THE
SOUTHVILLE
COLLECTION

A NEIGHBOURHOOD

MADE FOR LIFE

The Southville Collection is a striking new community of contemporary homes.

Featuring 1 and 2 bedroom apartments and 3, 4 and 5 bedroom houses, they offer well-designed space to suit your lifestyle.

Located just off colourful North Street, with its shops and cafés, and within easy cycling distance of schools, sports centres, Bristol's historic centre and vibrant harbourside, The Southville Collection is a fantastic opportunity to make your home and life in this most beloved of cities.

PARK
WITH EASE

Say goodbye to looking for somewhere to park. All houses come with their own private off-street parking, while apartments have spaces available to buy.

Computer generated image of The Mayfield, The Vale, The Ashton and The Croft, indicative only.



FROM

FACTORY DAYS



TO

CREATIVE WAYS



WALKING DISTANCE TO **NORTH STREET**

THE PEOPLE MADE SOUTHVILLE THE HUB OF INDUSTRIAL ACTIVITY IT ONCE WAS – AND THE CREATIVE, CLOSE-KNIT COMMUNITY IT IS TODAY.

The site of The Southville Collection on Raleigh Road was formerly home to Factory Number 3 of the Wills Tobacco Company, the first UK mass producer of cigarettes, where generations of local families would find employment.

The factories that these workers used to stream into may no longer stand, but the enterprising spirit of making remains, with galleries, studios, independent shops, artisan traders and a riot of street art lining North Street. Now, The Southville Collection is bringing new homes, crafted for 21st century living, to the area, and forming part of the next chapter in this ever-evolving story.



1 The Wills Tobacco Company offices – historic photograph.
2 The Wills Tobacco factory complex, Raleigh Road – historic photograph.
3 A bird's-eye view of The Southville Collection – computer generated image, indicative only.

A LITTLE LOOK

AROUND THE HOUSES

Conceived alongside the award-winning Bristol-based architect Alec French, these homes are rooted in the history and culture of the area.

Inspiration has been drawn from Southville's terraced streets and the roofs of its former factories, with distinctive Bristol stone window surrounds bringing even more local character. Add to this contemporary features such as ground-floor façades and oversized windows, and the result is serious kerb appeal.

Inside, everything from the bi-fold doors linking the sociable kitchen/dining/living room and garden, through to the spa-like bathroom finishes, is designed to enhance life every day.

With 3, 4 and 5 bedroom houses to choose from, all with their own parking and cycle stores, you can find the size, style and layout to suit you.



EV CHARGING
TO ALL PARKING SPACES

Computer generated image of The Ashton, The Vale and The Croft, indicative only.

DESIGNED

FOR THE WAY YOU LIVE

SPACIOUS
OPEN-PLAN LIVING
WITH BI-FOLD DOORS TO GARDEN



Computer generated image of The Mayfield ground floor kitchen/dining/living room, indicative only.

A CLOSER LOOK

AT OUR 1 & 2 BEDROOM APARTMENTS

Apartment buildings combine traditional brick with contemporary architectural details to make a stylish first impression, and include a number of adjacent private parking spaces available to purchase separately.

Full-height glazing fills the homes with natural light, while open-plan layouts provide flexible and airy living space. Together, they create an uplifting environment that's perfect for unwinding after a busy day, or sharing a meal with friends or family.

With North Street's many bars, restaurants and pubs just a few minutes' walk away, Southville's lively social scene is yours for the taking.



Computer generated image of The Southville Collection play area, indicative only.

PRIVATE
OUTDOOR SPACE



Computer generated image of The Ridgeway Apartments, indicative only.

ROOM TO LIVE

YOUR WAY

LUXURY
SPECIFICATION

Computer generated image of The Ridgeway Apartments kitchen/dining/living room, indicative only.

