



CANYNGE PLACE

CLIFTON VILLAGE
BRISTOL



Exterior computer generated image

MODERN ELEGANCE IN A HERITAGE SETTING

Canynge Place introduces refined living to the prestigious Clifton Village. A meticulous and careful renovation will feature 35 one- and two-bedroom apartments – all low-maintenance and contemporary in style, with an abundance of natural light and thoughtfully-designed, beautifully considered layouts.

The homes are a short walk from Bristol's iconic landmarks and premium facilities, yet nestled in arguably the city's finest residential enclave – Clifton Village. This desirable area is sought-after for its vibrant atmosphere, café culture and independent shops, with residents within walking distance to the village's heart.





**WELCOME TO
CLIFTON**



East Village Café

THE SOUTH WEST'S BEST VILLAGE

Clifton Village's first-class hospitality scene is the perfect complement to its essential facilities, from cocktail bars and roof terraces to gastro pubs and brunch venues. Success is measured by the queues outside must-visit coffee shops, sold-out artisan breads at local bakeries and meals that regularly feature on the Instagram grid. Respected brands including The Ivy, Giggling Squid and Côte sit alongside a host of Bristol independents, including Primrose, East Village Café and Burra, adding layers of choice.



Princess Victoria Street Clifton Village

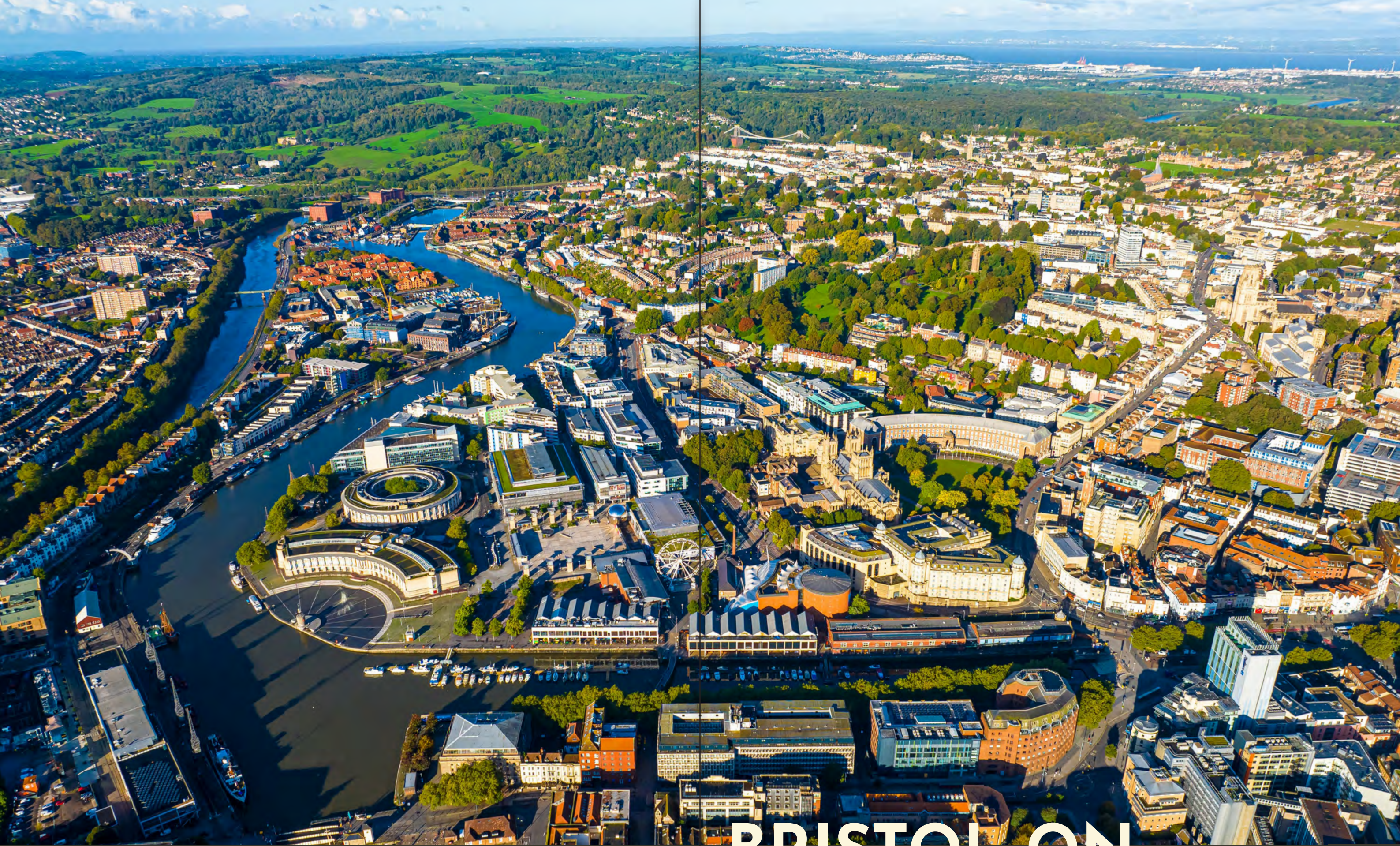
Unique and refreshingly creative, the area boasts a distinct identity. Coffee shops, bars and restaurants co-exist alongside a beautiful arcade shopping centre and a collection of talented makers/producers. Together, they ensure a highly-individual experience every visit. Bristol Lido, with its poolside bar and restaurant, an Everyman Cinema, the Redgrave Theatre and Clifton Down train station also ensure culture, leisure and travel are close by.

