

Brabazon

**A PLACE TO LIVE, AND TO
ENJOY THE BEST THAT LIFE
HAS TO OFFER**

Brought to you by



YTL Developments
YTL GROUP



1

WELCOME TO THE WEST OF ENGLAND...



...A VICTIM OF ITS OWN SUCCESS?

'Best Destination
Worldwide 2026'
(Lonely Planet)

Net Contributor
to UK GDP

Young,
educated,
affluent
population:

- Av. Age: 33
- 68,100 students
- £39K Av. income

**Housing
Need:**

105K – 140K
by 2036

**Affordability
Ratio:**
10.1x earnings

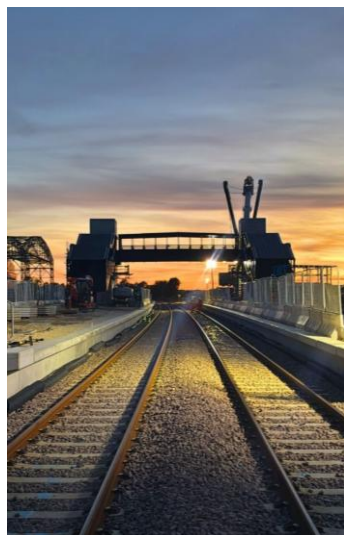
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2

BRABAZON: A NEW TOWN...



...FOR THE NEXT GENERATION



6,500

New
Homes



NEW
Train
Station



£1
BILLION
+

Investment Over Next 5 Years



20K
CAPACITY

Aviva Arena & Conferencing
& Exhibition Space



3M
SQ FT

of Office &
Innovation Space

AT
Brabazon

Homes of every type...

...Every Size...

...Every Tenure...

95% of houses rated
EPC A...

...On brownfield land...

...Next to public
transport.

Designed for every
generation

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3

ON A SCALE OF NATIONAL SIGNIFICANCE...

OVER 450 ACRES OF OPPORTUNITY



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4

A THRIVING NEW CITY DISTRICT...



...BEING DELIVERED TODAY



AT *Brabazon*

750+ Private

Residents

500+ Students

12+ Small Business

3 new MetroBus stops

**More coming over
the horizon:**

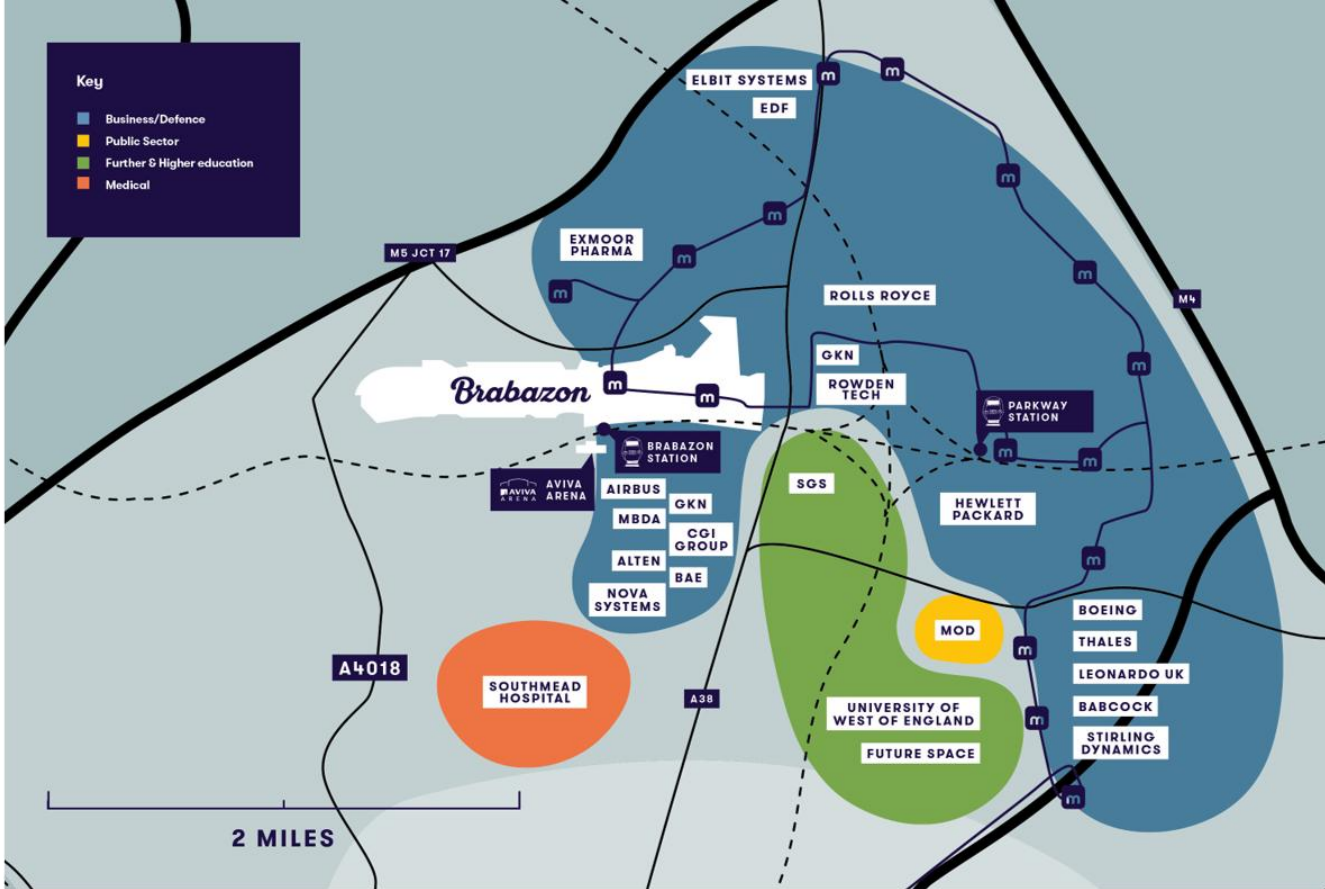
- 2 Prime Office Buildings
- 1 New Train station

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5

AT THE HEART OF A MAJOR EMPLOYMENT CLUSTER...



BAE SYSTEMS



NHS

Bristol
NHS Foundation Trust
Bristol | Weston



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6 AND A MAJOR LEISURE DESTINATION...



AT *Brabazon*



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7 WHAT'S COMING OVER THE HORIZON?...



NEW BUILD-TO-RENT HOMES

Brabazon

We're pleased to announce that construction has begun on our first Build-to-Rent Project

- 189 Apartments
- 3 Resident Lounges
- 2 Amenity-Lite Landscaped Gardens

Opening 2028

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8

WHAT'S COMING OVER THE HORIZON?...



NEW BUILD-TO-RENT HOMES

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A Design Team has been appointed to deliver our second Build-to-Rent Project

c. 900

Apartments

4 Phases

c. 26,000 sqft

Active Frontage

Architects:

c. 21,000 sqft

Amenity



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JOIN US.

Join the next generation of pioneers at Brabazon

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**INVESTMENT
PARTNERS**



**LEADING
OPERATORS**



**TECHNOLOGY
SPECIALISTS**



**CULTURE
LEADERS**

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