



# River Gateway

## Ashton Gate, Bristol

### Development layout



#### Buildings

- Barracks Point  
1 & 2 bedrooms apartments  
– building plans available
- Castle Rise  
– coming soon
- Poppy House  
– coming soon
- Weatherly Loft  
– coming soon
- Lions Building  
1 & 2 bedrooms apartments  
– building plans available

#### ● Pre sold homes

v	visitor space	ss	sub station
cs	cycle store	bs	bin store

The site plan shown on this page 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. Homes shown as "pre-sold" and other properties sold on the general market may not be sold to individual owner-occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



## Around the local neighbourhood

- |  |   |  |
|--|---|--|
| <b>1</b> Ashton Gate Stadium<br>BS3 2EJ      | <b>4</b> Brunel's SS Great Britain<br>BS1 6TY | <b>7</b> Ashton Gate Primary School<br>BS3 1SZ |
| <b>2</b> Greville Smyth Park<br>BS3 2EQ      | <b>5</b> El Rincon Bristol<br>BS3 1JU         | <b>8</b> Sainsbury's<br>BS3 2NS                |
| <b>3</b> Tobacco Factory Theatres<br>BS3 1TF | <b>6</b> M Shed<br>BS1 4RN                    | <b>9</b> Luckwell Primary School<br>BS3 3ET    |

Cover photograph of the Clifton Suspension Bridge overlooking Ashton Gate, Bristol. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant. When you have finished with this leaflet please recycle it.

Vistry Bristol, The Jacobs Building, Berkeley Place, Clifton, Bristol, BS8 1EH T: 0117 930 4949

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**Linden**  
HOMES



# The Leigh, Lions Building

1 bedroom apartment

**River Gateway**

Clanage Road, Bristol, BS3 2JX | 0117 453 0800

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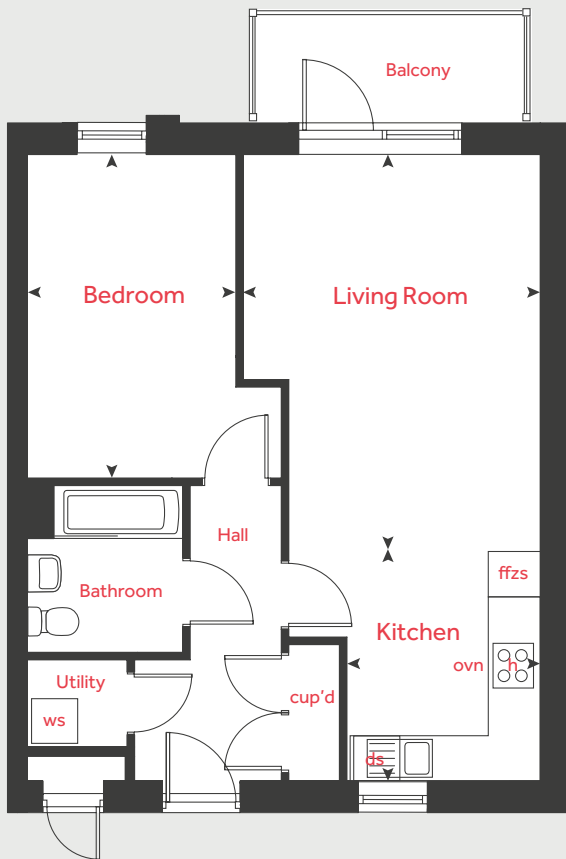
**Linden**  
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# The Leigh

Lions Building

1 bedroom apartment

Homes 127, 128, 130, 131,  
133 & 134



## Kitchen

2.55m x 3.06m 8'4" x 10'0"

## Living Room

3.84m x 5.21m 12'7" x 17'1"

## Bedroom

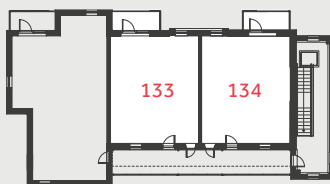
2.75m x 4.27m 9'0" x 14'0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