ICONIC ARCHITECTURE

Rich in character, Clifton Village sits safely within a protected Conservation Area. The handsome Georgian and Victorian buildings rival the Regency sophistication seen in London, with many sporting pastel façades, ornate balconies and elaborate architectural flourishes. The local area is also peppered with stunning vistas, including the tree-lined paths of Birdcage Walk and the oasis of green that is Victoria Square.



Shopping at Clifton Arcade



**BRISTOL ON
YOUR DOORSTEP**



Clifton Suspension Bridge

A LOCAL LANDSCAPE OF STUNNING LANDMARKS

The area surrounding Clifton Village is a pleasing mix of manmade and natural beauty, perfectly illustrated by the Clifton Suspension Bridge. Isambard Kingdom Brunel's industrial masterpiece is awe-inspiring in all its Grade I listed, wrought iron glory. Walk to the landmark from Canynge Place in less than 10 minutes to marvel at the stunning Avon Gorge cliffs either side, or ascend Clifton Observatory for an even higher vantage point.

The almost urban vibrancy of Clifton Village is perfectly offset by time spent in Clifton and Durdham Downs - protected parkland that's perfect for dog walking, running, sports and cycling. Moments away and you'll discover Ashton Court Estate, a country park and mansion sprawling across 850 acres. The grounds encompass woodland, grassland, deer habitat and heritage ponds, together with cafés, adventure centres and a golf course.

Refined and creative, Clifton Village offers a charming blend of independent shops, cafés, and restaurants. From here, head towards the city centre via Park Street to discover an eclectic mix of designer boutiques, vintage stores, and even more culinary delights along the way. Passing the iconic Wills Memorial Building, Bristol Museum & Art Gallery and the University of Bristol all adding to the area's cultural prestige. A hidden gem in the city explore historic Royal Fort Gardens, a peaceful public space owned by the University.



