

# WELCOME TO BOKLOK ON THE BROOK



**Modern, sustainable,  
Scandinavian style homes  
in the heart of South Bristol.**





## Welcome to BoKlok on the Brook in South Bristol

This new collection of homes, which comprises 173 houses and apartments, is set to become a new community in its own right. The homes, which will be built using modern methods of construction, will offer a route into home ownership, ideal for first time buyers, people on average incomes, and anyone keen to live more sustainably.

BoKlok is an established and successful partnership between leading names Skanska and IKEA. Our ethos is to build beautifully designed, sustainable, high quality homes, while making home ownership readily accessible for more people.



Computer Generated Image for illustrative purposes only.





## Homes delivered the BoKlok way

Our new residential community is a stunning development of brand new homes. It features a choice of one and two-bedroom apartments, alongside spacious two and three-bedroom houses.

Modern, sustainable, Scandinavian style homes, in a green and beautiful community by the Brook. Close to everything important for daily living. Stylish homes at competitive prices. Presented and sold in a straightforward and fair way.

That's BoKlok on the Brook.

### The houses



# SITE PLAN



## BOKLOK ON THE BROOK

- 2 BED HOUSES
- 3 BED HOUSES
- 1 & 2 BED APARTMENTS
- SHARED OWNERSHIP APARTMENTS
- BRISTOL CITY COUNCIL - DELIVERY OF AFFORDABLE HOMES
- SS SUB STATION
- SAT SATELLITE

Situated alongside Brislington Brook, which will undergo a significant regeneration as part of the new development here, there will be four children's play areas and numerous green open spaces created, for the enjoyment of the wider community.

In addition, residents will have access to communal, electric car charging points along with two, Car Club parking spaces.



## All you need is close to hand

A home at BoKlok on the Brook means you can easily enjoy all that this vibrant city has to offer. Close by, you will find local schools, parks, shops and a great selection of restaurants, cafés and new places to explore.

- **IKEA Bristol:** 4.4 miles  
(23 minutes by bike /15 minutes by car)
- **Bristol Shopping Quarter:** 3 miles  
(16 minutes by bike /12 minutes by car)
- **Cabot Circus:** 3.1 miles  
(16 minutes by bike /11 minutes by car)
- **Imperial Sports Ground:** 0.7 miles  
(5 minutes by bike /14 minutes on foot /4 minutes by car)
- **ASDA Superstore:** 1.6 miles  
(9 minutes by bike /25 minutes on foot /5 minutes by car)
- **Morrisons:** 1.1 miles  
(6 minutes by bike /21 minutes on foot /5 minutes by car)
- **South Bristol Hospital:** 1.6 miles  
(8 minutes by bike /30 minutes on foot /9 minutes by car)