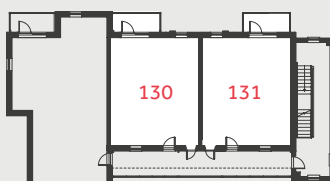
\* Terrace area instead of balcony area applies to Ground floor plots 127 and 128

\* Please note that plots 127, 130 and 133 are handed

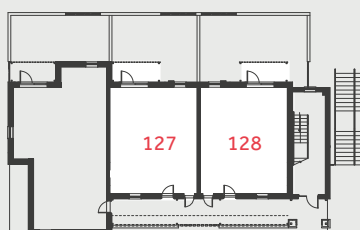
## Second Floor



## First Floor



## Ground Floor



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# The Ashton, Lions Building

2 bedroom apartment

**River Gateway**

Clanage Road, Bristol, BS3 2JX | 0117 453 0800

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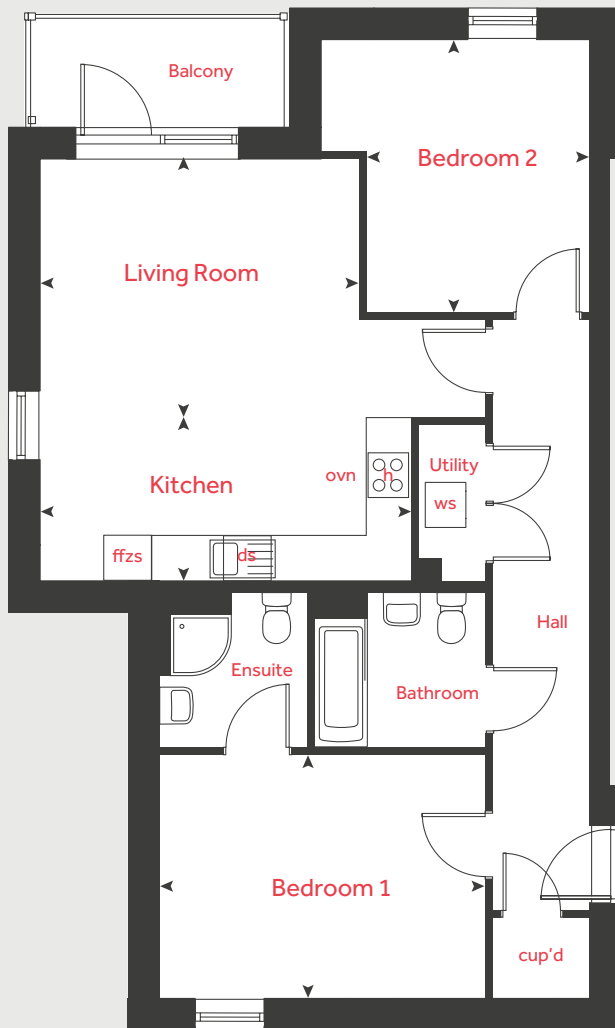
**Linden**  
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# The Ashton

Lions Building

2 bedroom apartment

Homes 126, 129 & 132



## Kitchen

4.91m x 2.16m 16'1" x 7'1"

## Living Room

4.21m x 3.41m 13'10" x 11'2"

## Bedroom 1

4.31m x 3.21m 14'2" x 10'6"

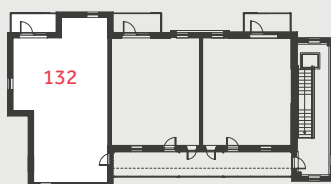
## Bedroom 2

2.94m x 3.60m 9'8" x 11'10"

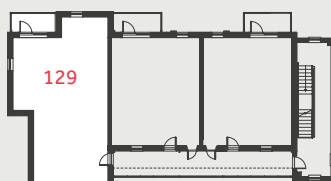
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

\* Terrace area instead of balcony area applies to Ground floor plot 126

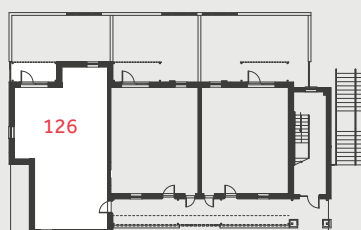
## Second Floor



## First Floor



## Ground Floor



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# The Fairbairn, Barracks Point