Wills Memorial Building



Harbour view

BRISTOL: BRIMMING WITH LIFE

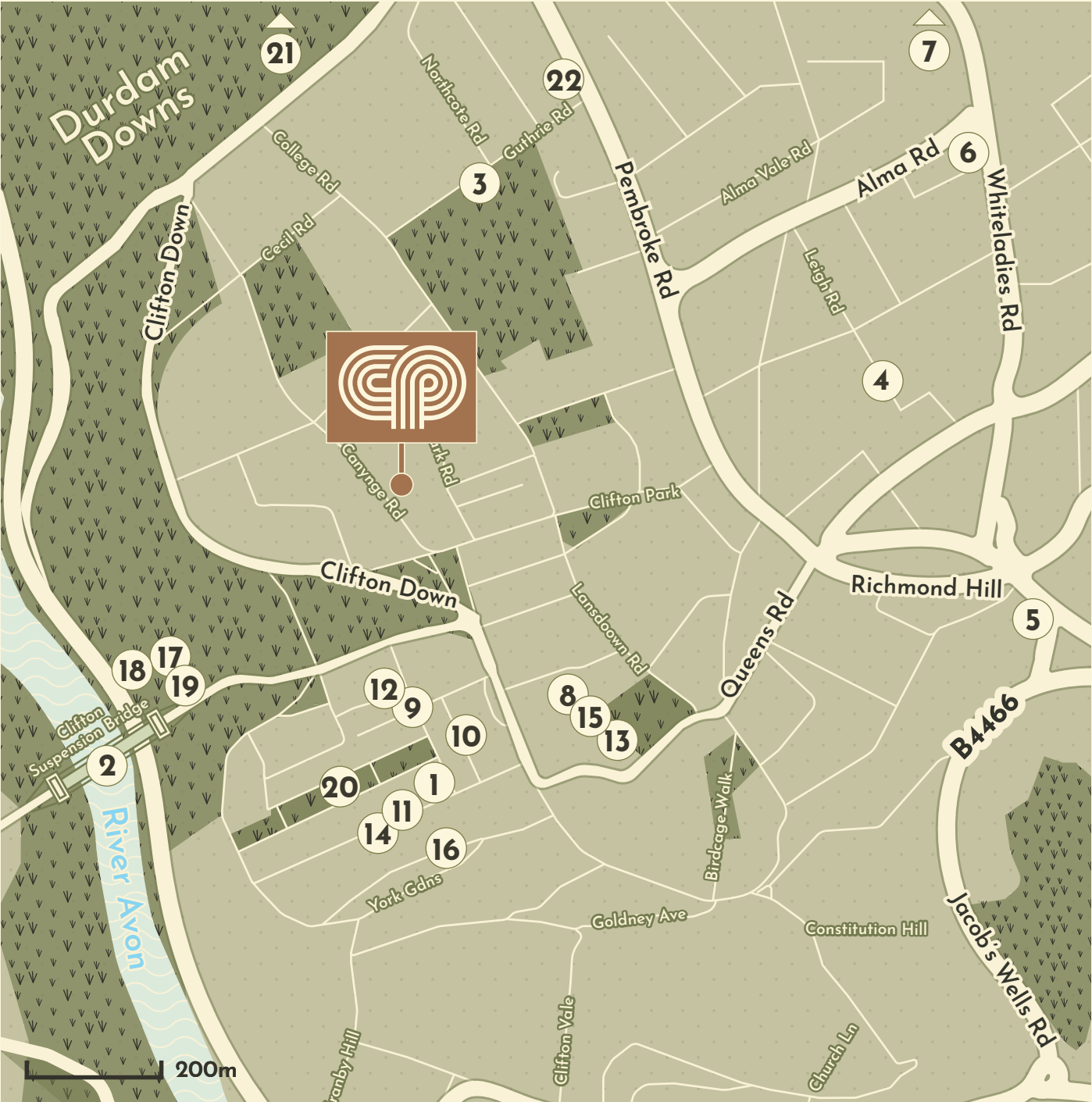
The best of Bristol is close by – a city alive with art, culture and amenities. The iconic Harbourside and Old City offer an eclectic mix of historic buildings, modern eateries, and unique shopping at St Nick's Market. The International Balloon Fiesta and the Harbour Festival are calendar highlights, with a stream of popular performances at the Bristol Beacon and the Bristol Old Vic ensuring there's always live entertainment. Also fill your diary with film and food festivals, club nights, sports fixtures, heritage tours and art exhibitions.



