



THINKING OF PURCHASING

# A PROPERTY TO RENT?

AT

*Brabazon*

A GUIDE FOR  
LANDLORDS

YTL Developments  
YTL GROUP



# WHAT'S COMING OVER THE HORIZON AT BRABAZON?

Inspired by an icon of engineering, Brabazon is a place that changes everything. This thriving new neighbourhood is bringing together all the energy and edge of Bristol to set new standards for modern city living.

YTL Developments is investing hundreds of millions of pounds to transform this historic airfield and to create opportunities for our local community.

## POTENTIAL IN PROPERTY?

All investment is about balance. Risk vs. Reward. Planning for tomorrow today, just in case there are clouds over the horizon.

For many people – particularly those concerned about inflation – becoming a residential landlord could be a prudent way to manage their money as part of a diverse portfolio.

## WHAT ABOUT THE PRACTICALITIES?

But with all property purchases, it is important to consider the potential pitfalls. If you are looking to rent out a residential house or apartment, it's vital to consider the practicalities.

Will there be reliable demand from tenants? How will it be managed? Do the finances stack up?

This guide is designed to answer the questions you may have if you are considering buying a property to rent out at Brabazon.

Disclaimer: We strongly recommend all prospective purchasers take professional advice based on their individual circumstances from a qualified independent financial adviser.



CGI: Artist's Impression of The Dials at Brabazon

# WHAT TYPE OF TENANT COULD I EXPECT?

Having reliable demand from high quality tenants is an essential ingredient for success in the residential rental property market.

So is there a good base of tenants in North Bristol? And why might they want to live at Brabazon?

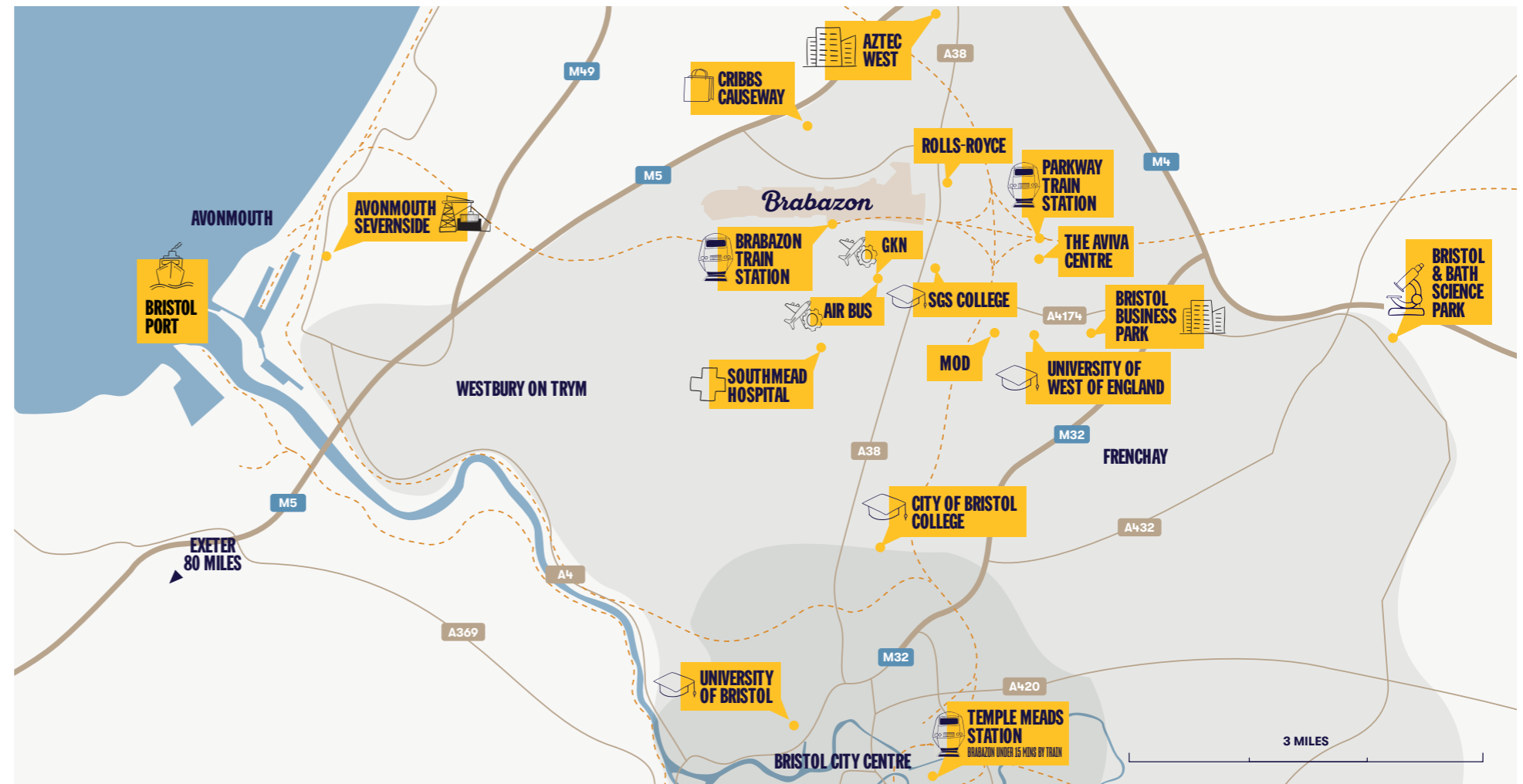
## WHY BUY IN NORTH BRISTOL?

