

THE
CHOCOLATE
FACTORY

GREENBANK, BS5



THE CHOCOLATE FACTORY

The Chocolate Factory is a brand new development in Bristol which builds on 100 years of history to deliver a collection of stunning luxury homes.

This stunning development is suitable for all types of occupiers from families to young professionals. A landscaped open square and access to the Bristol and Bath Railway Path make it a highly attractive new neighbourhood for Bristol – a city where the supply of available housing is nowhere near enough to meet demand.

The development also includes flexible workspaces, a new café and bar, and a community hub which will serve the nearby area. This sensitive, thoughtful conversion development is a landmark for Bristol and a home for current and future generations



LIVING SPACES

Designed to create a range of homes for all, The Chocolate Factory will include one and two-bedroom apartments, and four three-bedroom houses with private gardens and parking. Sensitively designed to compliment the surrounding streets of traditional terraced houses, homes at The Chocolate Factory will provide the best of modern living in an already thriving and sought after neighbourhood.







KITCHENS

Kitchens at The Chocolate Factory are designed with a contemporary interior design ethos and combine the finest fixtures, fittings and materials to create a space that is both functional and desirable in equal measure.



BEDROOMS

Bedrooms are well-sized and offer quiet, relaxing spaces with light and modern interiors. In a bustling modern location, they provide a cosy, comfortable oasis where people can escape the stresses of day-to-day life.

Everything is carefully considered down to the smallest detail with the goal of providing a bedroom space that contributes positively to the health and wellbeing of residents.



BATHROOMS

A stunning bathroom can make a property irresistible, and The Chocolate Factory excels in this regard. Each apartment, meticulously designed with either a luxurious bath or a sleek shower, promises comfort and style. The choice of premium tiles adds a touch of sophistication, setting The Chocolate Factory apart in a competitive market.



LOCATION

The Chocolate Factory enjoys an enviable location offering direct entry onto the Bristol and Bath Railway Path, as well as easy access to public transport and amenities across Bristol and beyond.

NEAREST TRAIN STATIONS

- STAPLETON ROAD - 0.7 MILES
- LAWRENCE HILL - 1 MILES
- BRISTOL TEMPLE MEADS - 1.9 MILES
- BRISTOL PARKWAY - 5.8 MILES

WELCOME TO BRISTOL

Bristol is a beautiful, historic city in the heart of England's south west with an independent spirit and an unmistakeable vibe. High quality jobs, a unique cultural offering and great connectivity are just three of the reasons why people move to Bristol from across the country and the world.

Located on the River Avon, this former port city offers stunning scenery and maritime history alongside a thoroughly modern city centre. A programme of regeneration works is underway and the local universities offer world class education, research and development prospects.

It is also a city with nowhere near enough homes and a huge surplus of people competing for the best accommodation. Rents are very high and supply is low – in other words, Bristol offers the perfect conditions for property investors.



KEY BRISTOL FACTS

- 10.3% - Population growth in the last Census (ONS)
- 12.9% - Rental growth year-on-year (Living Rent Commission)
- 8% - House prices are 8% higher than the 2021 peak (Rightmove)
- 25,000 - Shortfall in number of planned homes (Bristol City Council)
- £15bn - Size of Bristol economy (Bristol City Council)
- 8.9% - Economic growth in the next five years (Avison Young)
- 5.7% - Jobs growth in the next five years (Oxford Economics)

ECONOMY

Bristol is one of the UK's key economic hubs with a wide base of industries, a strong and diverse talent pool, and economic growth prospects which are far higher than the UK as a whole.

With a total value of more than £15bn, Bristol's economy is already sizeable, and a report from Avison Young shows that this is just the start. The data shows that the city's economy is projected to grow 8.9% over the next five years, far outpacing the rest of the UK.

Looking closer, we can see that the information and communication sector alone is projected to grow by 12.9% by 2028, closely followed by its science and tech sector, which is expected to see 10.6% growth. Furthermore, research from Oxford Economics highlights anticipated jobs growth of 5.7% over the next five years. This is also higher than the national prediction of 3.1% predicted growth over that period, with professional, scientific, and technical skills a key employment growth area.

Sarah-Jane Osborne, regional managing director for Bristol at Avison Young UK, said: "From its thriving science, technology, and digital industries to the projected growth of employment opportunities over the next five years, Bristol is a city with great potential and firm foundations for investment opportunities.

"With high-value sector strengths, a large development pipeline, and world-class research facilities attracting talent to the city, it's encouraging to see its economy being steered by the knowledge industries – strengthening its proposition for investors and generating new employment opportunities for residents. As we move forward in 2024 and beyond, the importance of collaboration between the public and private sectors to create a prosperous and sustainable future for the city cannot be understated."