1 bedroom apartment

**River Gateway**

Paxton Drive, Bristol, BS3 2FQ | 0117 453 0800

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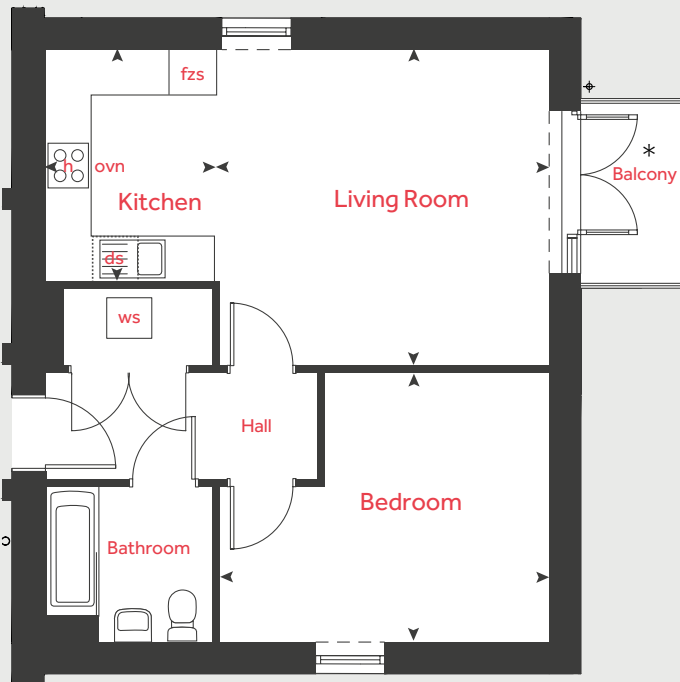
**Linden**  
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# The Fairbairn

Barracks Point

1 bedroom apartment

Homes 135, 137, 142, 147  
& 152



## Kitchen

2.28m x 3.06m 7'6" x 10'0"

## Living Room

4.21m x 4.38m 13'10" x 14'4"

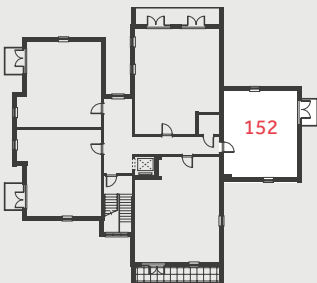
## Bedroom

4.37m x 3.59m 14'4" x 11'9"

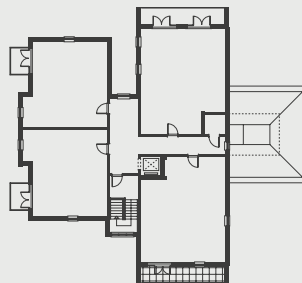
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

\* Please note that plots 135 and 137 have a terrace instead of a balcony.

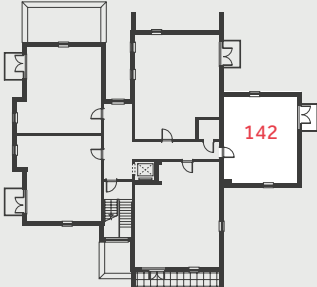
Third Floor



Fourth Floor



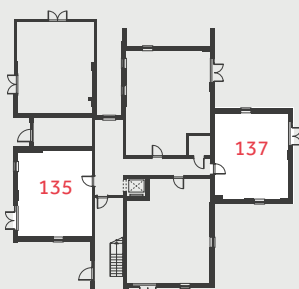
First Floor



Second Floor



Ground Floor



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# The Brunel, Barracks Point