Royal Fort Gardens

**EVERY ROUTE
LEADS HOME**





Canynges Road, Clifton, Bristol BS8 3JX

YOUR JOURNEY

Clifton offers the best of both worlds. Within walking distance lie artisan coffee houses, elegant restaurants, boutique shopping. Yet the freedom to spread your wings is never far away, thanks to excellent road, rail, and air connections that open up the wider region and beyond.



Victoria Square

Within walking distance ¹

1	The Ivy Brasserie	6 minutes
2	Clifton Suspension Bridge	8 minutes
3	Clifton College Sports Centre	9 minutes
4	Bristol Lido	14 minutes
5	Waitrose	15 minutes
6	Everyman Cinema	17 minutes
7	Clifton Down train station	19 minutes
8	East Village Café	9 minutes
9	Burra	9 minutes
10	Sky Gallery	9 minutes
11	Giggling Squid	10 minutes
12	Côte	7 minutes
13	Primrose Café	9 minutes
14	Princess Victoria Street	11 minutes
15	Clifton Arcade	9 minutes
16	Royal York Crescent	12 minutes
17	Clifton Observatory	9 minutes
18	Giants Cave	10 minutes
19	360 Cafe	9 minutes
20	The Mall Gardens	9 minutes
21	Durdam Downs	10 minutes
22	Pembroke Road Surgery	10 minutes

A short drive ²

University of Bristol	5 minutes	1.1 mile
M5 Junction 19	15 minutes	4.8 miles
National Trust Leigh Woods	11 minutes	2.1 miles
Ashton Court Estate	12 minutes	2 miles
Bristol Shopping Quarter	21 minutes	3 miles
Bristol Temple Meads train station	23 minutes	3.1 miles
Bristol Airport	31 minutes	7.9 miles

¹ Google Maps
² Google Maps



BEYOND BRISTOL

1. Bristol Airport

Conveniently located just a short drive away, Bristol Airport connects you to a wide range of flights to domestic and international locations. Whether you're planning a weekend city break, a long-haul adventure, the airport's quick access makes every journey effortless.

8.5 Miles | 19 Minutes

2. The Wave

A world-class inland surfing destination, The Wave offers perfect surf conditions all year round, no matter your ability. Set in beautiful countryside, it's a great place to learn and practise. Enjoy surfing lessons, family-friendly activities, walking trails, and a welcoming café.

7.9 miles | 30 minutes

3. Bath

The historic city of Bath is a UNESCO World Heritage Site, celebrated for its striking Georgian architecture, elegant crescents, and ancient Roman Baths. Wander through charming streets lined with independent shops and cafés.

18.6 miles | 40 minutes

4. Cheddar Gorge

Famous for its dramatic gorge and rugged limestone cliffs, Cheddar is a haven for walkers, climbers, and nature enthusiasts. Discover fascinating caves rich in history, explore quaint village shops, and sample the area's world-renowned Cheddar cheese.

