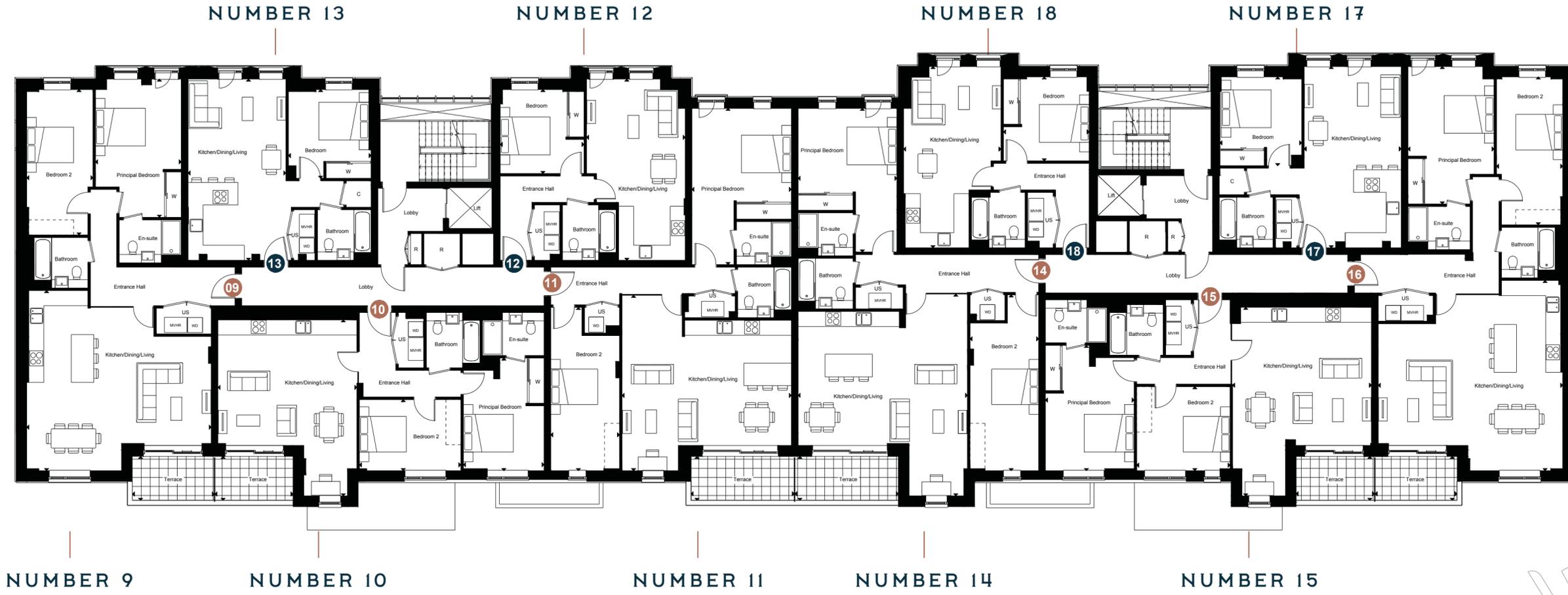
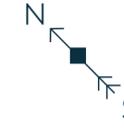
NUMBER 7

Kitchen/Dining/Living	4.30m x 8.55m 14'1" x 28'0"
Principal Bedroom	3.05m x 4.95m 10'0" x 16'2"
Bedroom 2	3.05m x 4.35m 10'0" x 14'3"
Terrace	6.45m x 1.75m 21'1" x 5'8"

NUMBER 8

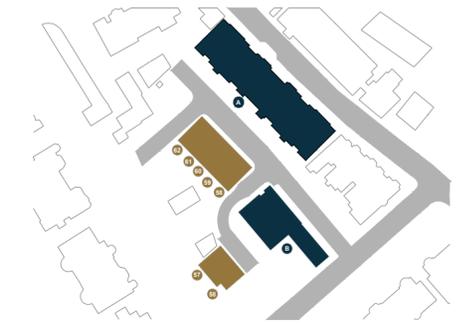
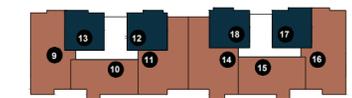
Kitchen/Dining/Living	4.45m x 6.70m 14'7" x 21'11"
Principal Bedroom	3.50m x 3.90m 11'5" x 12'9"
Bedroom 2	2.90m x 3.90m 9'6" x 12'9"
Terrace	2.50m x 1.40m 8'2" x 4'7"

