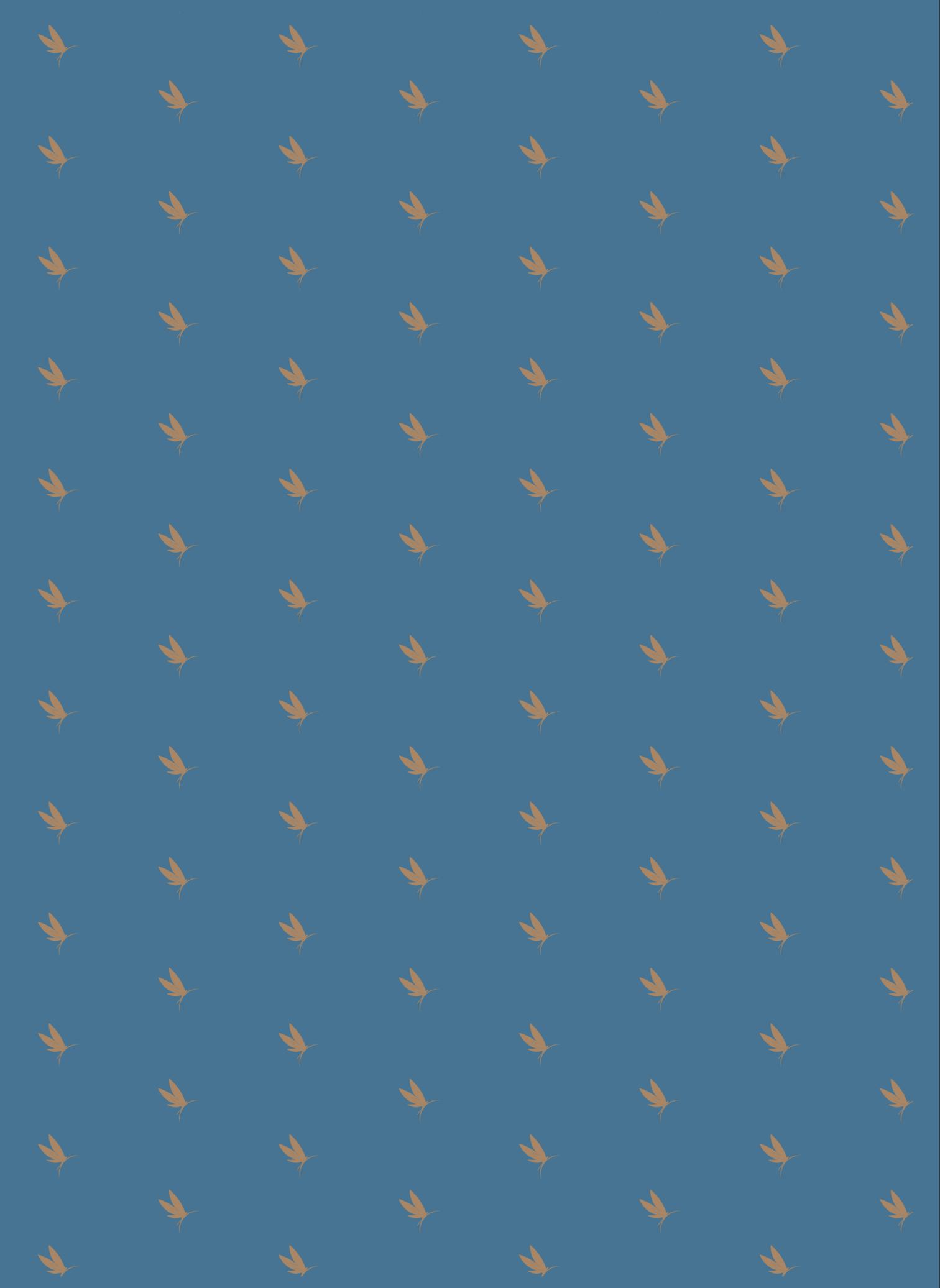




A collection of seventeen
3 & 4 BEDROOM HOMES



Welcome to **BUCKLANDS PLACE**

Nestled in the glorious Somerset countryside, Bucklands Place is a collection of seventeen, 3 and 4 bedroom homes perfectly positioned for peaceful suburban living on the outskirts of the charming town of Nailsea.

Designed to a high-quality specification, this scheme offers homes just 2 miles from the scenic Backwell Lake and close to woodland and open fields. Bucklands Place is the ideal location for balanced family living less than 10 miles from Bristol.



COMPUTER GENERATED IMAGE OF PLOTS 1, 2, 3, 4 & 5 (FROM LEFT TO RIGHT)

On YOUR DOORSTEP

Nailsea boasts a family-friendly atmosphere, popular among those looking for peaceful suburban life close to Bristol.