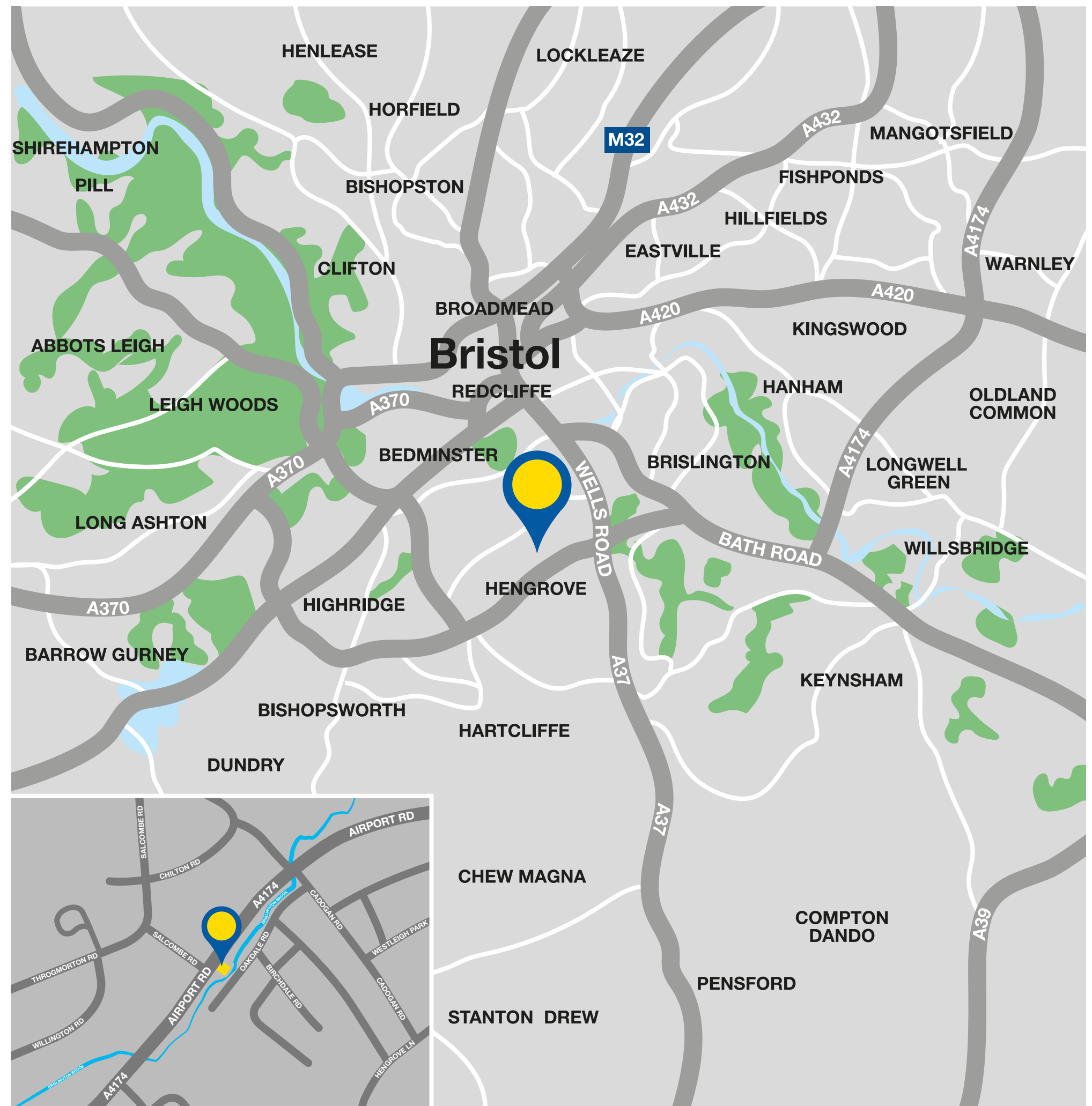
## Well connected

At BoKlok on the Brook you are well connected by road and rail.

Bristol is just south of the M4, providing a fast and direct route to Cardiff, Swindon, Reading and London. There are also good road links that can take you to the coast, the Chilterns and across the South West. Bristol Airport is only seven miles away, where you can get direct flights to a range of UK and European destinations.

- **Bristol Temple Meads Train Station:** 3.2 miles  
(17 minutes by bike /16 minutes by car)
- **Bristol Airport:** 7.7 miles  
(49 minutes by bike /17 minutes by car)

*All times/distances taken from Google maps.*





## Specification

### Energy Efficiency, Heating & Insulation

- Air source heat pump to houses
- Combined communal heating system to the apartments
- Grey composite aluminium and timber double glazed windows to houses
- Grey composite aluminium and timber triple glazed windows to apartments
- Insulation installed to warranty standards
- MEV system

### Kitchen

- IKEA white kitchen with ash effect laminate worktops
- Upstands with glass splashback to the houses
- Tiled splashback to the apartments
- IKEA single oven
- IKEA induction hob
- IKEA steel extractor hood
- IKEA integrated fridge/freezer
- IKEA integrated dishwasher
- IKEA integrated washer/dryer

### Bathroom/En-suite

- Contemporary white bathroom suite
- Fitted bathroom furniture to bathroom and en-suites
- Mirrors fitted to bathroom, en-suite and cloakroom (where applicable)
- Chrome taps and shower
- Chrome and glass shower enclosure with glass screen to bath
- Towel radiator to bathroom and en-suite
- Ceramic tiling to floors
- Thermostatic shower to shower cubicle and over bath

### Electrical Installation

- TV point to lounge and bedroom one, wired to communal satellite
- Under cabinet lighting to kitchen wall units
- Downlighters to kitchen, bathroom and en-suite (where applicable)
- Wiring for vehicle charging points to selected homes\*
- Vehicle charging points to selected parking spaces\*

### Exterior Finishes

- Landscaped front gardens
- Turfed rear gardens to houses
- Patio to rear garden for houses
- Outside tap to houses
- Bike stores in gardens to houses
- Communal bike stores to apartments
- Dedicated parking spaces to all homes
- Painted steel balcony with decking to apartments