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NUMBER 16

■ = 2 Bedroom Apartment
■ = 1 Bedroom Apartment



KEY

- C = Cupboard | R = Riser Cupboard | W = Wardrobe | US = Utility Store | WD = Washer/Dryer | ☒ = Void
- MVHR = MVHR | ☐ = Indicative wardrobe position | ☒ = Skylight | --- = Restricted head height (mm)

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1 BEDROOM

NUMBER 12

Kitchen/Dining/Living 3.95m x 7.20m | 12'11" x 23'7"
Principal Bedroom 3.35m x 3.30m | 10'11" x 10'9"

NUMBER 13

Kitchen/Dining/Living 3.90m x 7.20m | 12'9" x 23'7"
Principal Bedroom 3.30m x 3.50m | 10'9" x 11'5"

NUMBER 17

Kitchen/Dining/Living 3.85m x 7.20m | 12'7" x 23'7"
Principal Bedroom 3.25m x 3.50m | 10'7" x 11'5"

NUMBER 18

Kitchen/Dining/Living 3.90m x 7.20m | 12'9" x 23'7"
Principal Bedroom 3.40m x 3.30m | 11'1" x 10'9"

2 BEDROOM

NUMBER 9

Kitchen/Dining/Living 7.35m x 7.15m | 24'1" x 23'5"
Principal Bedroom 3.40m x 5.45m | 11'1" x 17'10"
Bedroom 2 2.65m x 5.75m | 8'8" x 18'10"
Terrace 3.25m x 1.70m | 10'7" x 5'6"

NUMBER 10

Kitchen/Dining/Living 5.55m x 6.95m | 18'2" x 22'9"
Principal Bedroom 3.20m x 4.45m | 10'5" x 14'7"
Bedroom 2 4.05m x 2.80m | 13'3" x 9'2"
Terrace 3.10m x 1.70m | 10'2" x 5'6"

NUMBER 11

Kitchen/Dining/Living 6.75m x 6.95m | 22'1" x 22'9"
Principal Bedroom 3.95m x 6.20m | 12'11" x 20'4"
Bedroom 2 2.75m x 6.45m | 9'0" x 21'1"
Terrace 4.10m x 1.70m | 13'5" x 5'6"

NUMBER 14

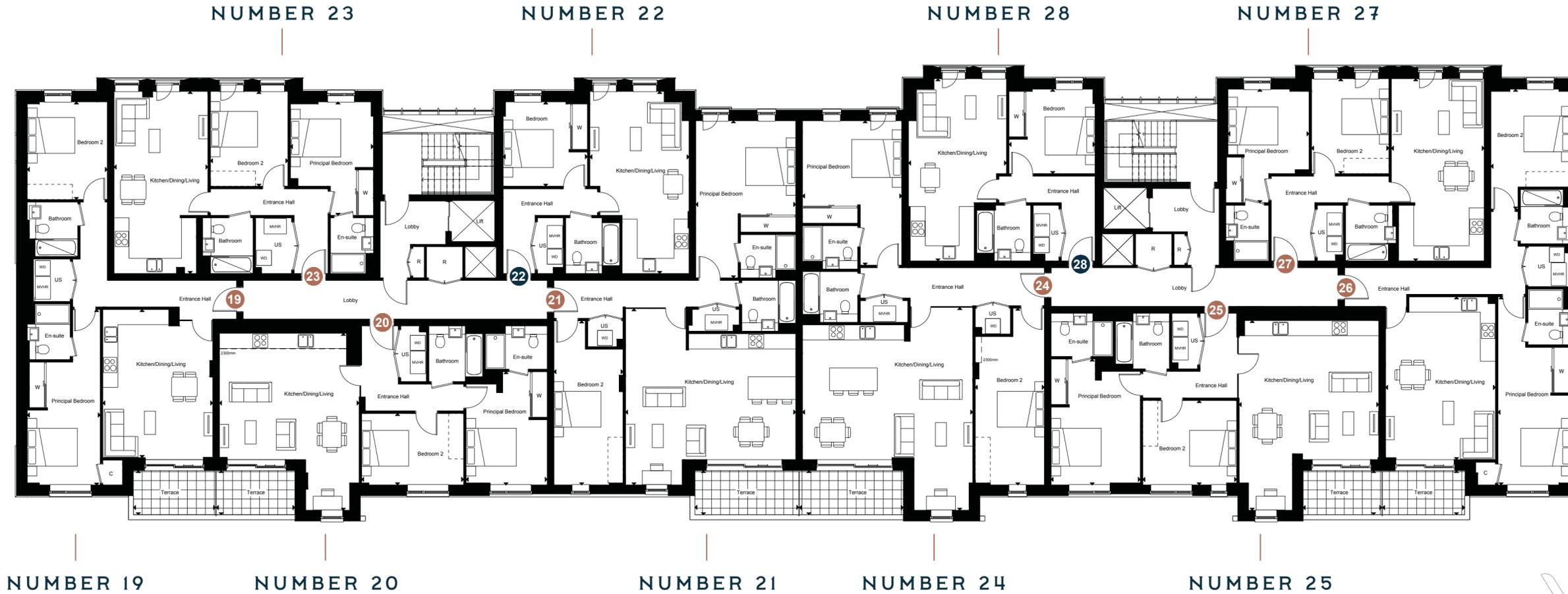
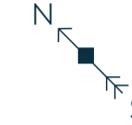
Kitchen/Dining/Living 6.75m x 8.00m | 22'1" x 26'2"
Principal Bedroom 3.95m x 5.70m | 12'11" x 18'8"
Bedroom 2 2.75m x 6.95m | 9'0" x 22'9"
Terrace 4.10m x 1.70m | 13'5" x 5'6"

