



MCARTHUR'S
YARD

1, 2 & 3 BEDROOM APARTMENTS, SPIKE ISLAND, BRISTOL





LIFE ON THE HARBOURSIDE

Situated on Bristol's legendary harbourside, McArthur's Yard is a collection of one, two and three-bedroom apartments and duplexes arranged over three elegantly designed buildings. The stylish and highly specified homes at this contemporary new development allow residents to enjoy all of Bristol's personality and character close to the serenity of the water.

Brought to you by award-winning Guinness Homes, the development is one of the last remaining undeveloped sites on the harbourside. Many of the properties benefit from wonderful views and are ideally located within a short distance of the rest of the city.



ETCHED IN HISTORY

MINUTES FROM THE HISTORIC SS GREAT BRITAIN

Just a stone's throw from the water and the SS Great Britain, you can sense the cultural significance of Bristol's harbourside from the moment you arrive at McArthur's Yard. Designed by Isambard Kingdom Brunel, the ship – and the dockyard on which it was built, are one of the wonders of the industrial world.

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, the location is now a blossoming creative hub, home to leading animation studio Aardman and Spike Island, famed for its arts centre.

McArthur's Yard is perfectly placed to explore the harbourside and beyond. Simply hop on the Metro bus, take a tranquil trip across the harbour on one of the water ferries or take a leisurely stroll from your front door.

Clifton

The Triangle

Brandon Hill

Park Street

SS
Great
Britain

College
Green

Cabot
Circus

Millennium
Square

Queen
Square

Temple
Quay

Wapping
Wharf



EVERYTHING YOU NEED ON YOUR DOORSTEP

McArthur's Yard's enviable location means that you are right in the heart of a thriving community. Whether you're after quality food, the theatre, galleries, movies, sports or supermarkets, it is all located within easy reach.

During the summer you can enjoy a range of activities, such as paddleboarding along the water. Maybe you'll end up at Wapping Wharf – a new vibrant quarter just a short walk away, with cafés, trendy independent bars and first-class restaurants, such as the acclaimed Tare or Box-E. If you're a morning person, why not pop on the Bristol waterbus and enjoy a coffee at Restore?

Those who enjoy the colder nights will love the local cosy pubs, especially The Cottage – a traditional and snug inn which boasts stunning views across the harbour.

There are several local gyms, but those who prefer a scenic run, walk or cycle will adore passing the likes of the amphitheatre, Millennium Square or Cathedral Walk on some of the many exciting routes.

The harbourside provides an idyllic lifestyle amongst the attractive aesthetic of the dockyard, SS Great Britain, and historic cranes.





THE COSMOPOLITAN CAPITAL OF THE SOUTH WEST

Whether it's shopping, food, music or culture, Bristol is truly the cosmopolitan capital of the South West, offering everything you could want from a major city. If high-end fashion is your thing, you will love pottering around Cabot Circus, which boasts over 120 high-street stores and designer brands including Harvey Nichols.

Foodies will be in heaven, with a plethora of options to suit any style or mood; from the fine-dining experience of Michelin star restaurants such as Bulrush or Paco Tapas, to the authentic street food served at St Nicholas Market.

When summer arrives, the buzz is palpable. There's so much to do, like visiting the famous pubs, theatres, clubs, or soaking in the atmosphere at one of the city's iconic festivals, such as Bristol Harbour Festival or The Bristol International Balloon Fiesta.

