



# Chapel Mill

Warmley

## ABOUT

# Chapel Mill

Chapel Mill is a fascinating blend of Victorian architecture beautifully transformed into 20 brand new contemporary apartments in the popular area of Warmley.

## HISTORY

The mill building was constructed in the early 1900's as a flour mill for a local company W A Brain and Son, who already had a mill at nearby Wick.

The new mill was constructed in two halves firstly the older right hand section, (which can be seen in the adjacent photo taken around 1905) and then the slightly later left hand side.

The Mill was connected to the nearby Mangotsfield and Bath branch line of the Midlands Railway.

Over the years the Mill produced flour and animal feed, in later years after the Second World War, the building ceased milling flour and became the home to several manufacturing businesses including Venetian Blinds Ltd.

In the 1990's the building was converted to offices and in 2021 Woodstock Homes purchased the building and began the process of converting the building into 20 modern apartments.

1

1. Warmley, Chapel Lane. Station from Norman Road Bridge - 1985
2. Chapel Mill CGI
3. View of Mill circa 1905

2

3



## ABOUT

# The local area

Perfectly placed for easy access to the great outdoors and two city centres

## PERFECT SURROUNDINGS

Locally, the immediate surroundings offer excellent facilities including shopping, eateries and plenty of green spaces including miles of cycling and walking along the Bristol to Bath cycle path just 0.2 miles away from your doorstep. Warmley forest park is located just behind the cycle path and is a wonderful way to spend some quality time in the great outdoors.

## DISCOVER

You'll also discover you are only 2.1 miles from Longwell Green Leisure Centre complex which includes a Swimming Pool, Pub, Restaurants, Gym, Bowling lanes and a Cinema. Also conveniently within reach is Gallagher Retail Park for all your favourite food and fashion outlets being only 2 miles away.

## COMMUTE

For anyone needing to commute, Warmley is in an excellent central spot allowing great road connections via the A4174 ring road for convenient access to both Bristol, Bath and beyond.

**M32** - Approx. 6.3 Miles

**Bristol City Centre** - Approx. 6.1 Miles

**Bath City Centre** - Approx. 9.2 Miles

**Bristol Airport** - Approx. 14.0 Miles



1



2



3



4

1. Abbey Square, Bath
2. Bristol and Avon Railway Path, cycleway
3. The Warmley Waiting Room café
4. Cabot Circus, shopping destination
5. Clifton Suspension Bridge, Bristol

