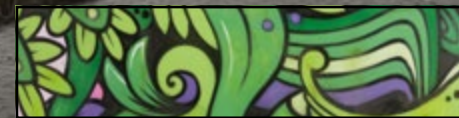


# INVESTOR BROCHURE

FACTORY N01  
BRISTOL



CITY & COUNTRY



## INTRODUCTION

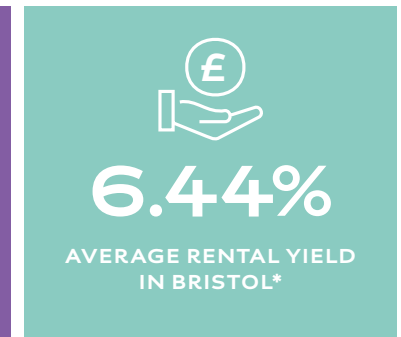
### Introducing Factory No.1

A fantastic investment opportunity in a thriving location.

Factory No.1 is an award-winning residential development of conversion and new build homes located in Bedminster, the gateway to South Bristol.

This collection of apartments offers exactly the sociable and connected lifestyle that professional tenants are looking for, being just a short walk from North Street and its array of independent bars, shops and restaurants, as well as Bristol Temple Meads Station with regular train services to London or Cardiff.

- 284 stylish 1, 2 and 3 bedroom apartments
- Set around beautifully landscaped outside spaces and terrace gardens
- Premium, fully inclusive specification
- Allocated parking provided to selected homes
- Part of the Bedminster regeneration along with Bedminster Green
- Commercial space within the development for shops, leisure amenities and work areas



## BRISTOL OVERVIEW

### Booming Bristol

Bristol is the largest commercial centre in the South West of England. The city ranks amongst the most attractive, successful and culturally prestigious cities in the UK and enjoys a rising profile within Europe and beyond. This is due to the city's world-class knowledge based economy and the global reach of its two universities.