- 56% of Bristol's working-age residents are qualified to degree level.
- North Bristol is home to a world-leading cluster of engineering, aerospace and technology companies.
- There are 64,000 registered students at Bristol University and the University of the West of England, both located within 5 miles of Brabazon.
- Both the M4 & M5 motorways are within 3 miles of Brabazon, while London Paddington is less than 75 minutes by train from Bristol Parkway.

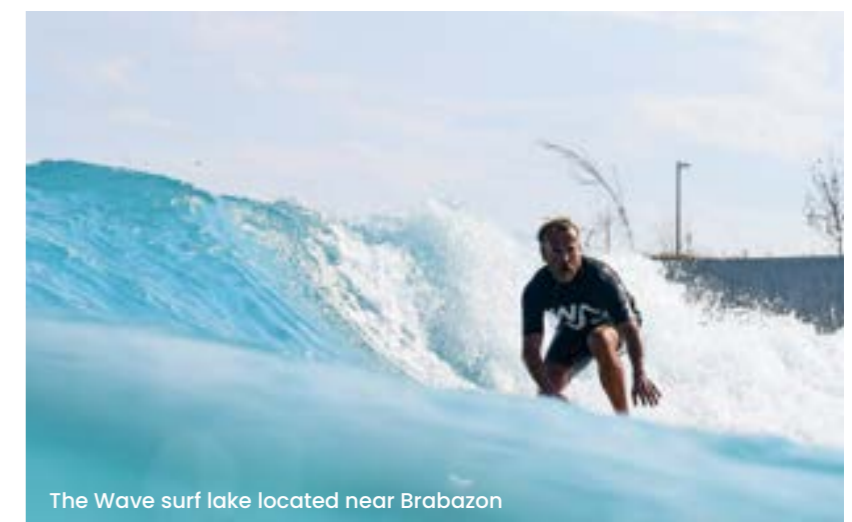
## THE OPPORTUNITY AT BRABAZON

31% of The Navigator Building – the first collection of apartments at Brabazon – is privately rented. It has proved hugely popular with tenants because:

- **The Location** – Brabazon is close to universities and colleges, convenient for work, and well-connected by road and rail.
- **The Design** – Created by award-winning architects Feilden Clegg Bradley Studios, the houses are proper homes: spacious, warm and welcoming.
- **The Running Costs** – All our apartments are rated A or B for energy efficiency, saving tenants significant sums on their household energy bills.



The Navigator Building at The Hangar District, Brabazon



The Wave surf lake located near Brabazon

# HOW COULD IT WORK OUT FINANCIALLY?

The potential return from residential property will depend on two primary factors: the rental income achieved and any capital appreciation.

We strongly suggest all prospective customers seek independent financial advice prior to proceeding with a purchase.

We recommend a firm called Fairstone.

**Fairstone**  
 P: 0118 977 1938  
 W: fairstone.co.uk

## WHAT RENTS MIGHT I ACHIEVE?

We asked three experienced local property management firms for their expert opinions on benchmark rents at Brabazon, based on values achieved at the time of writing\*.

All rental estimates are per calendar month. Estimates may vary depending on factors specific to each individual property:



HOUSE TYPE	ABODE PROPERTY MANAGEMENT	THE BRISTOL RESIDENTIAL LETTING CO.	TOUCHSTONE
Studio Apartment	£800 - £900	£900 - £950	£900
One-Bedroom Apartment	£950 - £1150	£1100 - £1200	£1050 - £1100
Two-Bedroom Apartment	£1200 - £1400	£1500 - £1600	£1350 - £1550
Two-Bedroom House	£1400 - £1700	£1500 - £1600	£1500 - £1600
Three-Bedroom House	£1800 - £2000	£1800 - £2000	£1750 - £1850
Four-Bedroom House	£2000 - £2400	£2250 - £2500	£1900 - £2100

\*These figures are estimated as at date of publication (January 2023). Rental values will be subject to market variation.