WE LOVE LOCAL



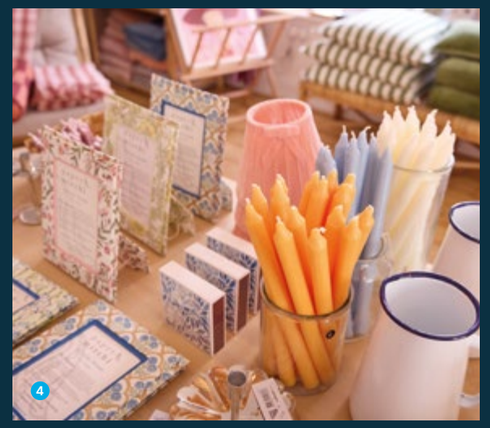
1



2



3



4



5

TAKE A STROLL ALONG NORTH STREET AND YOU'LL IMMEDIATELY SENSE THE SOUTHVILLE SPIRIT.

From Spicy Margs to Thai tapas, there's a seat with your name on it at the feast of local cafés, bars, restaurants and pubs. Independent shops have everything covered, with delis, butchers, florist, homewares, fruit and veg, and bakeries lining North Street.

The Tobacco Factory is a welcoming beacon of creativity, housed in one of the few surviving factory buildings. With its 4-storey mural changing regularly, it's a building full of life, entrancing old, young and everyone in between as they gather for food, drink, art exhibitions, theatre and workshops. It even produces delicious local honey from its rooftop beehives.



6

1. The Tobacco Factory
2. Bristol Beer Factory
3. Ivory Flowers
4. Mon Pote
5. Mark's Bakery
6. Ashton Fruit Shop
7. Zara's Chocolates



7

CREATIVITY

AROUND EVERY CORNER



1


2

THE LOCAL STREETS ARE AN OPEN AIR GALLERY, WITH EVERYTHING FROM EYE-CATCHING SCULPTURES TO THOUGHT-PROVOKING MURALS.

The area even has its own festival, Upfest – Europe's largest street art festival that takes place across Southville and neighbouring Bedminster. The Upfest Gallery, the creative hub behind the festival, is also located on North Street. And if you're feeling inspired, pay a visit to studios such as Trylla Ceramics and Frankenstein Press where you can create your own works.

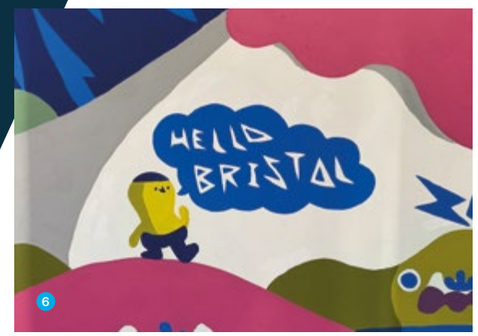
1. The Six Sisters featuring artwork by Bex Glover and Lucas Antics
2. Tobacco Factory – Artist: @chinagirltile
3. Parson's Bakery featuring artwork by Inkie
4. Courtesy of Upfest – Artist: @jenksart1
5. Courtesy of Upfest – Artist: @the_hass
6. Courtesy of Upfest – Artist: @zlism



3


4


5



6



1

MADE FOR LOCAL LIVING

MARK
COR RESTAURANT

"Southville blends creativity, community and everyday living into one small, vibrant pocket of the city."

"Everyone's super passionate about what they're doing and connecting with everyone around them... It's a really good spirit here."

VAL, BRISTOL BEER FACTORY TAP ROOM

1 North Street
2 Anna, Mon Pote



2

ANNA
MON POTE

"People really support local businesses... we all know and support each other."

MADE BY

LOCAL PEOPLE







1 Jimmy, Sweven Coffee
2 Daisy and Devaki, Plant Studio
3 Tim, The Tobacco Factory

DEVAKI

PLANT STUDIO

"It's such a vibrant, creative part of Bristol, with something new to discover every time you walk down the street."

TIM

THE TOBACCO FACTORY

"It's great fun... Come to Southville, try the food, try the drink, come for a festival, come for the feeling, come for the community!"



"There's always a good atmosphere and North Street still feels like a proper local high street."

JIMMY, SWEVEN COFFEE





RAISE A GLASS

TO BRISTOL LIVING

A CLARK'S PIE. A PINT OF CIDER. THE WORLD'S FIRST CHOCOLATE EASTER EGG. BRISTOL'S FOOD SCENE HAS ALWAYS BEEN FULL OF FLAVOUR AND THAT'S STILL TRUE TODAY.