NUMBER 15

Kitchen/Dining/Living 5.55m x 7.45m | 18'2" x 24'5"
Principal Bedroom 3.55m x 4.95m | 11'7" x 16'2"
Bedroom 2 3.70m x 3.30m | 12'1" x 10'9"
Terrace 3.10m x 1.70m | 10'2" x 5'6"

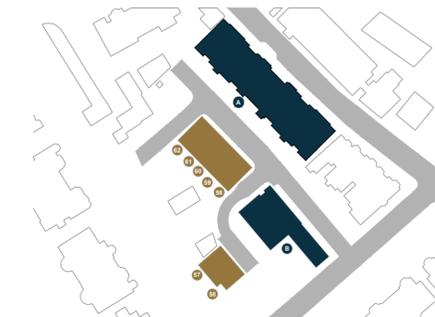
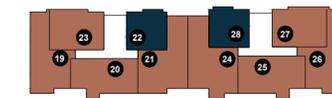
NUMBER 16

Kitchen/Dining/Living 7.35m x 7.55m | 24'1" x 24'9"
Principal Bedroom 3.40m x 5.45m | 11'1" x 17'10"
Bedroom 2 2.65m x 5.85m | 8'8" x 19'2"
Terrace 3.25m x 1.70m | 10'7" x 5'6"



NUMBER 26

- = 2 Bedroom Apartment
- = 1 Bedroom Apartment



1 BEDROOM

NUMBER 22

Kitchen/Dining/Living 3.95m x 7.20m | 12'11" x 23'7"
Principal Bedroom 3.35m x 3.30m | 10'11" x 10'9"

NUMBER 28

Kitchen/Dining/Living 3.90m x 7.20m | 12'9" x 23'7"
Principal Bedroom 3.40m x 3.30m | 11'1" x 10'9"

2 BEDROOM

NUMBER 19

Kitchen/Dining/Living 4.35m x 5.85m | 14'3" x 19'2"
Principal Bedroom 2.90m x 6.90m | 9'6" x 22'7"
Bedroom 2 3.15m x 3.85m | 10'4" x 12'7"
Terrace 3.25m x 1.70m | 10'7" x 5'6"

NUMBER 20

Kitchen/Dining/Living 5.55m x 6.95m | 18'2" x 22'9"
Principal Bedroom 3.20m x 4.45m | 10'5" x 14'7"
Bedroom 2 4.05m x 2.80m | 13'3" x 9'2"
Terrace 3.10m x 1.70m | 10'2" x 5'6"

NUMBER 21

Kitchen/Dining/Living 6.75m x 6.95m | 22'1" x 22'9"
Principal Bedroom 3.95m x 6.20m | 12'11" x 20'4"
Bedroom 2 2.75m x 6.45m | 9'0" x 21'1"
Terrace 4.10m x 1.70m | 13'5" x 5'6"