### Bedminster, the city's sought-after new destination

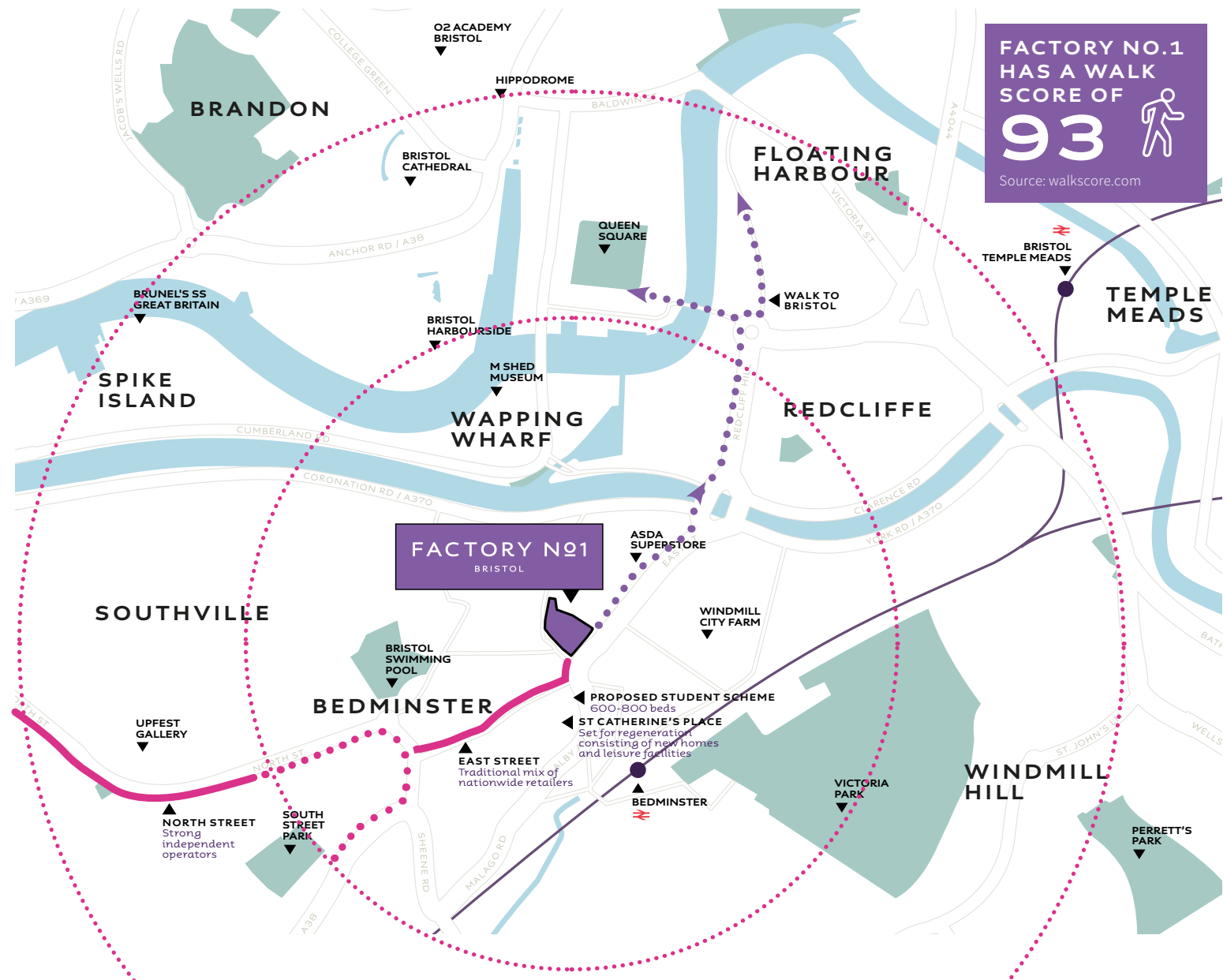
The evolution of Bedminster and South Bristol continues at a pace. It is now one of the most desirable, up and coming areas in the city, with a thriving nightlife scene, numerous restaurants, bars and cafés, and a hub of activity for artists, creatives and independent retailers. With so much on offer, it is the ideal place for tenants wanting the cool and creative Bristol lifestyle, and an exciting investment opportunity.