1



2


3

Head to St Nicholas Market for a tempting tour of global street food, plus the city's largest collection of independent stalls. For a dose of retail therapy, Cabot Circus shopping mall in the city centre is home to leading fashion brands and high street favourites.

Bristol's eclectic mix of theatres, music venues, cinemas and galleries offer endless possibilities, while numerous festivals throughout the year add to this thriving live cultural scene.

1. Peggy's
2. Bristol Beer Factory
3. COR Restaurant
4. St Nicholas Market
5. The Bristol Wheel



4


5



9 MINS' CYCLE TO

THE BRISTOL BEACON

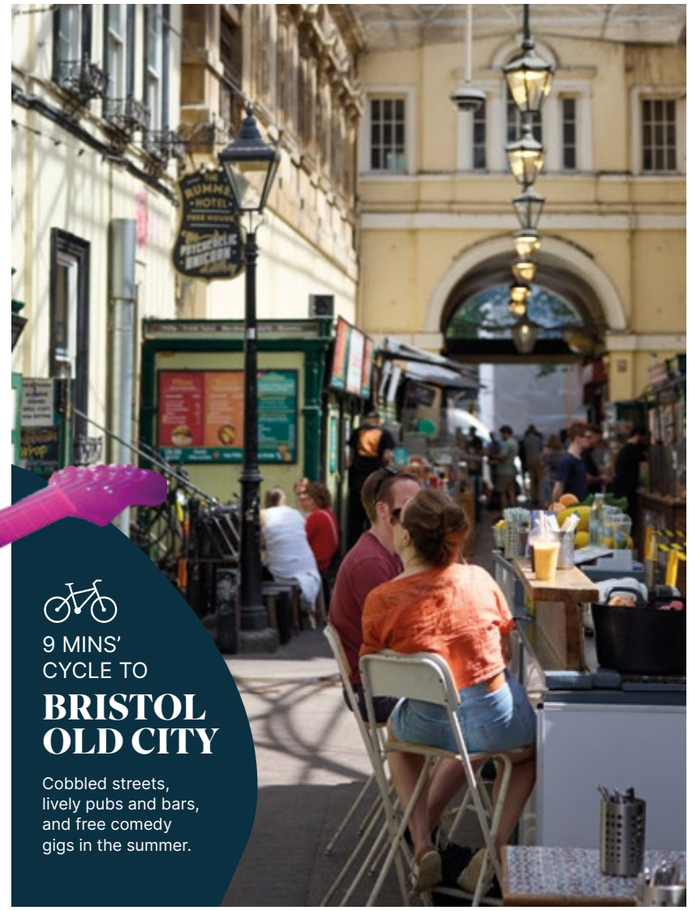
Concert hall and music venue with a diverse mix of acts.



23 MINS' WALK TO

BRISTOL HARBOUR

Historic harbour, lined with independent bars and cafés.



9 MINS' CYCLE TO

BRISTOL OLD CITY

Cobbled streets, lively pubs and bars, and free comedy gigs in the summer.



21 MINS' WALK TO

WAPPING WHARF

Top foodie destination, with dozens of independent eateries.



12 MINS' CYCLE TO

CABOT CIRCUS

A city-centre destination for shopping, dining and entertainment.

GET OUT

AND GET ACTIVE



1



2

GREEN SPACE AND OUTSIDE ACTIVITY ARE PART OF EVERYDAY LIFE IN BRISTOL, THANKS TO THE CITY'S MANY PARKS AND FACILITIES.

Greville Smyth Park and Dame Emily Park are both a short walk from The Southville Collection, while Ashton Court Estate, an 850-acre country park featuring cycle trails, golf and a high ropes course, is six minutes' bike ride away. It's also home to the famous Bristol International Balloon Fiesta held each year.

A cycle ride along the River Avon and through leafy Clifton Village takes you to Clifton Down, a beautiful area of parkland that offers dramatic views over the river and Clifton Suspension Bridge. For morning laps, head to Bristol South Swimming Pool, just 15 minutes' walk away, or for an outdoor swim, Bristol Lido in Clifton, which also has a sauna, steam room, hot tub, restaurant and poolside bar.