NUMBER 23

Kitchen/Dining/Living 3.70m x 7.20m | 12'1" x 23'7"
Principal Bedroom 3.30m x 4.45m | 10'9" x 14'7"
Bedroom 2 3.05m x 3.75m | 10'0" x 12'3"

NUMBER 24

Kitchen/Dining/Living 6.75m x 8.00m | 22'1" x 26'2"
Principal Bedroom 3.95m x 5.70m | 12'11" x 18'8"
Bedroom 2 2.75m x 6.95m | 9'0" x 22'9"
Terrace 4.10m x 1.70m | 13'5" x 5'6"

NUMBER 25

Kitchen/Dining/Living 5.55m x 7.45m | 18'2" x 24'5"
Principal Bedroom 3.55m x 4.95m | 11'7" x 16'2"
Bedroom 2 3.70m x 3.30m | 12'1" x 10'9"
Terrace 3.10m x 1.70m | 10'2" x 5'6"

NUMBER 26

Kitchen/Dining/Living 4.35m x 6.40m | 14'3" x 20'11"
Principal Bedroom 2.90m x 7.40m | 9'6" x 24'3"
Bedroom 2 3.15m x 4.70m | 10'4" x 15'5"
Terrace 3.25m x 1.70m | 10'7" x 5'6"

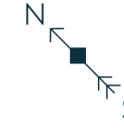
NUMBER 27

Kitchen/Dining/Living 3.65m x 7.20m | 11'11" x 23'7"
Principal Bedroom 3.20m x 4.45m | 10'5" x 14'7"
Bedroom 2 3.05m x 3.75m | 10'0" x 12'3"

KEY

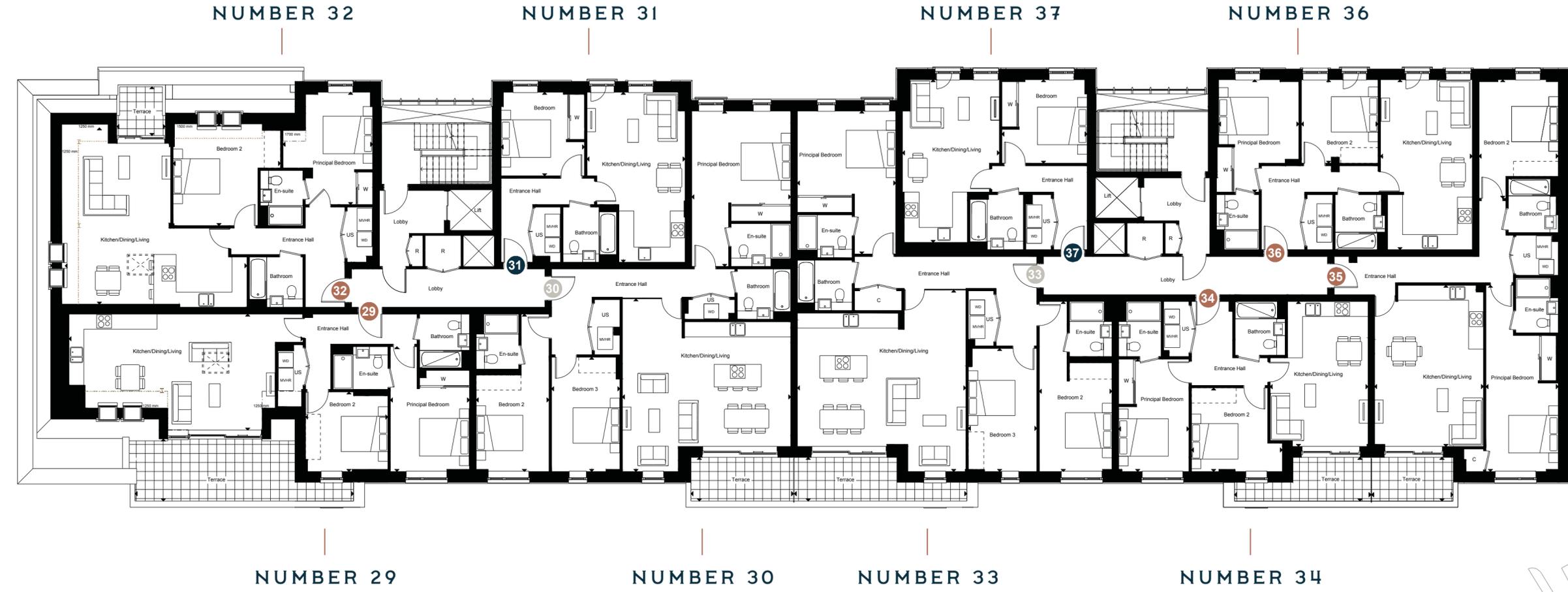
- C** = Cupboard | **R** = Riser Cupboard | **W** = Wardrobe | **US** = Utility Store | **WD** = Washer/Dryer | = Skylight
- MVHR** = MVHR | = Indicative wardrobe position | = Restricted head height (mm)