## WHAT IS THE POTENTIAL FOR CAPITAL GROWTH?

The potential for capital growth for any property will depend in part on the performance of the regional housing market and the wider economy. These market factors are notoriously hard to predict.

But potential growth will also depend in part on factors specific to the local area. New transport links, visitor attractions or public amenities can influence property prices.

So what's coming soon to Brabazon?

- 1 M4 Metrobus route - Operational from 2023.
- 2 Hangar 16U - A new local community hub expected to open in 2024.
- 3 Brabazon Park - A new 15-acre landmark park is forecast to open in sections from 2024.
- 4 YTL Arena Bristol - A 17,000 capacity venue scheduled to open in 2024-25.
- 5 Brabazon Station - A new rail station is expected to begin operating in 2025-26.



2 CGI: Artist's impression of Hangar 16U



4 CGI: Artist's impression of YTL Arena Bristol



3 CGI: Artist's impression of Brabazon Park

**"THE NEW HOMES AT BRABAZON  
HAVE SO MUCH INCLUDED AS  
STANDARD. FOR LANDLORDS,  
THEY CAN GO ON THE MARKET  
FROM DAY ONE."**

**DEBORAH MITCHELL,  
ABODE PROPERTY MANAGEMENT**



## HOW COULD I MANAGE THE PROPERTY?

### GETTING READY TO RENT

Every new home at Brabazon comes with fully-fitted kitchens and bathrooms, including energy-efficient Siemens appliances as well as all flooring and wardrobes to principal bedrooms. That means they could be ready to rent from day one.

If you wish to furnish your rental property, we recommend two firms, which both offer an end-to-end design and installation service, with special rates available for owners at Brabazon.



**John Lewis & Partners**  
E: [experiencedesk.cribbs@johnlewis.co.uk](mailto:experiencedesk.cribbs@johnlewis.co.uk)



**Andrew Henry**  
E: [marketing@andrewhenry.co.uk](mailto:marketing@andrewhenry.co.uk)  
W: [andrewhenry.co.uk](http://andrewhenry.co.uk)

### PROFESSIONAL PROPERTY MANAGEMENT

We recommend a panel of three firms, all of whom are able to offer a comprehensive service, from advising on the most suitable properties for renting, helping you get it ready to go on the market, sourcing new tenants, collecting rents, dealing with paperwork and managing any maintenance queries.



**Touchstone Property Management**  
P: 01225 251787  
E: [brabazonlettings@touchstoneresi.co.uk](mailto:brabazonlettings@touchstoneresi.co.uk)  
W: [touchstoneresi.co.uk](http://touchstoneresi.co.uk)



**Abode Property Management**  
P: 0117 973 8866  
E: [info@yourabode.co.uk](mailto:info@yourabode.co.uk)  
W: [yourabode.co.uk](http://yourabode.co.uk)



**The Bristol Residential Letting Co.**  
P: 0117 244 2040  
E: [bishopston@bristolreslet.com](mailto:bishopston@bristolreslet.com)  
W: [bristolreslet.com](http://bristolreslet.com)

# WHAT IF SOMETHING GOES WRONG?

## THE 10-YEAR WARRANTY

Buying a new property is one of the most significant decisions we make in our lives. It is only natural to want reassurance both that the home you are buying is built to the highest standards and that the builder you are buying from operates with absolute integrity.

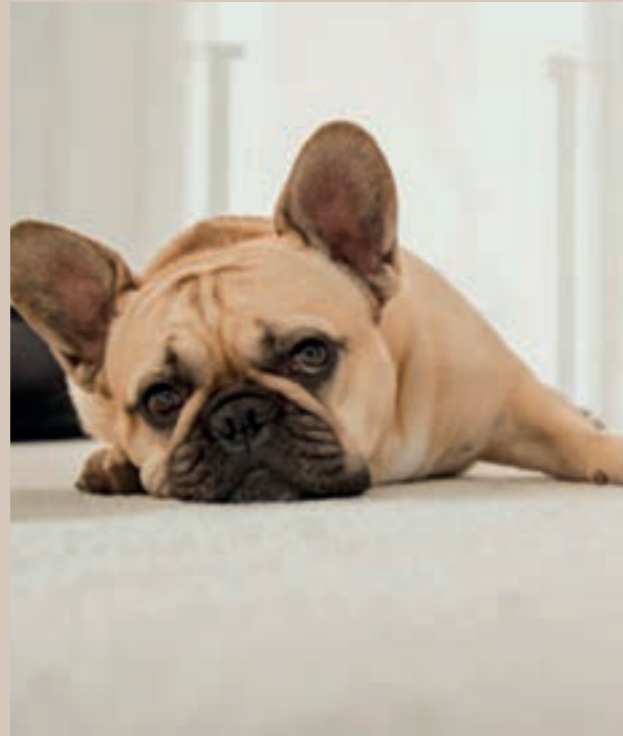
No matter how much care has been taken through construction, occasionally something might slip through the net.