University of  
BRISTOL



University  
of the  
West of  
England

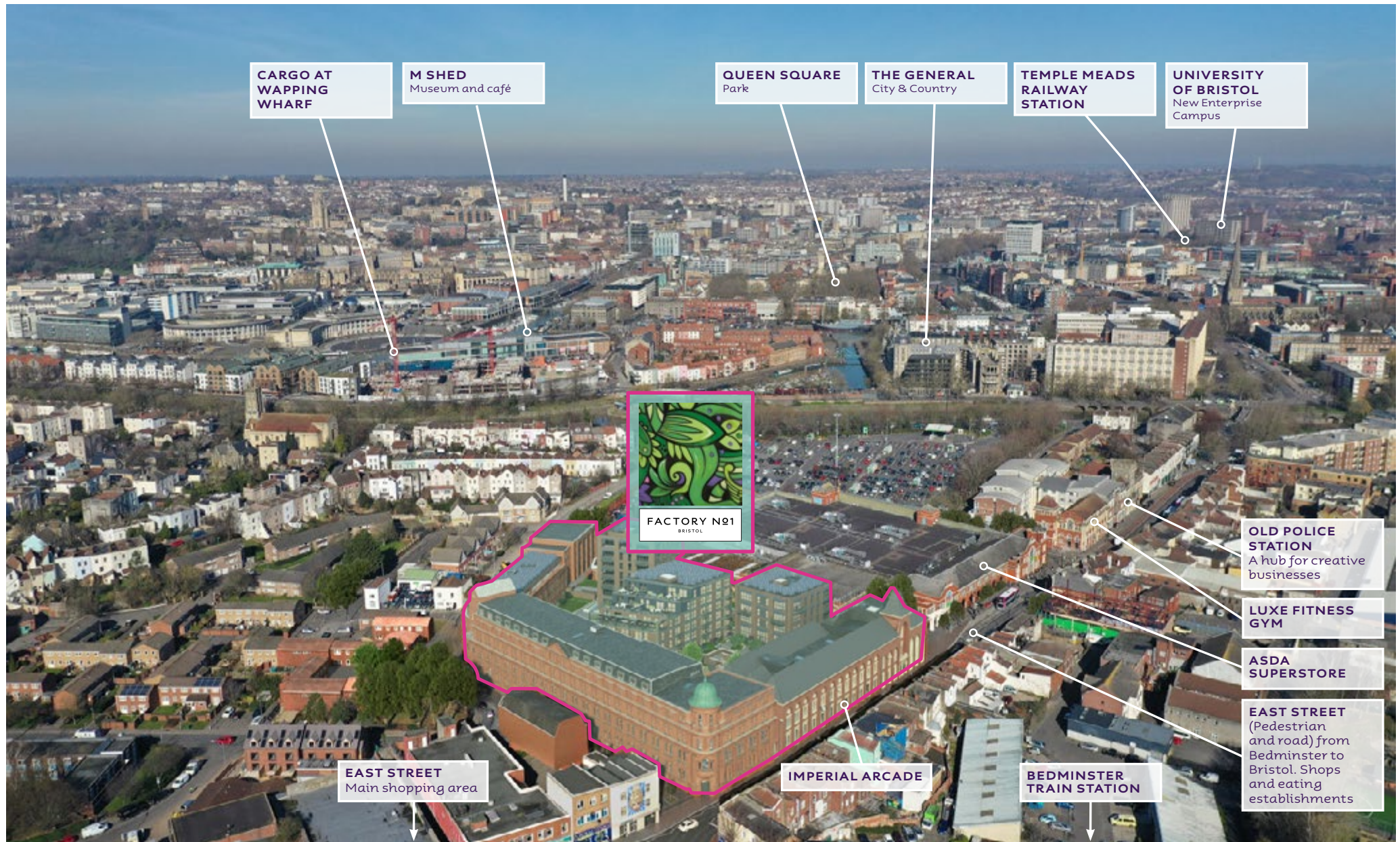




## LOCATION

# FACTORY N01

BRISTOL

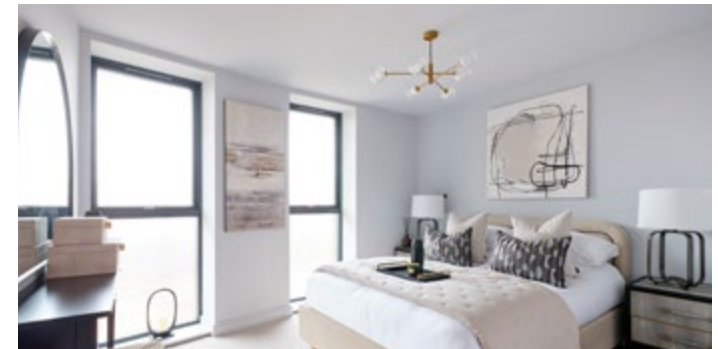




## ACHIEVABLE RENTS - SPRING 2025

WATKINS HOUSE NEW BUILD				
BEDROOMS	PLOT	FLOOR	SQ. FT	EST. RENT (PCM)
1	5106	FIRST	508	£1,400
1	5107	FIRST	516	£1,350 - £1,400
1	5206	SECOND	508	£1,350 - £1,400
1	5207	SECOND	516	£1,350 - £1,400
1	5306	THIRD	508	£1,350 - £1,400
1	5307	THIRD	516	£1,350 - £1,400
1	5406	FOURTH	508	£1,400
1	5407	FOURTH	516	£1,400
2	5001	GROUND	894	£1,700
2	5002	GROUND	917	£1,700
2	5101	FIRST	789	£1,700
2	5102	FIRST	712	£1,650
2	5103	FIRST	788	£1,700
2	5104	FIRST	933	£1,800
2	5105	FIRST	727	£1,650
2	5201	SECOND	789	£1,600 - £1,700
2	5202	SECOND	712	£1,600 - £1,650
2	5203	SECOND	788	£1,600 - £1,700