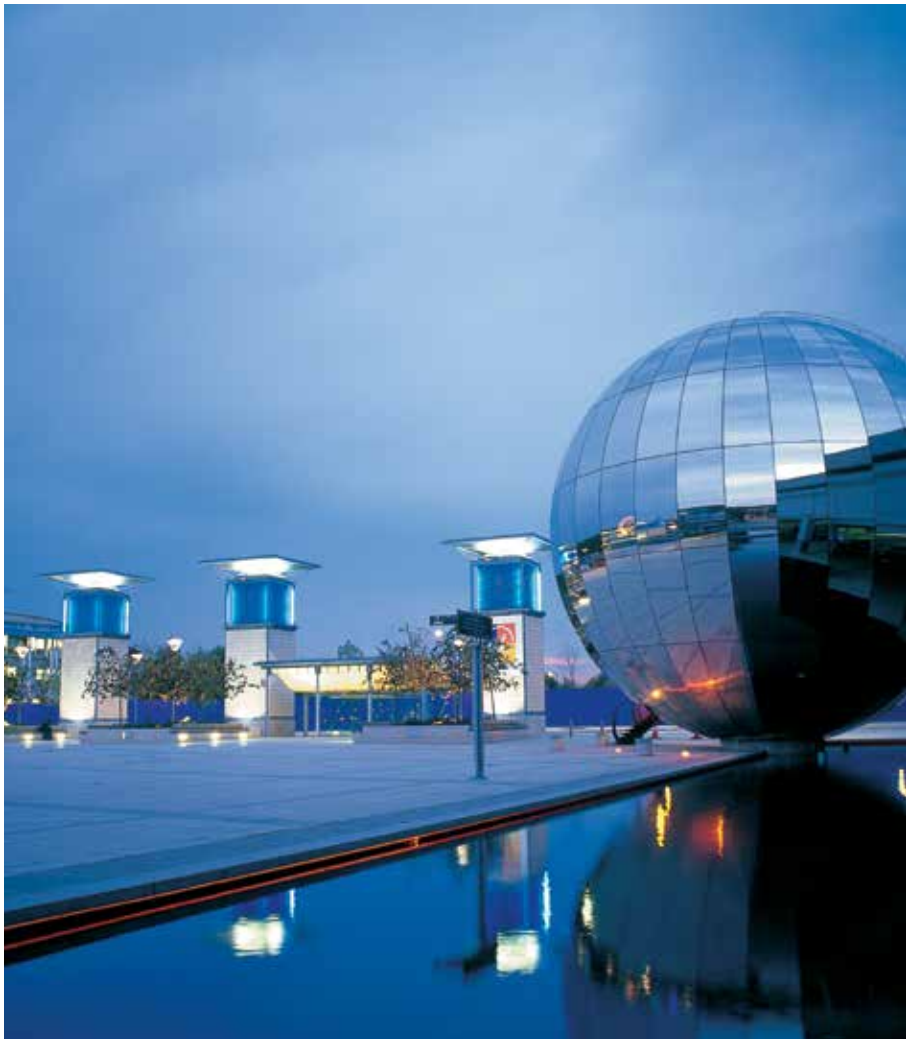
If you are a sports fan, there are countless gyms and clubs to join, in addition to professional football, rugby and cricket on display across a number of venues, including Ashton Gate and Bristol County Cricket Ground.



A DIVERSE LIFESTYLE

One of Bristol's greatest qualities is the diversity of different areas within the city, allowing for a range of experiences. Located just a short drive away is the picturesque Clifton Village, where boutiques, pubs and independent shops are plentiful for a magical day of exploring. There's also North Street, Bedminster, which is home to the Tobacco Factory – a warm and welcoming hub offering exhibitions, markets, food and live music.

If a moment's peace is what you crave, The Downs and Ashton Court Estate are a must-visit. Despite only being a short distance from the city centre, they feel like you are well and truly in the countryside. There's an abundance to scout out too – such as the Observatory or mesmeric views of the Clifton Suspension Bridge.



A CITY THRIVING ON ALL FRONTS

A hotbed for creatives, Bristol is renowned for its colourful and diverse music and arts scene. With a cultural legacy that spreads internationally, you only need to take a stroll to see a manifestation of that reputation, with the likes of Banksy's world-famous street art in Stokes Croft and beyond.

It's not only the arts scene that thrives in Bristol. In fact, the city's multi-faceted economy is home to over 18,000 businesses – and more than a third of the UK-owned FTSE 100 companies have operations in the area.

Tech companies are flourishing, accounting for 36% of the city's high-growth business. In addition, Bristol was recently named the UK's second-best city for tech recruitment.