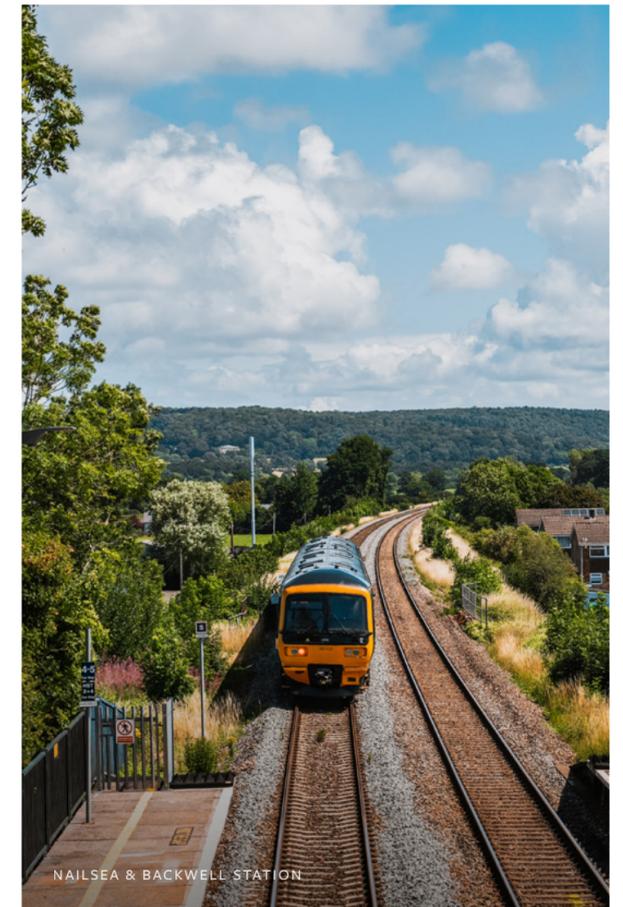
The town exudes a warm and welcoming ambience, fostering a tight-knit community spirit with a vibrant tapestry of local events, from farmers' markets and festivals to friendly gatherings. Nearby, the Backwell Leisure Centre and Nailsea Tennis Club offer fitness and sociable pursuits.

Convenience is at your fingertips, with essential amenities a short drive away. The bustling high street features a medley of cafés, shops and restaurants alongside a Waitrose and a Tesco superstore, complete with a 24-hour petrol station.

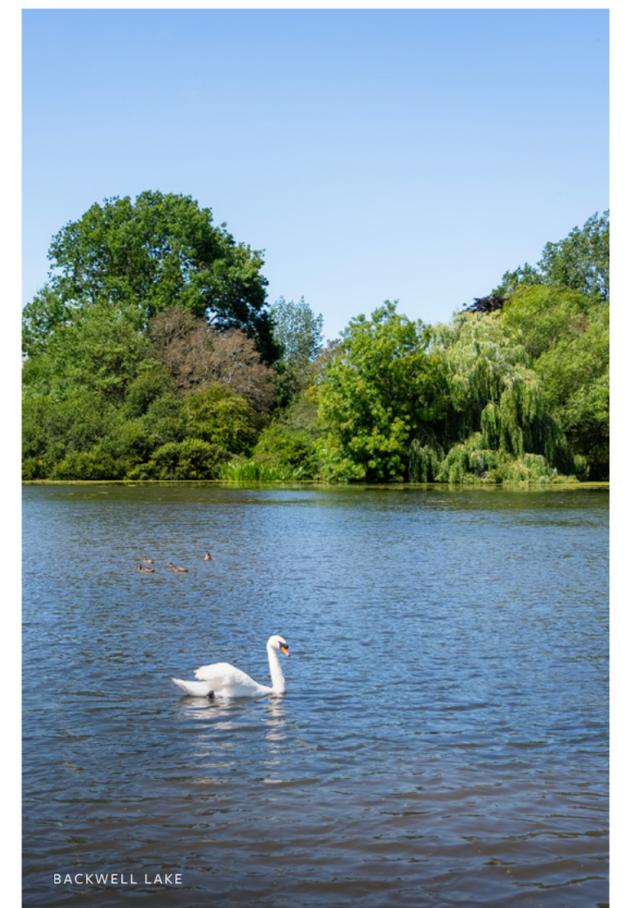
For commuters, Nailsea boasts excellent connectivity. Within a 15-minute drive of the M5 motorway and regular train services available from nearby Backwell, this commuter-friendly town offers the best of both worlds.