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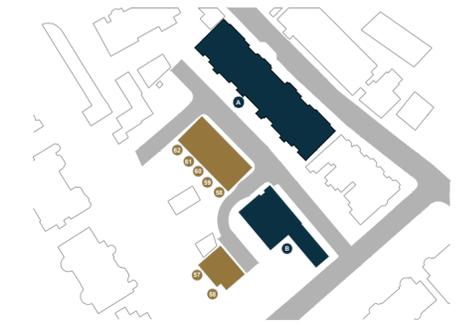
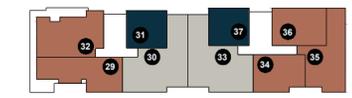


THE CLIFTON COLLECTION

BRISTOL



- = 3 Bedroom Apartment
- = 2 Bedroom Apartment
- = 1 Bedroom Apartment



KEY
C = Cupboard | **R** = Riser Cupboard | **W** = Wardrobe | **US** = Utility Store | **WD** = Washer/Dryer | = Skylight | **---** = Restricted head height (mm) | = Structural column
MVHR = MVHR | = Indicative wardrobe position

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1 BEDROOM

NUMBER 31

Kitchen/Dining/Living 3.95m x 6.75m | 12'11" x 22'1"
Principal Bedroom 3.35m x 3.30m | 10'11" x 10'9"

NUMBER 37

Kitchen/Dining/Living 3.90m x 6.45m | 12'9" x 21'11"
Principal Bedroom 3.40m x 3.30m | 11'1" x 10'9"

2 BEDROOM

NUMBER 29

Kitchen/Dining/Living 9.40m x 4.60m | 30'10" x 15'11"
Principal Bedroom 3.15m x 4.95m | 10'4" x 16'2"
Bedroom 2 3.30m x 3.15m | 10'9" x 10'4"
Terrace 8.75m x 2.45m | 28'8" x 8'0"

NUMBER 32

Kitchen/Dining/Living 7.30m x 7.00m | 23'11" x 22'11"
Principal Bedroom 3.60m x 4.45m | 11'9" x 14'7"
Bedroom 2 4.30m x 4.05m | 14'1" x 13'3"
Terrace 1.95m x 1.95m | 6'4" x 6'4"

NUMBER 34

Kitchen/Dining/Living 3.90m x 5.75m | 12'9" x 18'10"
Principal Bedroom 2.80m x 4.45m | 9'2" x 14'7"
Bedroom 2 3.65m x 3.30m | 11'11" x 10'9"
Terrace 5.45m x 1.70m | 17'10" x 5'6"

NUMBER 35

Kitchen/Dining/Living 4.35m x 6.40m | 14'3" x 20'11"
Principal Bedroom 2.90m x 7.40m | 9'6" x 24'3"
Bedroom 2 3.15m x 4.70m | 10'4" x 15'5"
Terrace 3.25m x 1.70m | 10'7" x 5'6"

NUMBER 36

Kitchen/Dining/Living 3.65m x 6.75m | 11'1" x 22'1"
Principal Bedroom 3.20m x 4.45m | 10'5" x 14'7"
Bedroom 2 3.05m x 3.30m | 10'0" x 10'9"

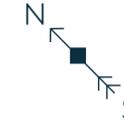
3 BEDROOM

NUMBER 30

Kitchen/Dining/Living 6.75m x 6.85m | 22'1" x 22'5"
Principal Bedroom 3.95m x 6.20m | 12'11" x 20'4"
Bedroom 2 2.90m x 6.25m | 9'6" x 20'6"
Bedroom 3 2.70m x 4.55m | 8'10" x 14'11"
Terrace 4.10m x 1.70m | 13'5" x 5'6"