It is also the home to two high-class universities, with the University of Bristol being recognised globally, currently in the top 10 in the country* and second in the UK for general engineering.**

*Times Higher Education World University Rankings (https://www.timeshighereducation.com/world-university-rankings/2023/world-ranking#/page/0/length/25/locations/GBR/sort_by/rank/sort_order/asc/cols/stats)

**The Complete University Guide (<https://www.thecompleteuniversityguide.co.uk/league-tables/rankings/general-engineering>)

PERFECTLY LOCATED

- FOOD, DRINK & SHOPPING**

1. North Street

2. Clifton Village

3. Harbourside

4. Park Street

5. Wapping Wharf

6. Old City

7. Broadmead

8. Cabot Circus
- ATTRACTIONS**

1. Ashton Court

2. Clifton Suspension Bridge

3. Clifton Observatory

4. The Downs

5. Royal West of England Academy

6. Bristol Museum & Art Gallery

7. Cabot Tower

8. SS Great Britain

9. Watershed

10. Arnolfini

11. M Shed
- LEISURE**

1. Ashton Gate Stadium

2. Bristol Lido

3. Everyman Cinema

4. Lane 7

5. Pure Gym

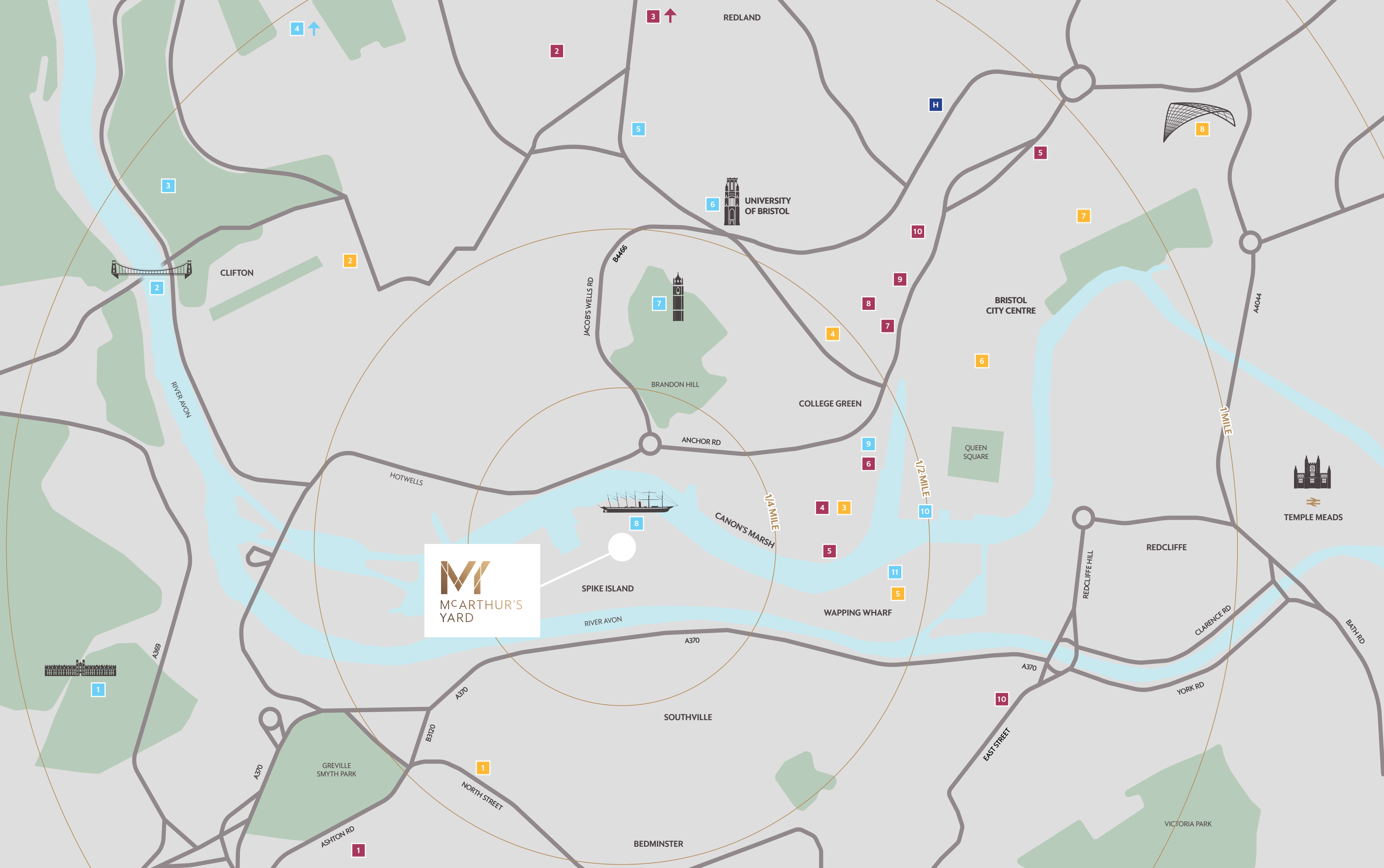
6. Watershed Cinema

7. Bristol Hippodrome

8. O2 Academy

9. Bristol Beacon

10. Luxe Fitness



H Bristol Royal Infirmary



ROAD, RAIL, AIR.

WELL CONNECTED

McArthur's Yard is conveniently close to all of Bristol's important transport hubs, allowing you to get around the city in no time at all, whilst still being able to get out at a moment's notice.

The city centre and Bristol Temple Meads Railway Station are both within a 20-minute walk, giving you speedy access to London and beyond. If overseas travel is what you desire, getaways to the likes of Paris, Dubai and New York are quick and stress free, with Bristol International Airport only a 19-minute car journey away.



TRAIN

Bath Spa	11 mins
Swindon	39 mins
Cardiff Central	47 mins
Reading	1hr 8 mins
Birmingham New Street	1hr 21 mins
London Paddington	1hr 35 mins



ROAD

Superstore	6 mins