BEDROOMS	PLOT	FLOOR	SQ. FT	EST. RENT (PCM)
2	5204	SECOND	940	£1,700 - £1,800
2	5205	SECOND	727	£1,600 - £1,650
2	5301	THIRD	789	£1,600 - £1,700
2	5302	THIRD	712	£1,600 - £1,650
2	5303	THIRD	788	£1,600 - £1,700
2	5304	THIRD	940	£1,700 - £1,800
2	5305	THIRD	727	£1,600 - £1,650
2	5401	FOURTH	789	£1,800
2	5402	FOURTH	712	£1,700 - £1,800
2	5403	FOURTH	788	£1,800
2	5404	FOURTH	940	£1,900
2	5405	FOURTH	727	£1,700 - £1,800

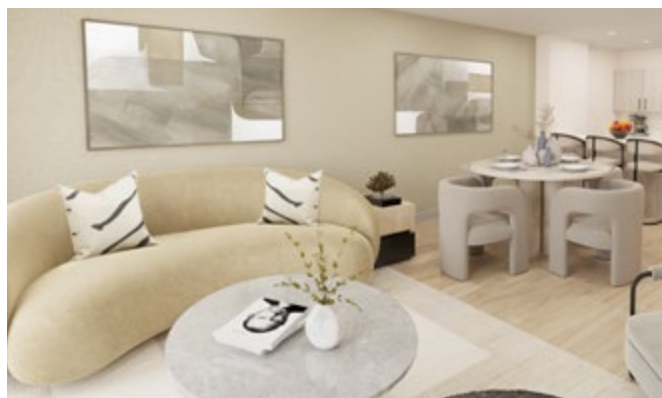


## ACHIEVABLE RENTS - SPRING 2025

**FACTORY N01**  
BRISTOL

### WILLS HOUSE NEW BUILD

BEDROOMS	PLOT	FLOOR	SQ FT	EST. RENT (PCM)
1	4209	SECOND	454	£1350 - £1450
1	4309	THIRD	456	£1350 - £1450
1	4402	FOURTH	594	£1450 - £1550
2	4103	FIRST	742	£1750 - £1850
2	4106	FIRST	848	£1750 - £1850
2	4111	FIRST	845	£1750 - £1850
2	4202	SECOND	769	£1750 - £1850
2	4203	SECOND	742	£1750 - £1850
2	4204	SECOND	910	£1750 - £1900
2	4401	FOURTH	851	£1750 - £1900
2	4404	FOURTH	774	£1750 - £1900





## COUPLE TAKE FIRST STEP ONTO BRISTOL PROPERTY LADDER THANKS TO CITY & COUNTRY

**FACTORY N01**  
BRISTOL

Lauren Fletcher (24) and her partner Logan Chapple (27) were just weeks away from moving into their new apartment in Bristol when unfortunately, everything fell through. So the couple visited City & Country's Factory No.1, reassured by the award-winning company's reputation for high quality and reliability.

Impressed with what they saw, the couple wasted no time securing a spacious two-bedroom conversion apartment within Regent House. Consultant Lauren says, "It was so different to any apartment we had ever seen and so beautifully finished with stunning original features – we knew it was exactly the right place for us".

Bristol, and its cultural hub of Bedminster, provided the perfect location for the couple to move to, with its thriving community and abundance of local activities.