NAILSEA HIGH STREET



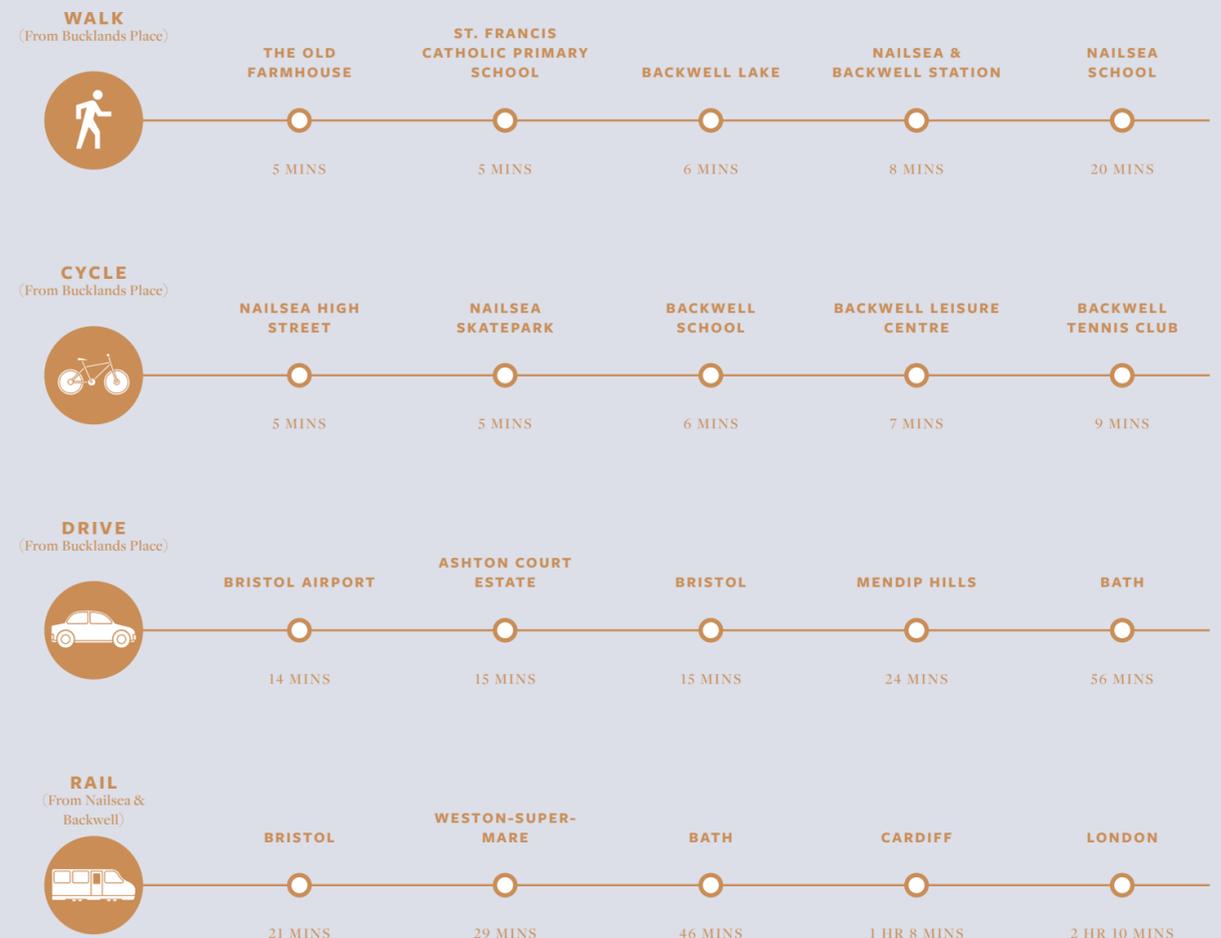
NAILSEA & BACKWELL STATION



BACKWELL LAKE



A CONNECTED Suburban Town



BARS & RESTAURANTS

- 01 CAFE 119
- 02 COATES HOUSE
- 03 COFFEE #1
- 04 HEAVEN COFFEE HOUSE
- 05 IVY KITCHEN CAFE
- 06 THE MOOREND SPOUT
- 07 OLD FARMHOUSE
- 08 ROYAL OAK
- 09 WHITE TRUFFLE

SHOPPING

- 18 CROWN GLASS SHOPPING CENTRE
- 19 TESCO SUPERSTORE
- 20 WAITROSE & PARTNERS

EDUCATION

- 10 BACKWELL C OF E JUNIOR
- 11 BACKWELL SCHOOL
- 12 FAIRFIELD SCHOOL
- 13 GOLDEN VALLEY PRIMARY SCHOOL
- 14 GROVE JUNIOR SCHOOL
- 15 NAILSEA SCHOOL
- 16 ST. FRANCIS CATHOLIC PRIMARY SCHOOL
- 17 WEST LEIGH INFANTS SCHOOL

SPORTS & LEISURE

- 21 BACKWELL LAKE
- 22 BACKWELL LEISURE CENTRE
- 23 BACKWELL TENNIS CLUB
- 24 NAILSEA LAWN TENNIS CLUB
- 25 NAILSEA SKATEPARK
- 26 SCOTCH HORN LEISURE CENTRE

BUCKLANDS PLACE
TRENDLEWOOD WAY
NAILSEA, BS48 4TA

The travel times displayed in the graphic above are based on data obtained from Google Maps and are provided for general information purposes only. These travel times are subject to change depending on various factors such as traffic, time of day, and other unforeseen circumstances. We do not guarantee the accuracy, completeness, or reliability of the information provided in the above graphic. Therefore, we recommend that you independently verify the travel times and routes before making any decisions based on this information.



BRISTOL CITY



STRAWBERRY LINE CYCLE ROUTE



SUMMIT OF WAVERING DOWN, MENDIP HILLS



ASHTON COURT ESTATE



BRISTOL HARBOUR

The WIDER Area

Nailsea and the local area provides an array of beauty spots to explore by foot and paw. For adventures further afield, Bristol offers many protected parklands, such as The Downs. The striking Ashton Court Estate also offers 850 acres of woodland and grassland to explore.

For keen trekkers and cyclists, the Mendip Hills feature a host of revitalising hikes, cycle routes and nature walks. The challenging and stunning routes feature limestone cliffs, gorges, dramatic valleys and lakes at every corner.

The charming coastal towns of Portishead and Clevedon are also just a 15-minute drive away. Each offers scenic walks, family attractions, shops, bars and restaurants.

An array of local schools, colleges and universities make Bucklands Place the perfect candidate for family life. Golden Valley Primary School and St. Francis Catholic Primary School are located within Nailsea. The highly regarded Fairfield School and The Downs Preparatory School are also a short distance away. While the University of Bristol, University of Bath and Cardiff University offer excellent third-level education prospects within easy access.

For a taste of vibrant arts and culture, the city of Bristol is a short 15-minute drive away, boasting a top performing University, along with many shopping, food and entertainment options to satisfy all tastes. Bristol Airport is also nearby, giving easy access to domestic and international flights for business and leisure travel.

The city of Bristol is a short 15-minute drive away, boasting a top performing University, along with many shopping, food and entertainment destinations to satisfy all tastes.



COMPUTER GENERATED IMAGE OF H5 KITCHEN & LIVING AREA

“We worked closely with the Acorn in-house design teams to incorporate generous window openings, embracing the views and creating a sense of connection to the natural surroundings.”

BEN METCALFE

PAD DESIGN

Our VISION

Our vision for Bucklands Place, was to provide a mix of high-quality, aspirational new homes that form a distinct identity whilst sensitively integrating with the surrounding landscape and ecological features.

The design response envisages two discreet clusters of dwellings, configured to preserve valuable landscape assets such as the existing woodland and established boundary planting, with generous buffers along the site perimeter providing enhanced habitat and uninterrupted corridors for wildlife.

The architectural approach places emphasis on façade rhythm and composition. A considered mix of gable and eaves fronted roof configurations provides an undulating profile that repeats along the street. The Building elevations employ a modern approach to window size and composition.