NUMBER 33

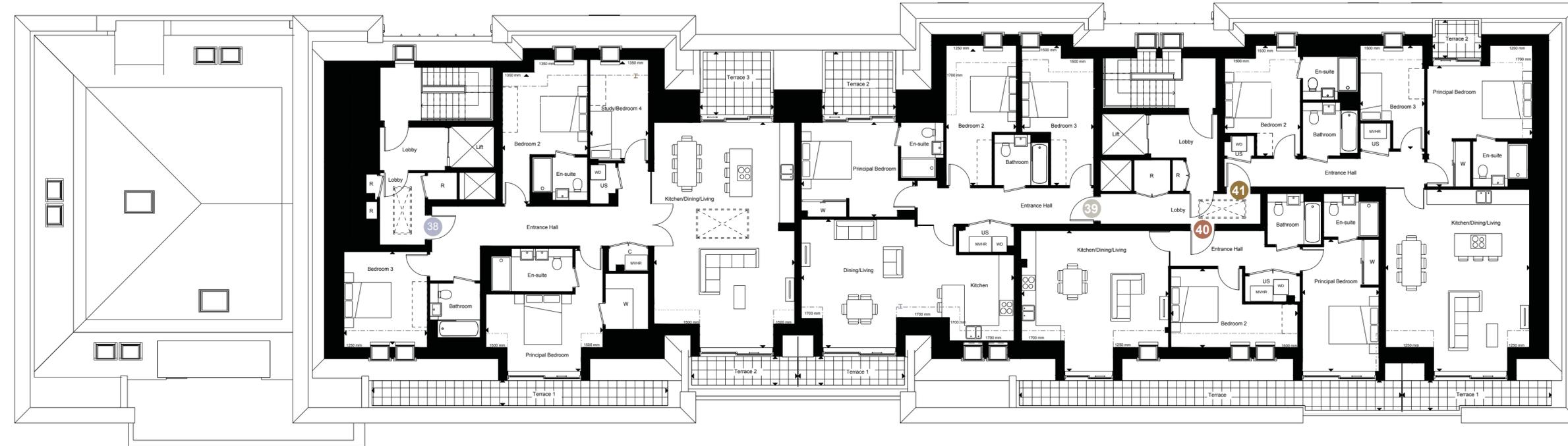
Kitchen/Dining/Living 6.75m x 7.20m | 22'1" x 23'7"
Principal Bedroom 3.95m x 5.70m | 12'11" x 18'8"
Bedroom 2 2.90m x 6.75m | 9'6" x 22'1"
Bedroom 3 2.75m x 4.90m | 9'0" x 16'0"
Terrace 6.90m x 1.70m | 22'7" x 5'6"



NUMBER 38

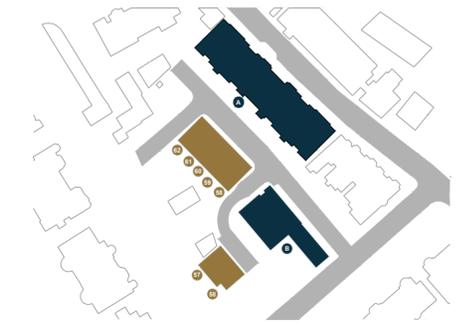
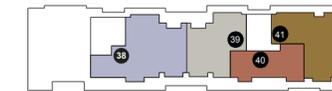
NUMBER 39

NUMBER 41



- = 4 Bedroom Apartment
- = 3 Bedroom Apartment
- = 3 Bedroom Apartment
- = 2 Bedroom Apartment

NUMBER 40



2 BEDROOM

NUMBER 40

Kitchen/Dining/Living	5.80m x 4.35m 19'0" x 14'3"
Principal Bedroom	3.00m x 5.20m 9'10" x 17'0"
Bedroom 2	5.05m x 3.10m 16'6" x 10'2"
Terrace	15.25m x 1.20m 50'0" x 3'11"

