

One Lockleaze

Site Update



Keeping you updated

Linden Homes, part of Vistry Group, is working in joint venture partnership with Goram Homes, Bristol City Council's housing company.

As part of the development, we will be providing:

- 268 new homes, including 55% affordable housing.
- The homes are highly insulated to be energy and cost efficient, and each includes an air or ground source heat pump to provide low carbon heating and hot water (meaning the development will also contribute to helping achieve Bristol City Council's ambitions to be net zero by 2030).
- A large green open space running through the middle of the site, towards Stoke Park, which includes play areas, gym trails, benches swales, a wildlife area and footpaths.
- Photovoltaic panels to various homes.

Romney Avenue,
Lockleaze, Bristol,
BS7 9TB



Ecology

Central to the development is a community park which will create a wildlife corridor from neighbouring Stoke Park through to Concorde Way. Designed with different habitat types, dedicated wildlife areas, planted water drainage features and a range of play facilities, it recently earned the scheme a Building with Nature award.

We are also installing:

- Bird and bat boxes to encourage habitat corridors.
- Hedgehog highways to enable hedgehogs to roam freely to find food, mates and shelter.



Site activity and timeline

- **Site will be closed from 24th Dec-5th Jan 2026 for the Christmas period.**
- **Recent events on site:** 4th October - Community Fun day with face painting and a balloon artist. We had a lovely team from St Werburghs City Farm join us, too. We also had some Keyworker late night open nights on 7th and 14th Nov.
- Excavation of the drainage/attenuation basin is complete; no further action is required at present.
- Sewer systems have been installed and require no further work.
- Link Parking are managing the whole site and should have issued 1x free permit and 1x visitor permit to all residents. Residents shouldn't be buying permits on the council website.
- Footpaths will be topped after EV car chargers have been installed. No date has been confirmed for this yet.
- Streetlight installation will begin as occupations commence, providing essential lighting for safety and accessibility.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change. The above site plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

✉ customerservice.bristol@vistry.co.uk

Goram Linden
Homes HOMES

One Lockleaze Bristol

Development layout



- 4 bedroom home**
 - The Sison
 - The Woodbridge

- 3 bedroom home**
 - The Brinkworth
 - The Brinkworth II
 - The Maiden
 - The Maiden II

- 2 bedroom home**
 - The Newton
 - The Newton II
 - The Newton III
 - The Willow

- Apartments

- 1 & 2 beds – block plans available

- Shared Ownership

- Affordable Housing

- v visitor space ss sub station
- cs cycle store

Bristol Property Awards

We were delighted to win the Civic and Community Award at this year's Bristol Property Awards. This award marks the fourth time One Lockleaze has been recognised by the competition's judges.



Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

✉ customerservice.bristol@vistry.co.uk

Goram Linden
Homes HOMES