We worked closely with the Acorn in-house design teams to incorporate generous window openings, embracing the views and creating a sense of connection to the natural surroundings. The internal layouts have been designed around well proportioned rooms, creating family areas suitable for contemporary living.

A concise palette of materials has been selected, to compliment the unique landscape setting. The selection reinforces a distinctive built character through the considered application of texture and contrasting light and dark tones.



COMPUTER GENERATED IMAGE OF PLOTS 9, 10, 11 & 12 (FROM LEFT TO RIGHT)

Committed to SUSTAINABLE Living

Bucklands Place has been designed with sustainability and well-being in mind, with a focus on creating high-performing, thermo-efficient new housing. Design and build considerations have been made to reduce energy consumption and enable the integration of renewable energy sources.



EPC RATED A

Each home is energy efficient – EPC rated A, significantly higher than the average UK rating of D.



EFFICIENT HYDROGEN READY BOILER

A highly efficient, hydrogen-ready boiler reduces energy consumption.



SOLAR PV PANELS

Photovoltaic (PV) Panels are fitted to generate electricity from the sun.



LOW-POWER LED LIGHTING

100% low-power LED lighting reduces energy consumption.



LOW WATER USAGE

Each home features aerated taps & showers and smart dishwashers to help reduce water usage.



SUSTAINABLE URBAN DRAINAGE SYSTEM (SuDS)

Rainwater is collected across permeable surfaces, naturally filtered and stored. It is then slowly released to alleviate flooding.



PRE-WIRED FOR EV CHARGING

Homes have been pre-wired to aid the future installation of electric batteries and EV charging infrastructure.



LOW LIGHT LEVELS

Reduced lux ensures bats aren't being effected by lighting.



HIGH PERFORMANCE WINDOW SYSTEMS

High-performance window systems minimise heat loss and maximise solar gain.



UNDERFLOOR HEATING TO GROUND FLOOR

Underfloor heating with smart thermostats to the ground floor offers a more even heating distribution and better retention.



BIODIVERSITY-ENHANCING LANDSCAPING

Landscaping techniques used to enhance the diversity of wild flora, contributing to the wildlife value of the site and achieving the biodiversity net gain.



WILDLIFE RICH GREEN SPACE

Bucklands Place features protected areas of green space including an ecology corridor and protected woodland which will encourage bird nesting and bat roosting.



COMPUTER GENERATED IMAGE OF H6 DINING AREA

SITE PLAN



H1

3 BEDROOM TERRACE
PLOTS: 18, 19, 20

H2

3 BEDROOM DETACHED
PLOTS: 2, 3, 4, 5

H3

3 BEDROOM LINK-DETACHED
PLOT: 12

H4

3 BEDROOM DETACHED
PLOT: 1

H5

3 BEDROOM LINK-DETACHED
PLOT: 9, 10, 11

THE CLOSE

Nestled within a private enclave, these homes boast a secluded location surrounded by woodlands, providing year-round screening. Designed for both family living and entertaining, these homes boast features like an oversized garage, a roof terrace, and spacious interiors that include four double bedrooms.

H6

4 BEDROOM DETACHED
PLOTS: 13, 14, 15, 16, 17



AFFORDABLE HOUSING

PLOTS: 6, 7, 8, 21, 22, 23, 24



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COMPUTER GENERATED IMAGE OF H1

H1

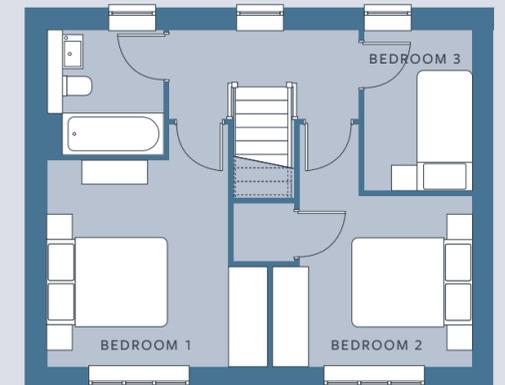
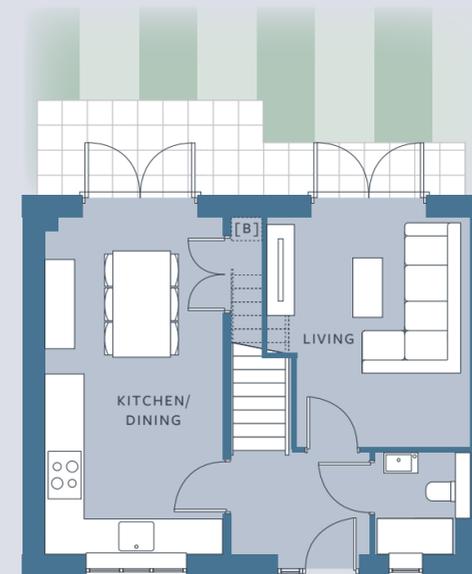
3 BEDROOM TERRACE
80.4 SQM (865 SQFT)
PLOTS: 18, 19 & 20

GROUND Floor

KITCHEN/DINING	5.6M x 2.9M (18'4" x 9'6")
LIVING	3.8M x 3.4M (12'6" x 11'2")

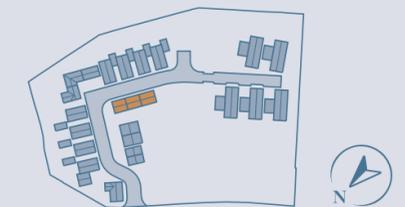
FIRST Floor

BEDROOM 1	3.6M x 3.0M (11'10" x 9'10")
BEDROOM 2	3.4M x 2.8M (11'2" x 9'2")
BEDROOM 3	2.7M x 1.8M (8'10" x 5'11")



UNIQUE Features

With a spacious entrance hall creating a wonderful sense of arrival, this contemporary three bedroom house features a dual aspect open plan kitchen/dining area. Perfect for outdoor entertaining, French doors lead from the dining area onto the patio and rear garden. The separate living room provides the perfect place to relax and also features access to the garden. Upstairs you'll find two double bedrooms, a versatile third bedroom and a family bathroom. There is allocated parking for two cars and a shed for secure storage.