2 bedroom apartment

**River Gateway**

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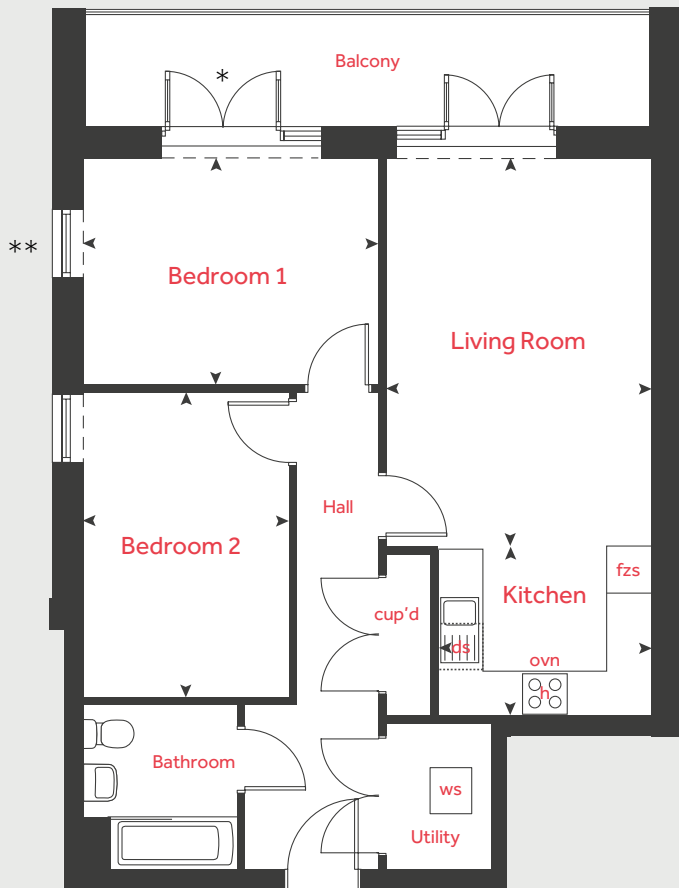
**Linden**  
HOMES

# The Brunel

Barracks Point

2 bedroom apartment

Homes 136, 141, 146, 151,  
153, 156, & 157



## Kitchen

2.28m x 3.06m 7'6" x 10'0"

## Living Room

3.98m x 5.23m 13'1" x 17'2"

## Bedroom 1

3.98m x 3.08m 13'1" x 10'1"

## Bedroom 2

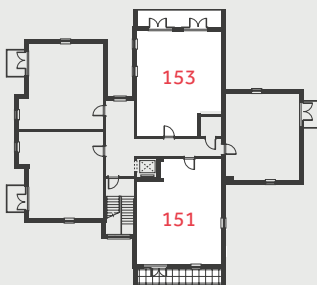
2.78m x 4.09m 9'1" x 13'5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

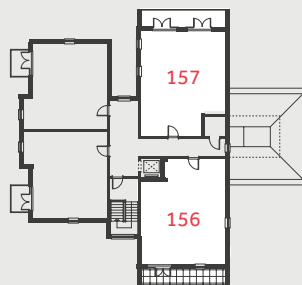
\* Terrace area instead of balcony area applies to ground floor plot 136. Smaller bedroom window (instead of doors to balcony) applies to Bedroom 1 in plots 136, 141, 146, 151 and 156.

\*\* No window to bedroom 1 in this position in plots 136, 141, 146, 151 and 156.

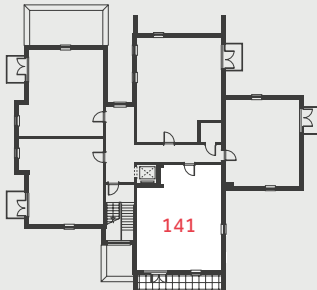
Third Floor



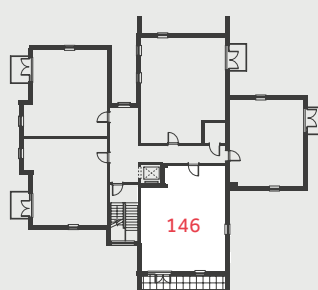
Fourth Floor



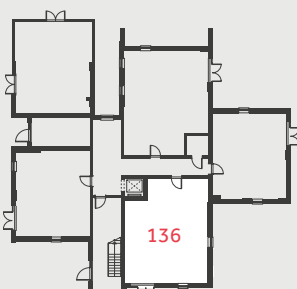
First Floor



Second Floor



Ground Floor



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# The Brunel, Barracks Point