M32	10 mins
Bristol Airport	19 mins



WALK

Wapping Wharf	8 mins
Park Street	14 mins (via Ferry)
Tobacco Factory	15 mins
Clifton Village	21 mins (via Ferry)
Bristol Temple Meads	20 mins
Temple Quay	24 mins
Cabot Circus	28 mins
Ashton Court	30 mins

Source:
Google Maps and thetrainline.com
Oct 2022



DEVELOPMENT OVERVIEW

McArthur's Yard, once known as McArthur's Warehouse, was the former headquarters of the McArthur's Group – a Bristol-based metal merchant founded in the 1860s. Originally built as a malt house, the building fell into disrepair after being left forgotten for over 20 years. The site is now set to become a building development of the future for Bristol residents.

The McArthur's Yard site was resurrected with sustainability at the forefront; bricks from the existing site have been reused, with two-thirds of the wall being retained whilst being structurally reinforced for longevity. Bath Stone slabs from the original site are also being recycled, as are the grey stone setts, both of which are implemented along the side entrance of Block A, providing a welcome reminder of the legacy of this historic development.

Close to parks, green spaces and the harbourside, the site's ecological footprint has been considered with the inclusion of bird and bat boxes on the landscaping. Swift-friendly bricks have also been added along the graving dockside – giving a warm home to a few extra residents.

One of the more unique material features of McArthur's Yard is the Welsh blue pennant kerb laid at the front of the site, coupled with the blue-grey drag-faced clay setts running from Block A down and around the famous graving dock. This adds a wonderful juxtaposition of old cobbled streets and new-build modern architecture, perfectly encapsulating the foundations of Bristol's industrial past and exciting future. Welcome, to McArthur's Yard.

SITE PLAN



Computer generated image for illustrative purposes only.