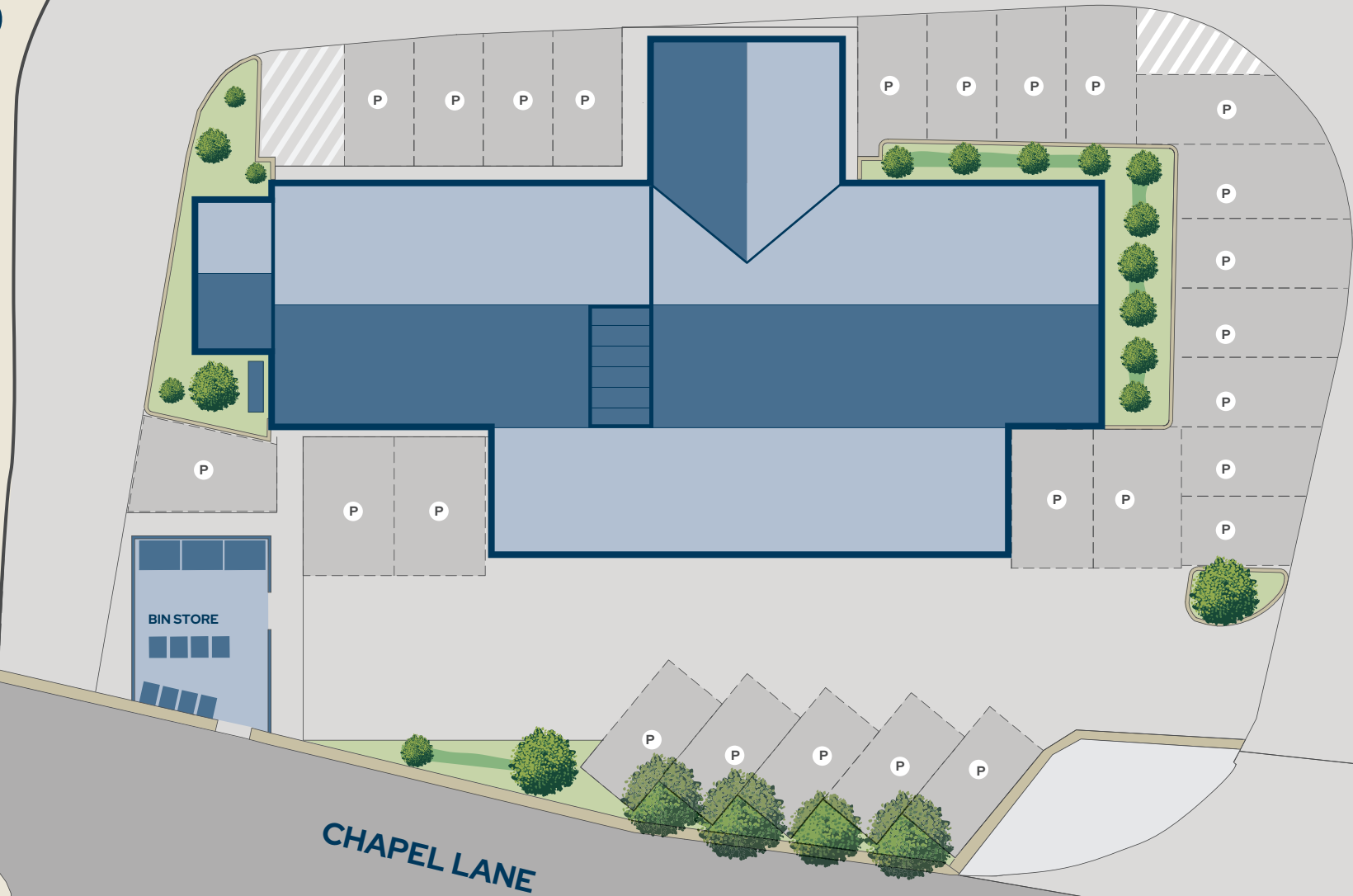


5





# Siteplan



The development layout is for general guidance and may be subject to change. It is not intended to indicate specific boundaries and is not necessarily to scale. Any landscaping shown is purely to create an impression.



# Ground floor

## APARTMENT 1

LIVING:  
**3520mm x 4160mm**  
(11'6.5" x 13'7")

KITCHEN:  
**4070mm x 2100mm**  
(13'4" x 6'10")

BEDROOM 1:  
**4030mm x 2500mm**  
(13'2" x 8'12")

BEDROOM 2:  
**2240mm x 4710mm**  
(7'4" x 15'5")

## APARTMENT 4

LIVING / KITCHEN / DINING:  
**5100mm x 2900mm**  
(16'8" x 9'6")

BEDROOM 1:  
**3610mm x 2890 mm**  
(11'10" x 9'5")

## APARTMENT 2

LIVING / KITCHEN / DINING:  
**7050mm x 2980mm**  
(23'1" x 9'5")

BEDROOM 1:  
**2820mm x 2990 mm**  
(9'3" x 9'9")

## APARTMENT 5

LIVING / KITCHEN / DINING:  
**5230mm x 3680mm**  
(17'4" x 12'1")

BEDROOM 1:  
**2600mm x 4000 mm**  
(8'6" x 13'1")

## APARTMENT 3

LIVING:  
**3000mm x 4340mm**  
(9'90" x 14'2")

KITCHEN:  
**1900mm x 3100mm**  
(6'3" x 10'2")

BEDROOM 1:  
**2600mm x 3220mm**  
(8'6" x 10'6")

## APARTMENT 6

LIVING / KITCHEN / DINING:  
**4800mm x 4000mm**  
(15'9" x 13'1")

BEDROOM 1:  
**3250mm x 2600 mm**  
(10'8" x 8'6")



Computer generated images are indicative only. They are not intended to give a totally accurate impression of a specific property, its setting or surroundings. The dimensions shown have been taken from the maximum point of measuring and are for guidance only. They are not to be used for carpet sizes, appliance space or items of furniture. Woodstock Homes policy of continuous development may lead to plans and specifications being altered without prior notice at any time.