KEY: [B] BOILER * PLEASE NOTE — THESE FLOOR PLANS HAVE BEEN SCALED BY 125% IN COMPARISON WITH OTHER FLOOR PLANS CONTAINED WITHIN THIS BROCHURE

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COMPUTER GENERATED IMAGE OF H2

H2

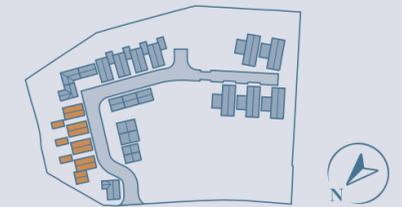
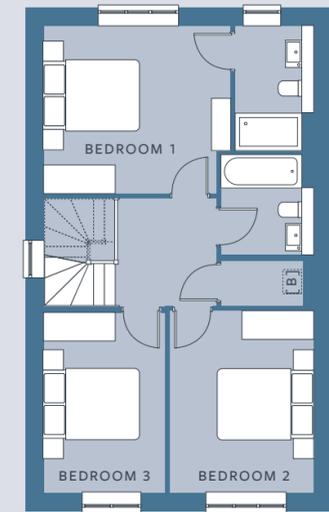
3 BEDROOM DETACHED
110.9 SQM (1194 SQFT)
PLOTS: 2, 3, 4 & 5

GROUND Floor

LIVING/DINING	5.6M x 5.3M (18'4" x 17'5")
KITCHEN	4.1M x 3.8M (13'5" x 12'6")

FIRST Floor

BEDROOM 1	3.9M x 3.5M (12'10" x 11'7")
BEDROOM 2	3.8M x 3.0M (12'6" x 9'11")
BEDROOM 3	3.7M x 2.5M (12'2" x 8'2")



KEY: [B] BOILER

UNIQUE Features

A stunning three double bedroom detached house boasts an impressive open plan kitchen/dining/living area with oversized French doors leading to the garden. The kitchen features integrated appliances and an island with a useful breakfast bar. Upstairs the three double bedrooms each allow plentiful space for wardrobes, there is a family bathroom and bedroom one features an en-suite. Adjacent to the home is a garage and parking for two cars.

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COMPUTER GENERATED IMAGE OF H3

UNIQUE Features

This unique three double bedroom link detached home features a flexible open plan kitchen/dining/family area with French doors leading out onto the garden — perfect for modern living. Additionally there is a separate living room which could be used as a fourth bedroom or a home office. Upstairs you'll find the three double bedrooms along with a family bathroom and further storage cupboards. Bedroom one also benefits from an en-suite and dressing area. Outside, the garage has direct access to the garden and there is parking for two cars.

H3

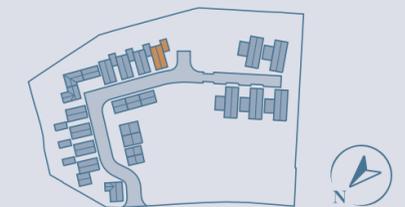
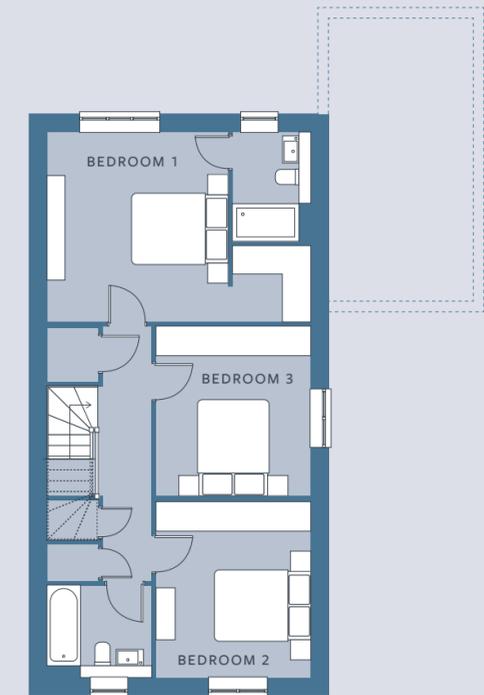
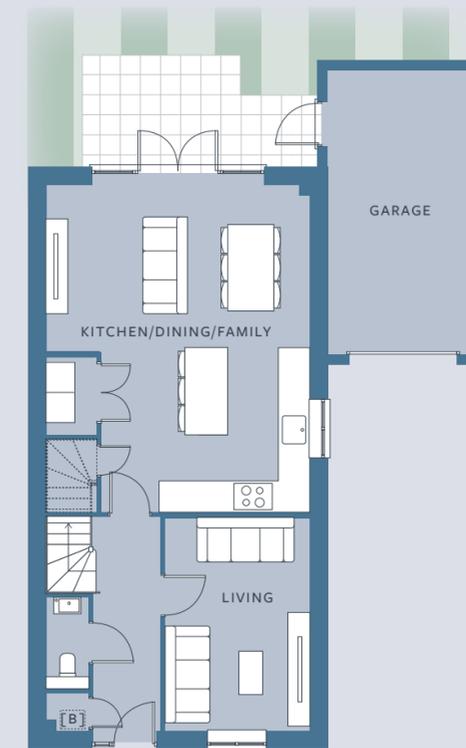
3 BEDROOM LINK-DETACHED
127.4 SQM (1372 SQFT)
PLOT: 12

GROUND Floor

KITCHEN/DINING/FAMILY	6.8M × 5.5M (22'4" × 18'1")
LIVING	4.4M × 2.9M (14'5" × 9'6")

FIRST Floor

BEDROOM 1	4.0M × 3.8M (13'2" × 12'6")
BEDROOM 2	3.7M × 3.2M (12'2" × 10'6")
BEDROOM 3	3.5M × 3.2M (11'6" × 10'6")



KEY: [B] BOILER

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COMPUTER GENERATED IMAGE OF H4

UNIQUE Features

This modern, three-bedroom detached double-fronted house includes a versatile kitchen/dining/family area that opens onto the patio and garden through French doors. Additionally, the home offers a utility room equipped with plumbing and ample space for a washing machine and tumble dryer. The ground floor also boasts a separate dual aspect living room which benefits from access to the garden. Upstairs is bedroom one with an en-suite, two further bedrooms, a separate study, and a contemporary family bathroom. The property is complete with a garage and parking for two cars.