3 BEDROOM

NUMBER 39

Kitchen/Dining/Living	8.45m x 3.90m 27'8" x 12'9"
Principal Bedroom	3.85m x 3.70m 12'7" x 12'1"
Bedroom 2	2.75m x 5.35m* 9'0" x 17'6"
Bedroom 3	2.85m x 5.00m 9'4" x 16'4"
Terrace 1	4.20m x 1.10m 13'9" x 3'7"
Terrace 2	2.90m x 2.45m 9'6" x 8'0"

NUMBER 41

Kitchen/Dining/Living	5.70m x 6.10m* 18'8" x 20'0"
Principal Bedroom	4.20m x 3.50m* 13'9" x 11'5"
Bedroom 2	3.00m x 4.35m 9'10" x 14'3"
Bedroom 3	2.55m x 2.95m 8'4" x 9'8"
Terrace 1	5.90m x 1.20m 19'4" x 3'11"
Terrace 2	1.95m x 1.45m 6'4" x 4'9"

4 BEDROOM

NUMBER 38

Kitchen/Dining/Living	5.60m x 7.95m 18'4" x 26'0"
Principal Bedroom	4.65m x 3.00m 15'3" x 9'10"
Bedroom 2	3.35m x 3.65m* 10'11" x 11'11"
Bedroom 3	3.30m x 3.65m* 10'9" x 11'11"
Study/Bedroom 4	2.30m x 3.90m* 7'6" x 12'9"
Terrace 1	11.80m x 1.00m 38'8" x 3'3"
Terrace 2	4.20m x 1.10m 13'9" x 3'7"
Terrace 3	2.90m x 2.45m 9'6" x 8'0"

KEY

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- MVHR = MVHR | ☐ = Indicative wardrobe position | ☒ = Skylight | --- = Restricted head height (mm) | - - - = Sloping ceiling at 2400mm | I = Structural column

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SPECIFICATION

KITCHEN

- Matt finish shaker style handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob (with integrated extractor where situated on an island or peninsula)
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated wine cooler to 3 and 4 bed apartments only
- Integrated cooker hood (where applicable)
- Stainless steel undermounted sink with contemporary matt black mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in cupboard in hallway)

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

EN-SUITES

- White sanitary ware with contemporary matt black brassware
- Low profile shower tray with glass shower door
- Feature mirror cabinet and shelf with LED lighting to principal en-suite only
- Recessed shower shelf
- Large format wall and floor tiles

HEATING AND WATER

- Combined ventilation and heating system to provide property with filtered fresh air, heating, hot water, and naturally reduced humidity levels
- Heated towel rails to bathroom and en-suites

BATHROOM

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

DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High-efficiency double-glazed aluminium-timber composite windows
- White painted flush internal doors with contemporary matt black ironmongery
- Black framed glazed door to kitchen/dining/living room*
- Built-in mirrored wardrobe with sliding doors and LED lighting to principal bedroom
- Square-cut grooved skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

*Not applicable to plot 42

FLOOR FINISHES

- Amtico flooring to entrance hall and kitchen/dining/living room. Amtico parquet (laid herringbone style) to 3 and 4 bed apartments
- Carpet to bedrooms
- Large format tiles to bathroom and en-suites

ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom, en-suites and principal bedroom
- Pendant fittings to other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- 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
- Video entry system to every apartment accessed via communal corridor, linked to main entrance door
- External lighting to terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Porcelain tiles to upper floor terraces
- Paving to ground floor terraces

COMMUNAL AREAS

- Fob controlled access system to entrance lobby
- Lift access to all floors
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby

PARKING

- Allocated parking to selected plots. Please enquire for further information.
- Electric car charging points

CONSTRUCTION

- Steel reinforced concrete frame with outer brick and stonework, cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff facing bricks with stonework and metal cladding to selected areas and a green roof
- Aluminium rainwater goods
- PV panels to serve communal areas

GENERAL

- 10-year NHBC warranty
- 990 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas



Computer Generated Image of The Legacy Apartments

The apartment building/s and non-adopted areas at The Legacy Apartments will be maintained by a management company of which every home owner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each homeowner for the services provided.

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.

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 Croxley Green also won The Standard's Homes & Property Award for Best Commuter Home.

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



THE CLIFTON COLLECTION

BRISTOL

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*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.

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, and specifications are taken from drawings which were correct at the time of print. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the The Clifton Collection properties are computer generated and the landscaping may have been enhanced. Details correct at time of going to print. August 2025.





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