The YTL Homes New Home Warranty lasts for two years after completion, giving you added reassurance that we'll do the right thing if any defects do come up. We comply with the latest industry guidance, and for added peace of mind, every property is approved and certified by the National House Building Council's Buildmark scheme, meaning your home is protected by a structural warranty for 10 years after legal completion.

## ON-SITE ESTATE AND BUILDING MANAGEMENT

Every property owner at Brabazon becomes a member of Brabazon Estates Ltd: the management company that we have set up to manage the maintenance of the external communal areas of the neighbourhood. Every apartment owner will also become a member of the management company for their building.

These management companies should ensure that Brabazon is maintained as a great place to live over the long term. From 2024, there will be a full-time property manager on-site at Brabazon, ensuring that any issues outside the boundary of an individual property can be managed quickly and efficiently.



Completed street scenes at Brabazon



# WHAT IS THE PURCHASE PROCESS?

Our New Homes Consultants are on hand to guide you through every stage of the process from house-hunter to homeowner.

If you would like to go ahead with a purchase at Brabazon, the typical process will be as follows:

- 1 Following payment of the reservation fee of £2,000, the property will be taken off the market.
- 2 Our team will then arrange a personal appointment to complete the reservation paperwork. At this meeting, we will show you all the detailed drawings of the property so you have complete confidence about what is included in your purchase.
- 3 Once the paperwork is signed, we will instruct our solicitors to begin the conveyancing process. We strongly suggest you appoint an independent solicitor to act on your behalf, and can recommend the following two firms:



**Phillips Law**  
P: 01256 460830  
E: [lisa.rigby@phillips-law.co.uk](mailto:lisa.rigby@phillips-law.co.uk)  
W: [phillips-law.co.uk](http://phillips-law.co.uk)



**Foot Anstey**  
P: 0345 140 0025  
E: [bethany.partirdge@footanstey.com](mailto:bethany.partirdge@footanstey.com)  
W: [footanstey.com](http://footanstey.com)

- 4 We would expect to exchange contracts on the sale within 28 days with a 10% deposit. Between exchange and completion, our dedicated customer relations team will keep you updated at every stage of construction.
- 5 Once the property is complete, we will finalise a date for legal completion in accordance with the terms of the contract. Our customer relations team will take you or your appointed agent through all your property's systems and features, so it is ready to be rented out as soon as possible.





## YTL Developments

YTL GROUP

### BROUGHT TO YOU BY YTL DEVELOPMENTS

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YTL Developments is a team of adventurous placemakers, creating exceptional developments where many generations can thrive. Our Pioneering Spirit unites us to enrich people's lives by creating tomorrow's communities.

Read more information on our projects at [www.ytldevelopments.co.uk](http://www.ytldevelopments.co.uk)

Alongside Brabazon, the YTL Group's UK portfolio includes some of the country's most innovative luxury hotels including The Gainsborough Bath Spa, Edinburgh's The Glasshouse and Berkshire's Monkey Island Estate.



### SOLD BY SAVILLS

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To find out more and register your interest, call:

Sales: **0330 1234 207**  
or visit **[brabazon.co.uk/register](http://brabazon.co.uk/register)**

The images and information contained in this brochure are intended to share the developer's Vision for Brabazon and to provide an overview of some of the practicalities involved in letting a property within the private rented sector.

This brochure and the information within should not be relied upon as accurately showing or describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008 and does not constitute a contract, part of a contract or warranty, nor does it constitute a financial promotion. We strongly recommend that anyone considering a property purchase, whether to rent or to occupy, takes professional advice from an independent financial advisor.

While all information has been provided in good faith and every effort has been made to ensure accuracy, YTL Developments and YTL Homes retain the right to change any and all details of the development, including the site layout, floorplans, materials and product specifications within each property at any time.

All computer generated images (CGIs) are indicative only. Prospective purchasers should satisfy themselves with the final details of any property, by inspection or otherwise, at the point of reservation.

The Vision for Brabazon is part of a masterplan including landscaping and buildings which will take a number of years to complete and some of which remain subject to planning.