# First floor

## APARTMENT 7

LIVING:  
**4100mm x 3540mm**  
(13'5" x 11'7")

KITCHEN:  
**2220mm x 4710mm**  
(7'3" x 15'5")

BEDROOM 1:  
**4040mm x 2120mm**  
(13'3" x 6'11")

## APARTMENT 10

LIVING / KITCHEN / DINING:  
**4960mm x 2850mm**  
(16'3" x 9'4")

BEDROOM 1:  
**3500mm x 2850mm**  
(11'5" x 9'4")

## APARTMENT 8

LIVING / KITCHEN / DINING:  
**7110mm x 3010mm**  
(23'3" x 9'10")

BEDROOM 1:  
**2790mm x 3010mm**  
(9'1" x 9'10")

## APARTMENT 11

LIVING / KITCHEN / DINING:  
**5360mm x 3630mm**  
(17'7" x 11'10")

BEDROOM 1:  
**3550mm x 2180mm**  
(11'7" x 7'1")

## APARTMENT 9

LIVING:  
**3000mm x 4440mm**  
(9'10" x 14'6")

KITCHEN:  
**1900mm x 3060mm**  
(6'3" x 10'0")

BEDROOM 1:  
**2600mm x 3320mm**  
(8'3" x 10'10")



# Second floor

## APARTMENT 12

LIVING:  
**4100mm x 3750mm**  
(13'5" x 12'3")

KITCHEN:  
**2180mm x 4670mm**  
(7'1" x 15'3")

BEDROOM 1:  
**4210mm x 2300mm**  
(13'9" x 7'6")

## APARTMENT 15

LIVING / KITCHEN / DINING:  
**5220mm x 2990mm**  
(17'1" x 9'9")

BEDROOM 1:  
**3680mm x 2990mm**  
(12'0" x 9'9")

## APARTMENT 13

LIVING / KITCHEN / DINING:  
**7260mm x 3080mm**  
(23'9" x 10'1")

BEDROOM 1:  
**2800mm x 3080mm**  
(9'12" x 10'1")

## APARTMENT 16

LIVING / KITCHEN / DINING:  
**5370mm x 3650mm**  
(17'7" x 11'11")

BEDROOM 1:  
**3500mm x 2200mm**  
(11'5" x 7'2")

## APARTMENT 14

LIVING:  
**3000mm x 4410mm**  
(9'10" x 14'5")

KITCHEN:  
**1900mm x 3070mm**  
(6'2" x 10'1")

BEDROOM 1:  
**2620mm x 3310mm**  
(8'7" x 10'10")



# Third floor

## APARTMENT 17

LIVING:  
**4220mm x 3790mm**  
(13'10" x 15'5")

KITCHEN:  
**2160mm x 4680mm**  
(7'1" x 15'4")

BEDROOM 1:  
**4220mm x 2330mm**  
(13'10" x 7'7")

## APARTMENT 20

LIVING:  
**5330mm x 3850mm**  
(17'5" x 12'7")

KITCHEN:  
**3100mm x 3250mm**  
(10'2" x 10'7")

BEDROOM 1:  
**3590mm x 3410mm**  
(11'9" x 11'2")

BEDROOM 1:  
**3720mm x 2720mm**  
(12'2" x 8'11")

## APARTMENT 18

LIVING / KITCHEN / DINING:  
**7370mm x 3000mm**  
(24'2" x 9'10")

BEDROOM 1:  
**2790mm x 3000mm**  
(9'1" x 9'10")

## APARTMENT 19

LIVING:  
**3000mm x 4410mm**  
(9'10" x 14'5")

KITCHEN:  
**3000mm x 3130mm**  
(9'10" x 10'3")

BEDROOM 1:  
**2620mm x 3310mm**  
(8'7" x 10'10")





## THE BEST

# Specification

You can be sure of the best specification at Chapel Mill. At Woodstock Homes we only build our homes using high quality materials and ensure an excellent specification of fixtures and fittings come as standard. In addition, for your own peace of mind each property comes with a 10-year independent warranty.