ECONOMY HIGHLIGHTS

£15bn – Size of Bristol economy (Bristol City Council)

8.9% - Economic growth in the next five years (Avison Young)

5.7% - Jobs growth in the next five years (Oxford Economics)



REGENERATION

Bristol has big plans for the future including regeneration works that will transform every area of life in the city. More jobs, better homes, more retail and cultural opportunities will come and should be a big positive to any investor looking at property in Bristol.

Temple Quarter

This city centre quarter is being transformed to reflect Bristol's past, present and future. It will be a world class gateway into the city and unlock its potential for future generations. Based around the railway station, Temple Quarter will be a blueprint for sustainable and inclusive city centre regeneration. Bristol City Council's vision "is to transform over 130 hectares of brownfield land over the next 25 years into a series of thriving, well-connected, mixed-use communities.

"The regeneration of the area will create 10,000 new homes, thousands of new jobs and bring £1.6bn annual income to the city economy."

Temple Island

Temple Island is a new £350m urban district from Legal & General that will create two new office blocks, a hotel and a conference centre to boost Bristol's business community. The project is in the planning stages and it is estimated that it will bring another 2,000 jobs to Bristol city centre once complete.

Frome Gateway

Frome Gateway is the long-term transformation of land on either side of the River Frome in Bristol's St Jude area. It will become an exemplar neighbourhood that is sustainable, inclusive and healthy to meet the needs of the local community.

Plans are underway and include new jobs, improved green and blue spaces, and new public realm. It is anticipated that Frome Gateway will be a rich mix of people, businesses and community spaces that will make Bristol an even more appealing place to live.

POPULATION & HOUSING MARKET

Bristol is one of the fastest growing cities in the UK. Over the last Census period, it's population went from 428,200 to 472,400 – growth of 10.3%, exceeding both regional and national growth averages.

Furthermore, Bristol City Council notes that the speed of growth is increasing. The last full year on record saw the largest annual increase in population since 2016, making Bristol the second fastest growing core city after Manchester in terms of population. By 2040, the Council estimates that Bristol's population will rise to more than 525,000 as the current pace of growth shows no signs of slowing. This creates an obvious problem of housing supply that will need to be addressed.

It has been estimated by planning and architecture practice Marrons that Bristol's predicted 2040 population means that an additional 60,000 homes will need to be built in the city. However, the latest draft Local Plan from the City Council includes plans for just 35,000 new homes in that time period – meaning that a major supply issue over the next 15 years is highly likely. That is on top of the existing supply issues which are already pushing prices up. As of Q2 2024, Rightmove records the average property price in Bristol is 8% higher than the 2021 peak.

Rents are similarly affected by the housing shortage in Bristol. Research from the Living Rent Commission shows that rents are increasing 12.9% year-on-year in the city which is serious growth.

Bristol's population growth and housing market offers everything that investors could ask for – high growth, low supply and construction rates that are not adequate to meet demand.



HOUSING AND POPULATION HIGHLIGHTS

- 10.3% - Population growth in the last Census (ONS)
- 12.9% - Rental growth year-on-year (Living Rent Commission)
- 8% - House prices are 8% higher than the 2021 peak (Rightmove)
- 25,000 – Shortfall in number of planned homes (Bristol City Council)
- 525,000 – Population by 2040 (Bristol City Council/JSNA)

EDUCATION

Bristol has a wealth of school options for learners of all ages, from primary up to college level. State-run and private schools are of a high standard and offer excellent options for families no matter what their preferences.

The city is also home to a very strong further education sector that has a big impact nationally and internationally.

University of Bristol

The University of Bristol is the 9th best university in the UK and the 55th in the world by the QS World University Rankings 2024. It is home to approximately 30,000 students, of which 28% are international students – the type most likely to desire private rented accommodation during their time in the city.

The University also has a substantial economic impact on Bristol. According to Oxford Economics, “during the 2020/21 school year, the university supported £879m of GDP in the city of Bristol, a figure projected to grow to £1.1bn by 2030.”

University of West England (UWE) Bristol

UWE Bristol is one of the most popular universities in the UK with more than 39,000 students attending each year. The university is investing a further £300m into its facilities to become even more appealing and successful in future.

A good sign for investors is a local university that has a good track record getting graduates into local employment. On this, UWE Bristol provides with 91% of its graduates finding employment or further study following graduation.





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Headquartered in Manchester, AIL is a key contributor to the growth of the UK's top property hotspots – and maintains an unrivalled level of customer service which has become its trademark.

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