SPECIFICATION

ELEGANT LIVING ON THE HARBOURSIDE

Kitchens

G GOLD

- Contemporary handleless cabinets by Symphony in Pearl Grey
- 20mm Caesarstone countertop in Snow with matching upstand & White glass splashback to hob
- Stainless steel 1.5 sink with chrome Blanco Envoy mixer tap
- LED strip lighting in warm white under wall cabinets

Appliances

S+ SILVER PLUS

- Kitchen appliances including Bosch integrated oven, built-in microwave, ceramic hob and SMEG hood
- Integrated Zanussi dishwasher and fridge/freezer

S SILVER

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- Integrated Zanussi dishwasher and fridge/freezer

Internal finishes

S+ SILVER PLUS

Bathroom

- Contemporary white Ideal Standard WC with Ideal Standard flush plate in chrome
- Semi recessed white Ideal Standard counter-top sink with chrome Hansgrohe mixer tap
- Composite vanity top in Egger Black Havanna Pine (or equivalent)
- Contemporary Ideal Standard bath with bath panel to match vanity top
- Full height Steel tiling around bath with upstand where required and contrasting Steel floor tiles
- Hansgrohe thermostatic shower mixer over bath with clear glass bath screen
- Bathrooms will benefit from under basin storage, shaver socket and chrome heated towel rail

En Suite

- Contemporary white Ideal Standard wall mounted WC with Ideal Standard flush plate in chrome
- Semi recessed white Ideal Standard counter-top sink with chrome Hansgrohe mixer tap
- Composite vanity top in Egger Black Havanna Pine (or equivalent)
- Low rise shower tray with Hansgrohe thermostatic shower mixer, rail and shower head with clear glass shower screen
- En suites will benefit from under basin storage and chrome heated towel rail

Standard

- Walls and ceilings painted with matt finish in white
- Architraves and skirting boards finished in white satinwood
- Dusty Grey apartment entrance doors with white interior. Internal doors, including storage cupboard doors painted white, fitted with satin stainless steel ironmongery
- Amtico LVT flooring to hallway, kitchen, living and dining area in White Ash with carpets to bedrooms and duplex stairs and landings in Light Grey
- Downlights to all areas
- Two switched twin USB sockets to main bedroom and one twin USB socket to kitchen
- All in one Deta Slimline media plate with two twin sockets, TV, HDMI, Data, Telephone, coax
- High level power socket and TV ariel with HDMI connection to low level sockets
- Smoke, heat and CO alarms
- Video entry system to each apartment
- Wood veneer apartment entrance door in Dusty Grey, spy hole, multi-point lock and chain
- Apartments will feature wall mounted radiators with digital thermostat
- All homes will benefit from a 2-year Guinness Homes build warranty

Internal finishes

S SILVER

Bathroom

- Contemporary white Ideal Standard WC with Ideal Standard flush plate in chrome
- Semi recessed white Ideal Standard counter-top sink with chrome Hansgrohe mixer tap on laminate vanity top in Dark Mountain Oak
- Contemporary Ideal Standard bath with bath panel
- Full height Steel tiling around bath with upstand where required and contrasting Steel floor tiles
- Hansgrohe thermostatic shower mixer over bath with clear glass bath screen
- Bathrooms will benefit from under basin storage, shaver socket and chrome heated towel rail

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The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

GUINNESS HOMES BUILDING FOR THE FUTURE

We're one of the biggest housing providers in the country, with over 66,000 homes across the UK and over 140,000 customers.

We're focused on improving people's lives by building new homes and improving services, and we've been doing it for 130 years. We combine our deep heritage with our forward-thinking ambition and commitment to sustainability. We recognise that the world around us is changing, and while our purpose will always remain the same, we're constantly evolving to make sure we're building energy-efficient homes that last for future generations.



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LOVE HARBOURSIDE LIVING

0300 456 0522 | sales@guinness.org.uk | www.guinnesshomes.co.uk/bristol

Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

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McArthur's Yard, Gas Ferry Road, Bristol BS1 6UN

0117 910 0360 | bristolnewhomes@savills.com

Savills are the acting agent on behalf of Guinness Homes for Outright Sale homes at McArthur's Yard.