14.4 miles | 30 minutes

5. Clevedon

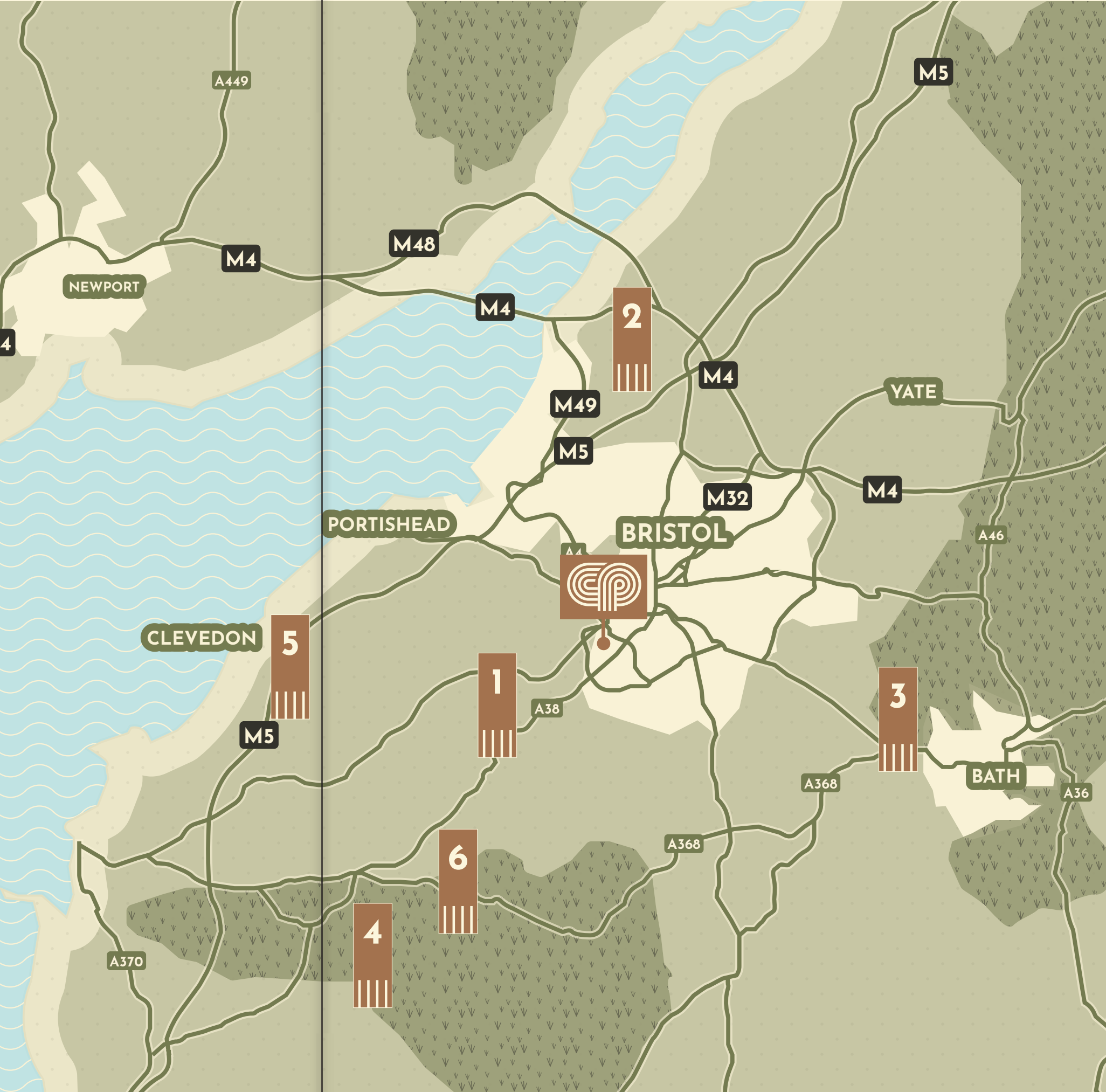
A picturesque coastal town with breathtaking views over the Bristol Channel, Clevedon is best known for its beautifully restored Victorian pier and elegant seafront promenade.

11.7 miles | 30 minutes

6. Mendip Hills

Explore dramatic gorges, rugged limestone hills, and timeless ancient woodlands.