H4

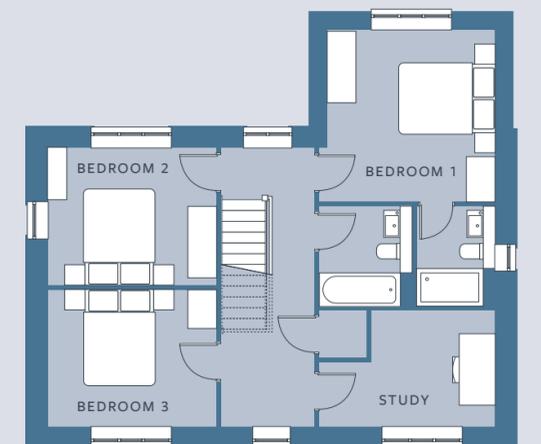
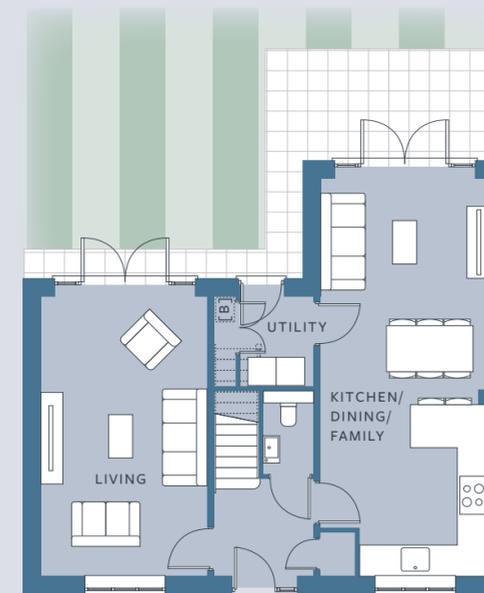
3 BEDROOM DETACHED
127.5 SQM (1372 SQFT)
PLOT: 1

GROUND Floor

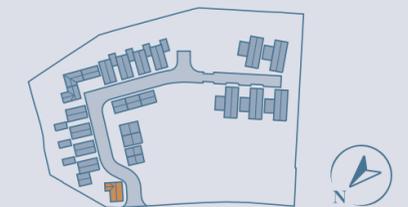
KITCHEN/DINING/FAMILY	8.3M x 3.5M (27'3" x 11'6")
LIVING	5.8M x 3.4M (19'0" x 11'2")

FIRST Floor

BEDROOM 1	3.6M x 3.5M (11'11" x 11'6")
BEDROOM 2	3.5M x 2.8M (11'7" x 9'2")
BEDROOM 3	3.5M x 2.8M (11'7" x 9'2")
STUDY	3.6M x 2.4M (11'10" x 7'10")



KEY: [B] BOILER



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COMPUTER GENERATED IMAGE OF H5

H5

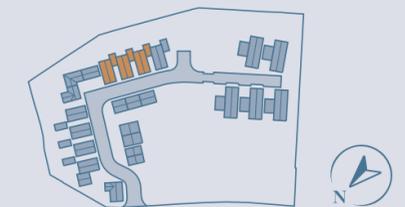
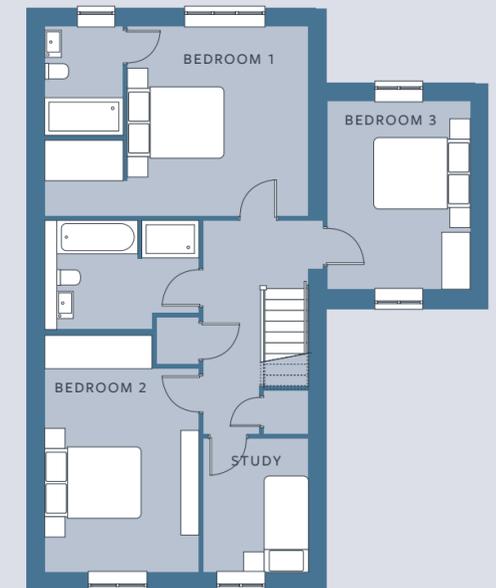
3 BEDROOM LINK-DETACHED
140.9 SQM (1517 SQFT)
PLOTS: 9, 10 & 11

GROUND Floor

KITCHEN/DINING	8.0M × 4.5M (26'3" × 14'9")
LIVING	5.5M × 3.5M (18'1" × 11'6")

FIRST Floor

BEDROOM 1	4.0M × 3.8M (13'2" × 12'6")
BEDROOM 2	4.9M × 3.2M (16'1" × 10'8")
BEDROOM 3	3.9M × 2.9M (12'10" × 9'6")
STUDY	2.8M × 2.2M (9'2" × 7'3")



KEY: [B] BOILER

UNIQUE Features

This three double bedroom link-detached home with separate study offers modern living at its finest. The ground floor features a versatile open-plan kitchen/dining area boasting an impressive breakfast bar. This space seamlessly leads to the living area, providing access to the patio and rear garden through oversized French doors. There is the benefit of a utility cupboard allowing for a washing machine and tumble dryer to be tucked away. Upstairs, bedroom one benefits from an ensuite and a dressing area. In addition to the other double bedrooms, there is also a separate study. Outside, the garage has direct access to the garden and there is parking for two cars.