Each individually designed home at Factory No.1 benefits from ultrafast broadband, with select apartments featuring balconies or terraces, all with access to the beautifully landscaped gardens providing a hidden oasis in the heart of the city. Some homes include undercroft parking with electric charging points too.

Lauren adds, "We absolutely love that there is a concierge on hand at Factory No.1. We both work full-time, so life is busy and it's good to know there's someone around during the day.

"The community feel of the development has also been a big bonus for us. There are lots of other first-time buyers and young professionals here, but also many people who have downsized into Bristol, creating a friendly multi-generational community."

Since the day they moved in, the high-quality conversion of the traditional stone-built factory has convinced the couple that City & Country matches their ideal requirements for a home. Lauren says, "We always thought we'd be in our first place for a couple of years, but now we're thinking we'll definitely stay longer – and save up for our next, bigger City & Country property!"



**"WE LOVE JUST BEING ABLE TO WALK OUT OF THE FRONT DOOR AND BE TOTALLY SPONTANEOUS: THERE'S GOOD FOOD AND CRAFT ALES ON EVERY CORNER, WITH PLENTY OF LOCAL EVENTS AND LOADS OF GREEN SPACE JUST MINUTES AWAY. THERE'S NOTHING MORE WE COULD ASK FOR."**

**"OUR APARTMENT HAS THE MOST LOVELY AND SPACIOUS OPEN PLAN KITCHEN AND DINING AREA, WHICH IS PERFECT FOR HOSTING, AND WE LOVE THE INCREDIBLY HIGH-QUALITY FIXTURES AND FITTINGS. THE STONE WORKTOPS AND BRASS HANDLES REALLY ADD TO THE OVERALL FEEL, AND THE FINISH IS JUST OUTSTANDING!"**



City & Country is a family owned business which was originally founded in 1962. The Group has always been construction focused, although over the last 60 years it has been successfully evolving and embracing change to become a market leading niche developer specialising in working with the very best of Britain's architectural heritage and sensitive landscapes.

The company is skilled in developing and enhancing high profile, sensitive sites which require original thinking in order to plan space and proportions to rejuvenate prestigious historical buildings. The company has a reputation for creating outstanding developments of character and historical importance and is regarded as an award-winning first class developer.

City & Country was responsible for the successful restoration and conversion of The General, the former Bristol General Hospital located on Bathurst Basin which consists of 205 new and converted homes and a number of commercial/retail/restaurant units.

Further information is available at [www.cityandcountry.co.uk](http://www.cityandcountry.co.uk)



**UNMATCHED EXPERTISE:  
CITY & COUNTRY IS A  
FAMILY-OWNED BUSINESS  
SPECIALISING IN RESTORING  
AND CONVERTING HISTORIC  
AND LISTED BUILDINGS.**

**"THE PLIGHT OF BRITAIN'S  
ARCHITECTURAL HERITAGE IS  
A CAUSE THAT IS CLOSE TO MY HEART  
AND IT IS GREAT TO SEE A COMPANY  
LIKE CITY & COUNTRY TAKING ON SUCH  
COMPLEX AND WORTHWHILE WORK.**

**TOGETHER, I HOPE THAT WE CAN  
MAKE MORE PEOPLE AWARE OF THE  
FANTASTIC ARCHITECTURAL LEGACY  
WE HAVE AND LOOK FOR WAYS TO  
BREATHE NEW LIFE INTO THESE  
FANTASTIC BUILDINGS."**

George Clarke

City & Country Brand Ambassador  
and TV's Restoration Man





**FACTORY N01**

BRISTOL

## CONTACT

Sales Suite & Show Homes open daily,  
10am to 5pm.

Factory No.1 Sales Suite,  
East Street, Bedminster,  
Bristol BS3 4HH

01173 535 155

CITY & COUNTRY

The information in this document is indicative and intended to act as a guide only. Due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. This development includes communal land and/or shared facilities. This information does not constitute a contract, part of a contract or warranty.