If you'd rather cheer others on than take part yourself, Ashton Gate – home to Bristol City FC, Bristol Bears Rugby and soon to be the home of Bristol Flyers Basketball – is 12 minutes' walk from The Southville Collection.

1 Hot air balloons over the Avon Gorge 2 Greville Smyth Park

HEAD STRAIGHT TO

THE TOP OF THE CLASS



Bristol Cathedral, College Green.

The neighbourhood of Southville and the surrounding Harbourside and Bedminster areas offer a strong mix of welcoming local primary schools, respected and high-achieving secondary schools, and some of the South West's most established independent schools, making The Southville Collection an excellent long-term choice for families.

The city is also home to the prestigious University of Bristol, which is ranked eighth in the UK in the QS World University Rankings 2026, and the University of the West of England, with its range of industry-focused courses.

PRIMARY SCHOOLS

Ashton Gate Primary School
4 mins

Southville Primary School
Myrtle Street
9 mins
Merrywood Road
12 mins

Holy Cross Catholic Primary School
18 mins

SECONDARY SCHOOLS

Ashton Park School
22 mins

St Mary Redcliffe and Temple School
9 mins

Bristol Cathedral Choir School
9 mins

INDEPENDENT SCHOOLS

Queen Elizabeth's Hospital School
Boys, ages 7–16; girls and boys, ages 16–18
17 mins

Bristol Grammar School
Girls and boys, ages 4–18
18 mins

Clifton College
Girls and boys, ages 3–18
21 mins

Journey times are approximate only.
Source: Google Maps.



FROM A TO B WITH EASE

Bristol is a city of villages, with each neighbourhood its own individual character making up an endlessly fascinating whole. From the Georgian splendour of Clifton to the Banksy murals of Stokes Croft, there's a vibe to suit every mood.

WALK

Times from The Southville Collection

- **The Tobacco Factory**
  1 min
- **North Street**
  2 mins
- **Greville Smyth Park**
  6 mins
- **Dame Emily Park**
  15 mins
- **Wapping Wharf**
  17 mins

CYCLE

Times from The Southville Collection

- **Bristol City Centre**
  7 mins
- **Bristol Harbourside**
  8 mins
- **Temple Meads Station**
  11 mins
- **Clifton Village**
  15 mins
- **Clifton Downs**
  21 mins

DRIVE

Times from The Southville Collection

- **Temple Meads Station**
  8 mins
- **Bristol Airport**
  14 mins
- **M5**
  20 mins
- **M4**
  23 mins
- **Mendip Hills**
  27 mins

TRAIN

Times from Temple Meads Station*

- **Bath Spa**
  13 mins
- **Swindon**
  41 mins
- **Didcot Parkway**
  58 mins
- **Reading**
  1hr 5 mins
- **London Paddington**
  1hr 29 mins

*See cycle and drive times for distance to station.
Journey times are approximate only. Source: Google Maps.

SITEPLAN



- Allocated Parking
- V Visitor Parking
- Site Boundary
- Timber Fencing
- Proposed Brick Wall and Piers
- Brick Wall 1,800mm
- Brick Wall 1,500mm
- Softwood Timber Edging
- Cycle Store
- ASHP (Air Source Heat Pump)
- Bin Store
- Affordable Homes

1 & 2 BEDROOM APARTMENTS AND 3, 4 & 5 BEDROOM HOUSES

This new neighbourhood is designed for all different lifestyles and households, a vibrant community with all the delights of the city just beyond its leafy streets.

THE RIDGEWAY
One and Two Bedroom Apartments
Plots: 55-74

THE ASHTON
Three Bedroom House
Plots: 3, 8, 9, 10, 11, 15, 20, 25, 26, 27, 28, 32, 33, 38, 43, 44, 45, 46, 51 & 52

THE VALE
Four Bedroom House
Plots: 2, 4, 7, 12, 16, 19, 21, 24, 29, 34, 37, 39, 42, 47, 50 & 53

THE CROFT
Four Bedroom House
Plots: 6, 14, 23, 31, 41 & 49

THE BROOK
Four Bedroom House
Plots: 5, 13, 22, 30, 40 & 48

THE STAPLETON
Five Bedroom House
Plots: 1, 18 & 36

THE MAYFIELD
Five Bedroom House
Plots: 17, 35 & 54

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. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary.