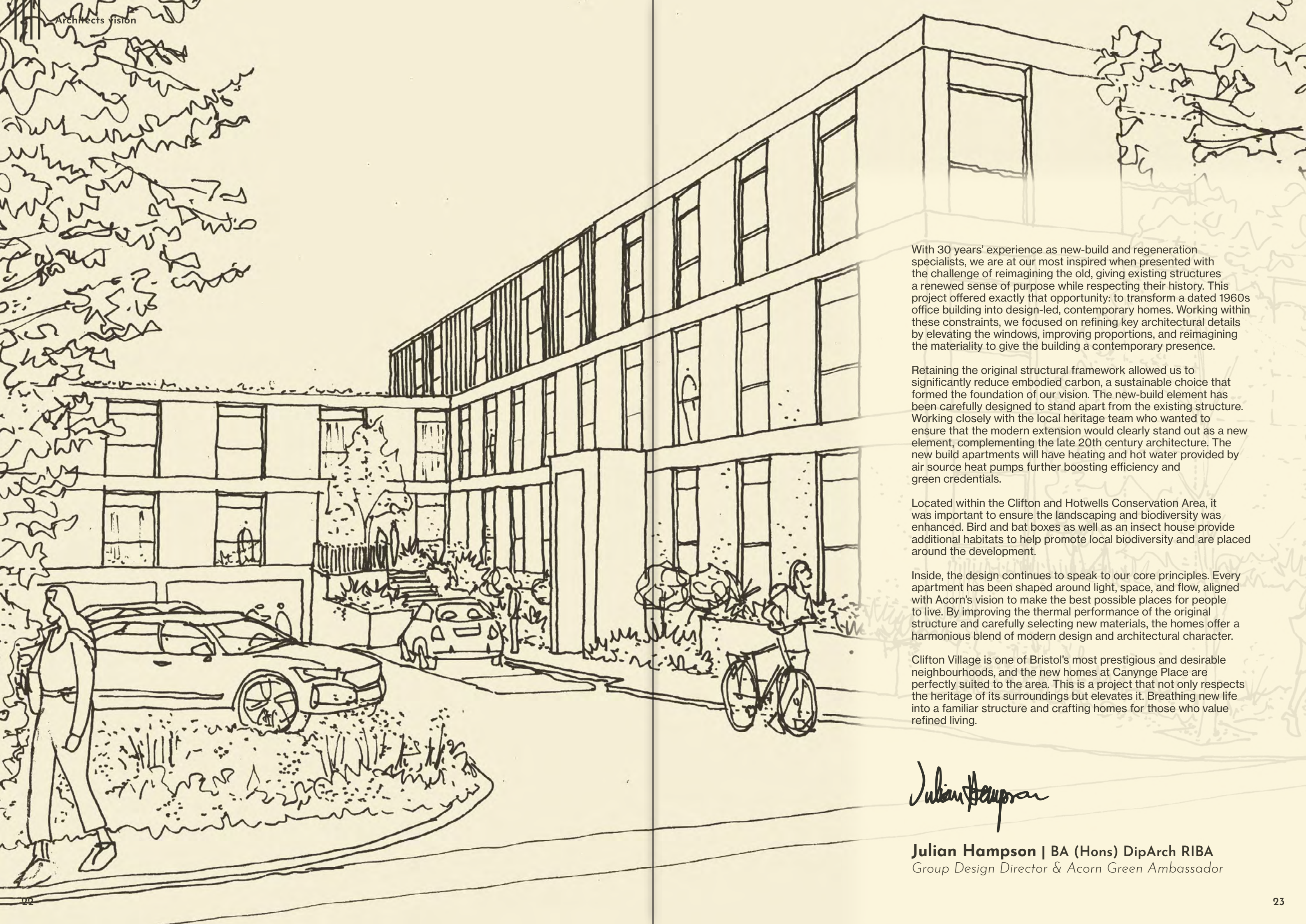
14.4 Miles | 30 Minutes





OUR VISION

Exterior computer generated image



With 30 years' experience as new-build and regeneration specialists, we are at our most inspired when presented with the challenge of reimagining the old, giving existing structures a renewed sense of purpose while respecting their history. This project offered exactly that opportunity: to transform a dated 1960s office building into design-led, contemporary homes. Working within these constraints, we focused on refining key architectural details by elevating the windows, improving proportions, and reimagining the materiality to give the building a contemporary presence.