## KITCHEN

- Individually designed fitted kitchen with integrated features
- 40mm laminated worktops and laminate upstand, with glass splashback to hob
- Integrated Zanussi tall fridge / freezer\*
- Electric Zanussi single oven, hob and extractor hood
- Stainless steel single bowl sink with monobloc tap
- Space for washing appliance

## BATHROOM

- Shower enclosure with polished metal framing and ceramic tiling
- Polished chrome Thermostatic shower valve\*
- White Sanitary ware with chrome taps and fittings
- Complete with flooring
- White ladderstyle radiator

## FLOORING

- Karndean® LVT plank flooring to entrance hall, bathroom, living and kitchen
- 80/20 wool twist carpet to bedrooms

## LIGHTING & ELECTRONICS

- White sockets and accessories
- Chrome track light to kitchen
- Communal Freeview television antenna with outlet in lounge
- USB charging sockets to lounge and master bedroom
- FTTP – BT Openreach Fibre Optic broadband cabling to each apartment

## ENTRY & SECURITY

- Audio access door entry system

## DECORATIVE & ADDITIONAL FINISHES

- Oak veneer doors
- Chrome ironmongery
- Walls Swansdown grey emulsion
- Ceilings Brilliant white emulsion
- Woodwork white satin finish

## COMMUNAL AREAS

- Allocated parking space for each property
- Recycling and refuse store
- Electric vehicle charging point for each property

**DISCLAIMER:** \* Specification may vary on some apartments, please see Sales Advisor for details. We operate a policy of continuous product development and therefore individual features and specifications may vary at the discretion of the developer. Consequently, these particulars and the contents thereof do not form or constitute a representation warranty, or part of any contract. Prospective purchasers should not rely on the information contained in this brochure and should consult the selling agent/sales executive for the latest details prior to reservation





# Make a wise move to a wonderful home with Woodstock Homes

Woodstock Homes is one of the leading housebuilders in the South West, recognised for building a select number of well-designed and beautifully appointed homes.