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Welcome to
THE CLOSE





COMPUTER GENERATED IMAGE OF H6 KITCHEN AREA

UNIQUE Features

Set within an exclusive enclave of just five homes, surrounded by woodland and mature trees, this remarkable four-bedroom detached house boasts an expansive open-plan kitchen/dining/family area. Enhanced by sleek bi-fold doors seamlessly connecting to the garden, it's an ideal setup for social gatherings and entertaining family and friends. There is also a separate utility. You'll also find the formal living room on the ground floor, offering the perfect place to relax. Upstairs, bedrooms one and two each benefit from an en-suite, there is also a family bathroom and access to a fantastic roof terrace. Outside, the oversized garage has direct access to the house and there is parking for two cars.

H6

4 BEDROOM DETACHED
185 SQM (1991 SQFT)
PLOTS: 13, 14, 15, 16 & 17

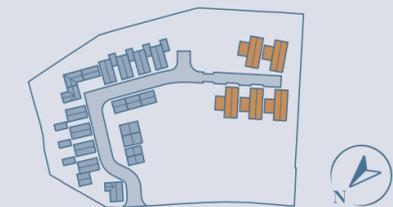
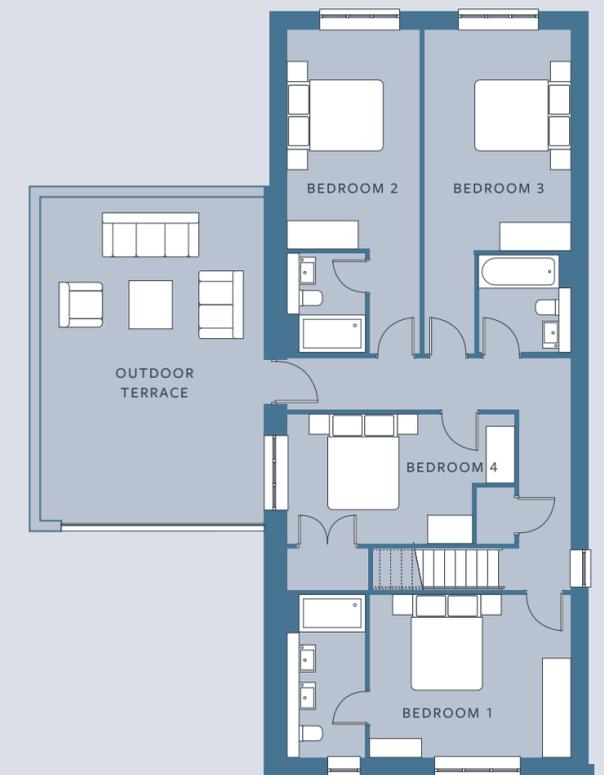
GROUND Floor

KITCHEN/DINING/FAMILY	8.8M x 5.9M (28'10" x 19'4")
LIVING	5.9M x 3.3M (19'4" x 10'10")



FIRST Floor

BEDROOM 1	4.2M x 3.4M (13'9" x 11'2")
BEDROOM 2	4.6M x 2.8M (15'1" x 9'2")
BEDROOM 3	4.6M x 3.1M (15'1" x 10'2")
BEDROOM 4	4.8M x 2.7M (15'9" x 8'10")



KEY: [B] BOILER

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COMPUTER GENERATED IMAGE OF H2 LIVING AREA



COMPUTER GENERATED IMAGE OF H6 BEDROOM

SPECIFICATION

KITCHEN

- o Contemporary German fitted carbon-positive kitchen, choice of colour subject to build stage
- o Caesarstone worktop, upstand and splashback behind hob
- o Pull out waste and recycling unit
- o Soft closing hinge mechanism
- o Hidden cutlery tray
- o Brushed stainless steel under-mounted sink with drainer grooves and brushed stainless steel mixer tap
- o Integrated recirculating fan
- o Under-wall unit LED lighting
- o Range of Bosch integrated appliances to include:
 - 70/30 Fridge/freezer (to selected homes)
 - Full-length fridge with separate undercounter freezer (to selected homes)
 - Smart dishwasher
 - Built-in multifunction oven
 - Single oven and microwave combi

UTILITY (WHERE APPLICABLE)

- o Fitted units with worktop (to selected homes)
- o Stainless steel sink with mixer tap (to selected homes)
- o Worktop with space and plumbing for washing machine/dryer

BATHROOM & EN-SUITE

- o Contemporary design white sanitary ware with bacteria-inhibiting ion technology to include:
 - Back-to-wall toilet with soft closing seat, concealed cistern and dual flush plate
 - Wall-hung wash basin
- o Brassware by Vado to include:
 - Polished chrome slimline mixer taps
 - Polished chrome slide rail shower kit over bath
 - Polished chrome wall-mounted slim-line shower head and hand-shower set to en-suite

- o Clear glazed bath/shower screen
- o Sliding glazed door to en-suite shower
- o Full-height contemporary porcelain tiling around bath and shower
- o Large format porcelain tiled flooring
- o Caesarstone vanity top
- o Shaver socket to bathroom and en-suite
- o Chrome heated towel rail to bathroom and en-suite

HEATING, VENTILATION & HOT WATER

- o Underfloor heating to ground floor
- o Wall-mounted radiators to first floor
- o Smart heating controls
- o Enhanced U-values and air tightness
- o Highly efficient hydrogen-blend ready gas combi boiler
- o Solar panels which offer a sustainable and cost-effective solution to generate energy
- o PV battery available as a Sales Extra to allow any excess electricity generated to be stored and used later in the day