SPECIFICATION

HOUSES

KITCHEN

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/ microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Freestanding washer/dryer to utility store

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf to The Ashton and The Vale
- Feature mirror cabinet with LED lighting to The Croft, The Brook, The Stapleton and The Mayfield
- Recessed shower shelf to The Croft, The Brook, The Stapleton and The Mayfield
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITES AND SHOWER ROOM

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to The Ashton and The Vale
- Feature mirror cabinet with LED lighting to The Croft, The Brook, The Stapleton and The Mayfield (principal en-suite only)
- Recessed shower shelf to The Croft, The Brook, The Stapleton and The Mayfield
- Large format wall and floor tiles
- Heated chrome towel rail
- Freestanding bath and his and hers basins to principal en-suite (The Croft and The Brook only)



Computer generated image of The Brook principal bedroom, indicative only.



Computer generated image of The Ashton kitchen/dining/living room, indicative only.

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built-in wardrobe to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor family room and bedrooms
- Large format tiles to bathroom, en-suite and shower room

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High-efficiency double glazed aluminium timber composite windows with matching bi-fold doors to patio

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom, en-suite and shower room
- Air source heat pump
- Hot water storage tank
- Sprinkler system to The Croft, The Brook, The Stapleton and The Mayfield

ELECTRICAL

- Downlights to entrance hall, open plan kitchen/dining/living room, bathroom, en-suite, shower room and WC, plus principal bedroom (to The Croft, The Brook, The Stapleton and The Mayfield only)
- Pendant fittings to separate family room, study, landings and all other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port to The Croft, The Brook, The Stapleton and The Mayfield
- Shaver sockets to bathroom and en-suite
- TV and data points to selected locations
- Openreach and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- 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 patio
- External tap and power socket
- Cycle and bin store

PARKING

- Private parking space to all houses
- Electric car charging points to all parking spaces

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 or red facing bricks, with feature stonework to selected areas and red roof tiles
- Aluminium rain-water goods

WARRANTY

Every home is covered by a 10-year NHBC warranty, giving you long-term peace of mind. In the first 2 years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.

Designs, layouts and specifications vary; please speak to our Sales Executives for further information.

A Management Company has been formed at The Southville Collection and will be responsible for the management and maintenance of the shared services and communal areas of the development. This includes the internal commons parts of the apartment blocks, green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at The Southville Collection.

A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual service and estate charge.

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 reserve the right to make these changes as required.

SPECIFICATION

APARTMENTS

KITCHEN

- Matt finish handleless units with soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Stainless steel undermounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

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

BATHROOM

- Bath with shower over and glass screen
- Framed feature mirror with shelf
- Bath panel to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity tops
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Built-in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to entrance hall and kitchen/dining/living room
- Carpet to bedrooms
- Large format tiles to bathroom and en-suite



Computer generated image of The Ridgeway Apartments principal bedroom, indicative only.

DOORS AND WINDOWS

- Front entrance door with multi-point locking system
- High-efficiency double glazed aluminium timber composite windows
- White painted flush internal doors with contemporary dual finish ironmongery

HEATING AND WATER

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

ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV and data points to selected locations
- Openreach and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Video entry system to every apartment accessed off communal area, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel



Computer generated image of The Ridgeway Apartments kitchen/dining/living room, indicative only.