Retaining the original structural framework allowed us to significantly reduce embodied carbon, a sustainable choice that formed the foundation of our vision. The new-build element has been carefully designed to stand apart from the existing structure. Working closely with the local heritage team who wanted to ensure that the modern extension would clearly stand out as a new element, complementing the late 20th century architecture. The new build apartments will have heating and hot water provided by air source heat pumps further boosting efficiency and green credentials.

Located within the Clifton and Hotwells Conservation Area, it was important to ensure the landscaping and biodiversity was enhanced. Bird and bat boxes as well as an insect house provide additional habitats to help promote local biodiversity and are placed around the development.

Inside, the design continues to speak to our core principles. Every apartment has been shaped around light, space, and flow, aligned with Acorn's vision to make the best possible places for people to live. By improving the thermal performance of the original structure and carefully selecting new materials, the homes offer a harmonious blend of modern design and architectural character.

Clifton Village is one of Bristol's most prestigious and desirable neighbourhoods, and the new homes at Canynge Place are perfectly suited to the area. This is a project that not only respects the heritage of its surroundings but elevates it. Breathing new life into a familiar structure and crafting homes for those who value refined living.

Julian Hampson

Julian Hampson | BA (Hons) DipArch RIBA
Group Design Director & Acorn Green Ambassador

SUSTAINABILITY



'THE GREENEST BUILDING IS THE ONE THAT ALREADY EXISTS' - CARL ELEFANTE

The environmental benefits of repairing, refurbishing and saving buildings from demolition are huge, minimising disruption to the local community, reducing pollution and ensuring the best use of natural resources. At Canynge Place we've converted an unused office building. By using existing buildings rather than demolishing and building new structures preserves their embodied energy, decreasing primary energy use and, therefore CO2 emissions.



LOW CARBON EMISSIONS

The new homes will emit up to 70%* less carbon than that of an average older property.

*Based on SAP Assessment



LEAVING NATURE BETTER

Across the development, we've enhanced landscaping with new trees, additional planting and hedges, resulting in a 14.6% biodiversity net gain, exceeding current building regulations. This demonstrates our commitment to leaving nature in a measurably better state than it was found.



LOW ENERGY LED LIGHTING

Low-power LED lighting reduces energy consumption.



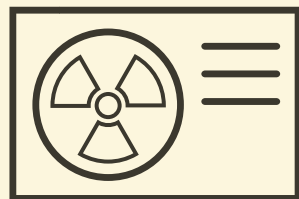
INSECT HOUSE, BAT & BIRD BOXES

Bird boxes throughout the development provide a shelter and roosting space for a variety of birds, while bat boxes create a safe space for bats to sleep in during the day. The insect house will provide additional habitats for the insects and promote biodiversity.



HIGH-PERFORMANCE WINDOW SYSTEMS

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



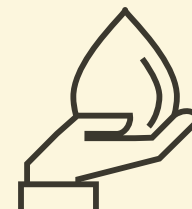
AIR SOURCE HEAT PUMP (ASHP)

Air Source Heat Pumps will provide heating to the new build apartments and hot water to all apartments. This is an efficient, renewable energy solution, meaning Canynge Place is gas-free.



HIGH-EFFICIENCY HEAT PUMP CYLINDER

All apartments will benefit from a highly efficient heat pump cylinder. This advanced technology saves energy and money by heating only the water you need, reducing waste. It can also connect to smart energy tariffs, allowing water to be heated during off-peak hours when electricity is cheaper - further lowering running costs.



LOW WATER USAGE

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



EV CHARGING

Selected parking spaces feature EV charging points. This offers a cost-effective, fast and convenient charging solution for electric vehicle owners. Parking spaces sold separately - speak to our sales team.

Acorn is proud to lead the way in reducing the carbon footprint of our homes, setting new standards for long-term sustainable living. Every development is thoughtfully and intelligently designed, combining exceptional quality with a strong commitment to the local environment and community wellbeing.