2 bedroom apartment

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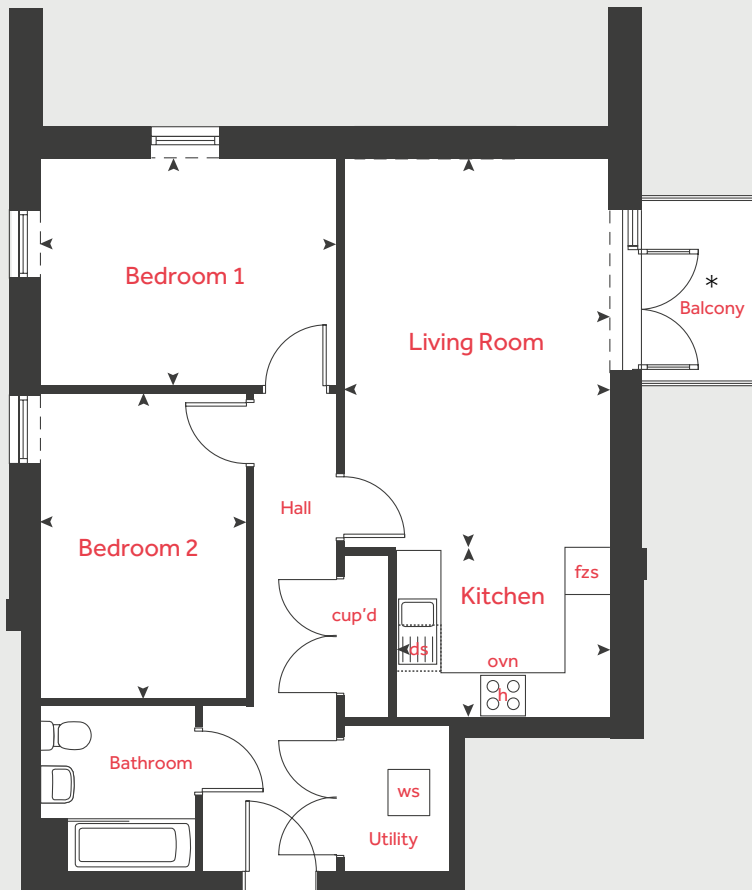
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# The Brunel

Barracks Point

2 bedroom apartment

Homes 138, 143 & 148



## Kitchen

2.28m x 3.06m 7'6" x 10'0"

## Living Room

3.98m x 5.23m 13'1" x 17'2"

## Bedroom 1

3.98m x 3.08m 13'1" x 10'1"

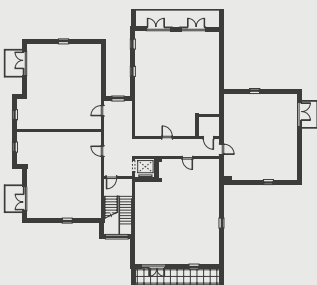
## Bedroom 2

2.78m x 4.09m 9'1" x 13'5"

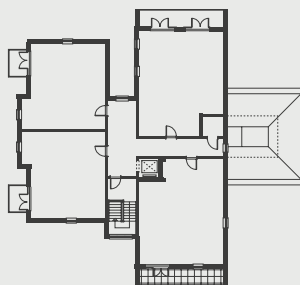
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

\* Terrace area instead of balcony area applies to ground floor plot 138.

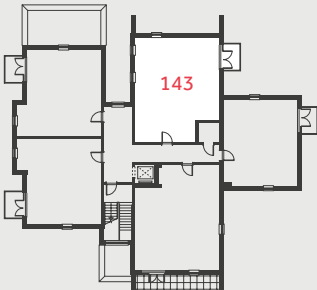
Third Floor



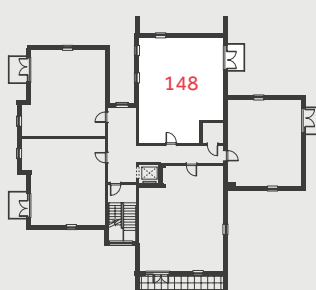
Fourth Floor



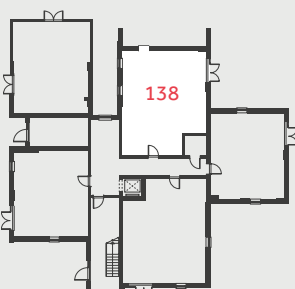
First Floor



Second Floor



Ground Floor



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**Linden**  
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# The Waverley, Barracks Point