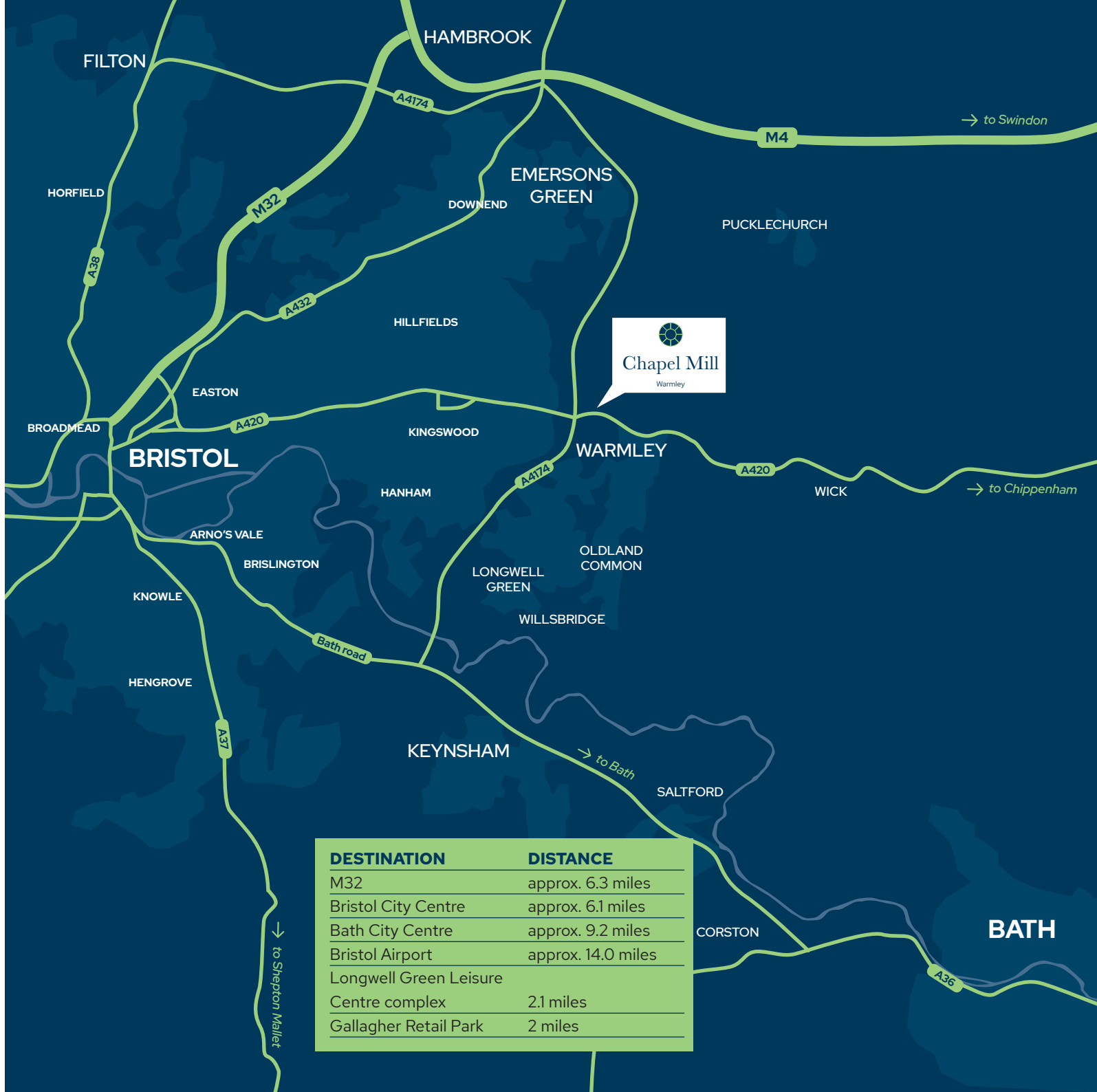
We are small enough to care about every aspect of your new home, yet large enough to deliver the highest standards of build quality alongside a 10-year warranty from Premier Guarantee.

Wherever we build, our developments form a vibrant part of the local community by ensuring a balanced, environmentally sympathetic and high-quality approach to every home.

We pride ourselves in the quality of our homes with consideration to the complete process – from initial design and planning, through to construction techniques and the final finishes, fixtures and fittings to give you a home you can be proud of and that will be a sound investment for years to come.



- 1. Previous Woodstock Homes Development, Bankside, Brislington
- 2. Previous Woodstock Homes Development, Filwood Gardens, Kingswood
- 3. Pero's Bridge, Bristol Harbour
- 4. Bristol and Avon Railway Path
- 5. Stall Street and The Pump Rooms, Bath







# Chapel Mill

Warmley



**WOODSTOCK**  
HOMES

**Tel:** 0117 974 1021  
[www.woodstockhomes.co.uk](http://www.woodstockhomes.co.uk)

Selling Agent

**Andrews**

**Tel:** 01179 461 799  
**Email:** [woodstockhomes@andrewsonline.co.uk](mailto:woodstockhomes@andrewsonline.co.uk)



Chapel Hill, Chapel Lane, Warmley, Bristol  
**What3words:** milk.parade.former  
**Satnav:** BS15 4WW

**IMPORTANT NOTICE:** Whilst every effort has been made to ensure accuracy, this brochure has been produced for illustrative purposes only. Information contained herein is provided for guidance and will not form any part of any contract or constitute any offer, representation or warranty. All areas, measurements, layouts and distances are referred to as a guide only. Room dimensions have tolerances and should not be used to determine measurements for appliances or items of furniture. For the purposes of the Property Misdescriptions Act, Woodstock Homes reserves the right to alter and amend specifications and layouts without notice. All photographs and artists' impressions depict typical Woodstock Homes showhomes/layouts and are not necessarily plot specific. Prior to reserving, all matters should be raised and confirmed with the acting agents. March 2022