INTERIOR FINISHES

- o Walls painted in 'Snowfall'
- o Ceilings painted in white matt emulsion
- o Painted white satin square edge profile skirting and architraves
- o Solid white satin painted shaker style internal doors
- o Contemporary satin stainless steel ironmongery
- o Flooring package available as a Sales Extra

EXTERIOR WINDOWS & DOORS

- o Front door with side light and spyhole (side light to selected houses)
- o External letterbox
- o High-performance double-glazed windows
- o Bi-fold doors (to H6 only)

ELECTRICAL FITTINGS AND COMMUNICATIONS

- o Mix of low energy recessed LED downlights and pendants
- o TV aerial and data points to living room and all bedrooms
- o Openreach Fibre (fibre-optic broadband) to the premise (FTTP)
- o USB double sockets to kitchen and bedrooms
- o Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

EXTERIOR FINISHES

- o Turfed rear garden and patio area
- o Landscape architect designed front and rear gardens
- o LED lighting to front door and rear door
- o External double socket to rear
- o Cold water outside tap
- o Bike store (to H1 only)

SECURITY

- o Windows and doors are Secure by Design providing a high level of protection for your home
- o Smoke and heat detectors
- o Multi-point locking system to front and side/rear doors

CAR PARKING

- o Electric garage door (to selected homes)
- o Power and lighting to garages
- o Electric car charging infrastructure
- o Allocated parking to all homes

PEACE OF MIND

- o 10 year structural warranty provided by ICW
- o Appointed management agent to maintain all public open spaces.



CUBIS BRUTON, BRUTON



CROSS FARM, WEDMORE

Our PHILOSOPHY

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive to, their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.

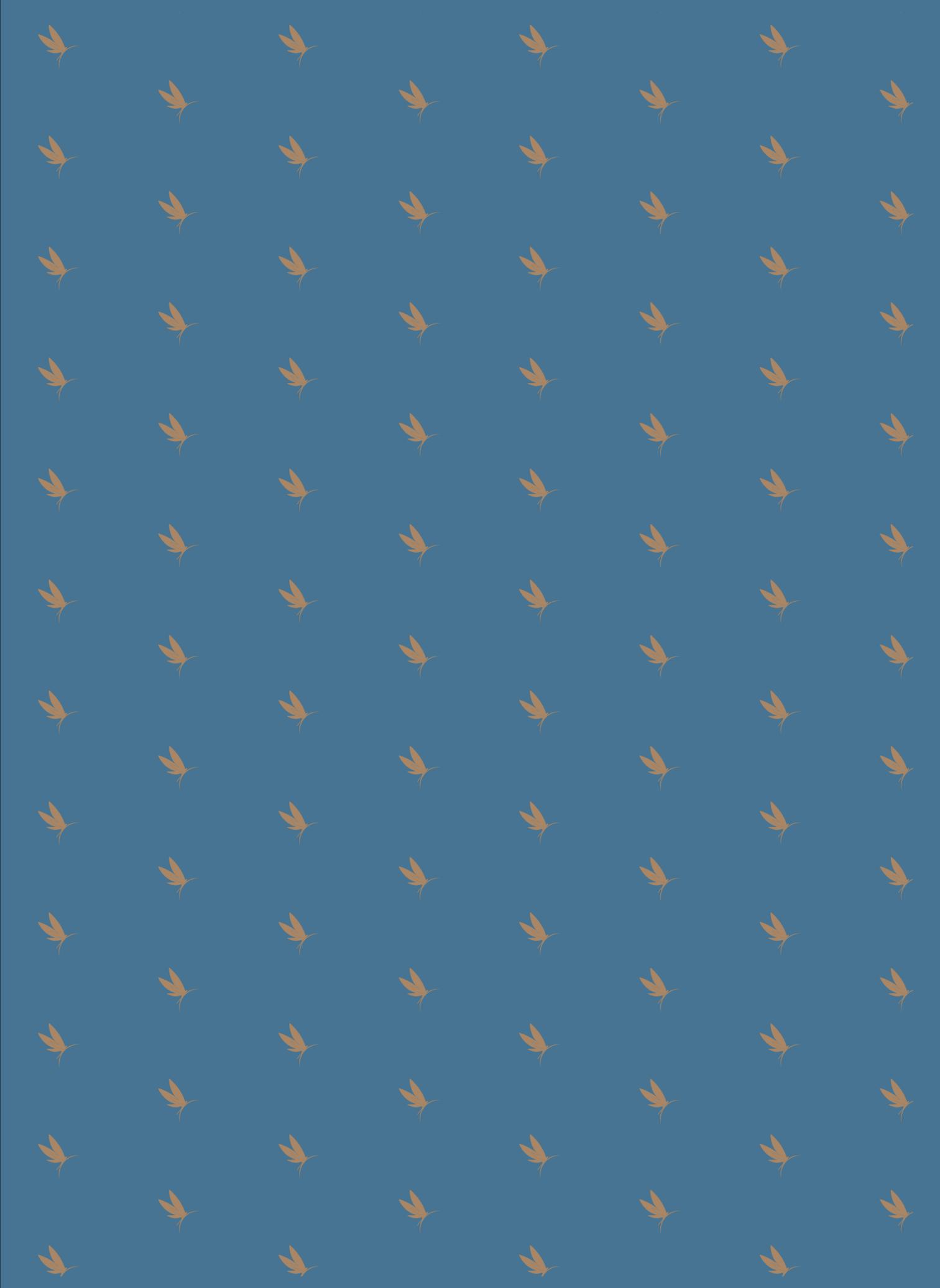


Write the **NEXT CHAPTER** of
YOUR STORY *with us*



50 CLIFTON DOWN ROAD
BRISTOL, BS8 4AH

For more information contact Acorn
0117 244 0400
ACORNPORPERTYGROUP.ORG



different by design