COMMUNAL AREAS

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

PARKING

- Parking spaces are available to purchase, please liaise with your Sales Executive
- Electric car charging points to all spaces

EXTERNAL FINISHES

- Aluminium decking to balcony
- Paving to ground floor terrace

CONSTRUCTION

- Steel reinforced concrete frame with outer brickwork, cavity filled with insulation
- Concrete floors
- Exterior treatments comprise red facing bricks with a green roof
- Aluminium rain-water goods

GENERAL

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

WARRANTY

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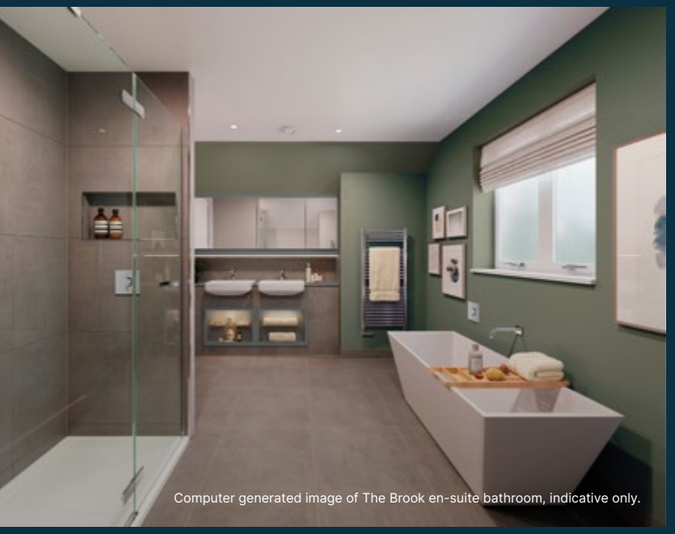
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MADE FOR YOUR FUTURE

CHOOSING A NEW HOME AT THE SOUTHVILLE COLLECTION MEANS CHOOSING ENERGY EFFICIENCY, MAKING SENSE FOR BOTH YOU AND THE ENVIRONMENT.

Built by award-winning 5-star housebuilder The Hill Group, our apartments and houses achieve estimated EPC ratings of 'B' and include features such as double glazing, enhanced insulation and energy-efficient appliances as standard.

Newly built and freshly painted, there's no need for costly refurbishments or decorating makeovers. And for even more peace of mind, every home is covered by a 10-year NHBC warranty. In the first two years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.



Computer generated image of The Brook en-suite bathroom, indicative only.

ESTIMATED
EPC RATING B
Energy-efficient features included as standard

BUILT TO LAST
10-YEAR NHBC WARRANTY
With the first two years of direct support from Hill



Computer generated image of The Brook and The Vale, indicative only.



Computer generated image of The Southville Collection street scene, indicative only.

ABOUT

THE HILL GROUP

Hill is an award-winning housebuilder and one of the leading developers creating exceptional homes and across London, the home counties, and the South East. We've been creating sustainable communities since 1999 – places designed for living, not just today but for generations to come, where people love to call home. Every development is unique, shaped to blend with its surroundings by award-winning architects and our in-house design team. From inner-city apartments to countryside family homes - every new home is thoughtfully designed, right down to the smallest detail.

At Hill, our customers are at the centre of everything we do. We take pride in prioritising customer satisfaction and offer a dedicated customer journey designed to help buyers at every step of their path to homeownership. As a registered New Homes Quality Board (NHQB) developer, we proudly adopt the new industry code of practice. We've held the HBF 5-star status for nine years running and are the top-rated housebuilder on Trustpilot with 4.8 out of 5.

With over 500 industry awards, including WhatHouse? Housebuilder of the Year three times, we're proud to be recognised for the quality of our homes, our commitment to sustainability, and our customer care that continues long after you move in.

We believe everyone deserves a place to call home. Through Foundation 200, we have donated 200 purpose-designed and built modular homes to local authorities and charities – part of our £15m pledge to help tackle homelessness.

Follow us on Facebook and Instagram at **@CreatedbyHill**

INTRODUCING

THE BRISTOL COLLECTION

THE CLIFTON COLLECTION



College Road, Clifton, Bristol BS8 3HX

1, 2 & 3 bedroom apartments and penthouses
4 bedroom houses

THE SOUTHVILLE COLLECTION



Raleigh Road, Southville, Bristol BS3 1QN

1 & 2 bedroom apartments
3, 4 & 5 bedroom houses

BALTIC WHARF



Cumberland Road, Bristol BS1 6XG

1, 2 & 3 bedroom apartments

SCAN THE QR CODE BELOW TO DISCOVER OUR HOMES

Computer generated images, indicative only.

Hill

Created for Living