1 bedroom apartment

**River Gateway**

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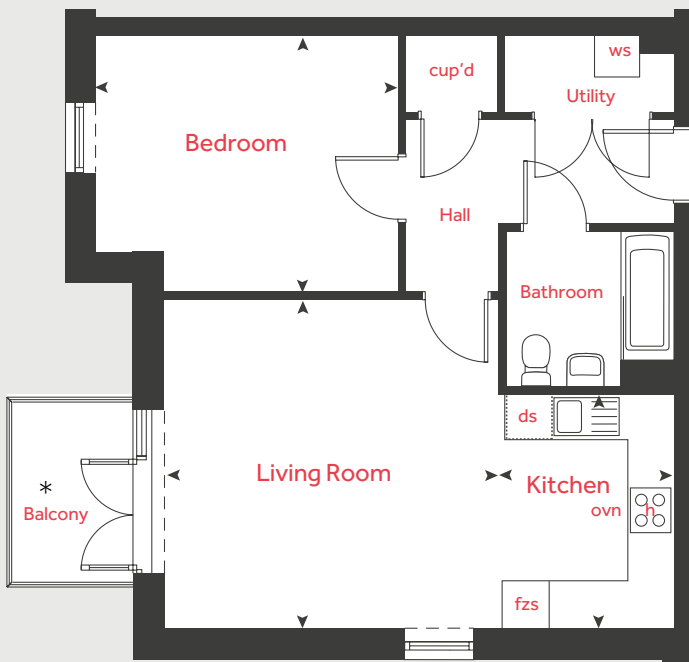
**Linden**  
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# The Waverley

Barracks Point

1 bedroom apartment

Homes 139, 140, 144, 145,  
149, 150, 154 & 155



## Kitchen

2.31m x 3.10m 7'7" x 10'2"

## Living Room

4.45m x 4.35m 14'7" x 14'3"

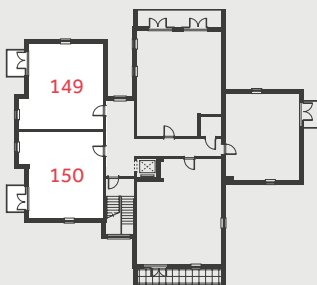
## Bedroom

4.02m x 3.41m 13'2" x 11'2"

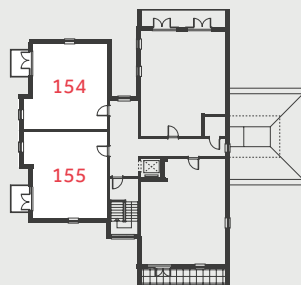
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

\* Please note that plots 139, 144, 149 and 154 are handed.

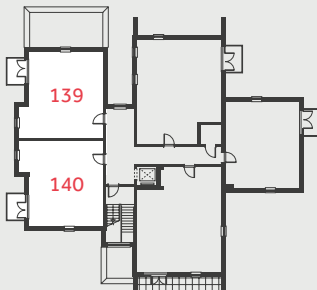
Third Floor



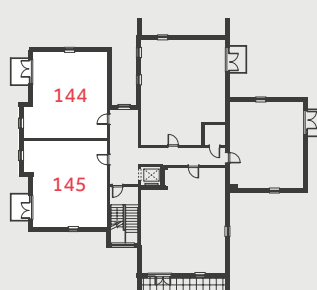
Fourth Floor



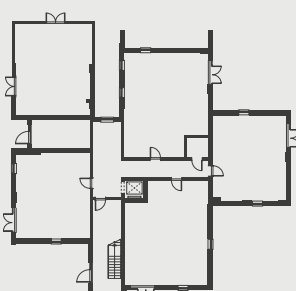
First Floor



Second Floor



Ground Floor



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