Canynge Place has been created with sustainability at its heart. These high-performing, energy-efficient homes are designed to reduce energy consumption and, where possible, integrate renewable energy solutions - helping you live more sustainably without compromising on design.





Interior computer generated image

DESIGN-LED LIVING

The kitchen, dining and living spaces have been carefully planned to maximise space, with open-plan layouts that perfectly complement modern living. Generous glazing has been utilised to harness natural light, filling rooms with a bright and airy feel.

Each home features a high-quality specification, expertly curated by Acorn's in-house design team. Sleek fitted kitchens come complete with integrated appliances, stylish Karndean flooring in the hallway, kitchen, living and dining areas, and carpet in the bedrooms for added comfort.

Finishing touches such as contemporary black nickel ironmongery and modern bathroom fittings have been carefully chosen to create a cohesive flow throughout each apartment, resulting in homes that blend everyday functionality with refined style.

Designed with low maintenance living in mind, these homes are ready for you from day one, just move in and start enjoying your new space.



Interior computer generated image of Apartment 208



SPECIFICATION



Interior computer generated image of Apartment 7

Kitchen

- Contemporary fitted kitchen
Choice of colour subject to build stage
- Soft closing hinge mechanism
- Stone worktop, upstand and splashback behind hob
- Brushed stainless steel undermounted sink and polished chrome mixer tap
- Integrated extractor fan
- Under-wall unit LED lighting

Range of Siemens integrated appliances to include:

- 70/30 Fridge/freezer
- Smart dishwasher
- Multifunction single oven
- Microwave oven
- 4 cooking zone induction hob
- Washer dryer (where specified)

Bathroom & En-suite

- 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 basin with black nickle brassware
- Brassware to include:
 - Slimline mixer taps
 - Slide rail shower kit over bath
 - Hand-shower set over bath
 - Wall-mounted slim-line shower head
- Glazed shower screen
- Full-height contemporary porcelain wall tiling around bath and shower, tiling behind sink
- Large format porcelain tiled floor
- Mirrored cabinet above sink
- Shaver socket to bathroom
- Brushed black nickle heated towel rail to bathroom

Exterior Finishes

- Landscape architect designed public realm
- PIR LED lighting to communal doors

Interior Finishes

- Walls painted to Interior Designer's specification
- Ceilings painted in white matt emulsion
- Painted white satin square edge profile skirting and architraves
- White painted internal doors
- Contemporary black nickel ironmongery
- Karndean flooring to hall, kitchen, living and dining area
- Carpet to bedrooms

Heating & Hot Water

- Smart heating controls
- Heating and hot water generated by an Air Source Heat Pump*
- Hot water generated by an Air Source Heat Pump^
- High-efficiency heat pump hot water cylinder
- Wall-mounted radiators*
- Wall-mounted electric panel radiators^

Windows & Doors

- Solid timber internal doors
- High-performance double-glazed windows

Balconies and terraces (selected apartments)

- Composite decking / patio
- External light

Communal Areas

- Communal bin store
- Post boxes located in main entrance
- Secure bike store
- Lift access to selected apartments

Car Parking

- Allocated parking spaces available to purchase seperately
- Select spaces available with electric vehicle charging point

Security

- Windows and doors are secure by design and part Q compliant providing a high level of protection to your home
- Smoke and heat detectors
- Multi-point locking and video-entry system to internal doors

Peace of Mind

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

Electrical Fittings & Communications

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



Interior computer generated image of ensuite

*New build apartments only
^Apartments in conversion only



Interior computer generated image of Apartment 10

**THE NEXT
CHAPTER OF
YOUR STORY
STARTS WITH US**



Previous Acorn developments Brandon Yard on Bristol's Harbourside and Alliance House on Baldwin Street.

ACORN PHILOSOPHY



At Acorn Property Group, our passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. We strive to design 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 placemaking and a design-led philosophy.

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