### Decoration & Internal Finish

- Moulded skirting boards
- White finished doors with brushed steel handles
- Walls painted in neutral emulsion
- Smooth ceiling throughout, finished in white emulsion to houses
- Smooth satin white woodwork throughout
- Full height tiling to bath and shower cubicle with splashback to basin in bathroom, en-suite and cloakroom
- LTV wood-effect flooring to kitchen, hallway and living room (and bedrooms for apartments)
- Carpets to stairs, landing and bedrooms to houses only

### Warranty

- 10 year Checkmate warranty to houses
- 10 year NHBC warranty to apartment

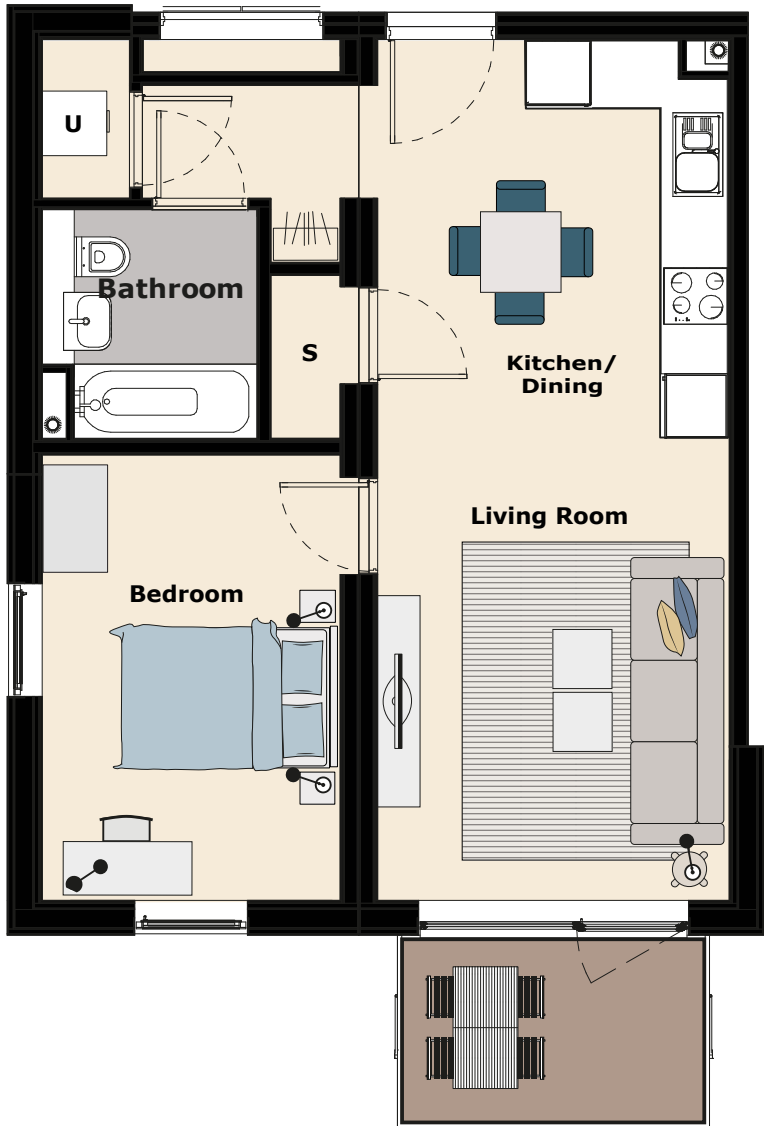
*\*To be allocated*



# One-bedroom apartment 50sqm

This spacious, one bedroom apartment enjoys a large open plan kitchen/living/dining area, which spans the length of the apartment. Doors open direct from the living space onto a private balcony. Enjoy a light and generously proportioned bedroom as well as a good sized bathroom, with the added benefit of a bath.

1 Bedroom Apartment



Kitchen/Dining	3709mm x 3275mm	12'2" x 10'9"
Living Room	4303mm x 3275mm	14'1" x 10'9"
Bedroom	4145mm x 2775mm	13'7" x 9'1"
<b>TOTAL</b>	<b>50 sqm</b>	<b>542 sqft</b>



*"More people can afford to live well"*

*"The system of a ballot to be able to buy with BoKlok was very fair. As promised, we received help and support throughout the buying process, and even afterwards when we had questions, which is great."*

**Felicia, Jonas and their son Joel purchased with BoKlok Sweden**

Floor plan measurements are taken from the architects drawings and may differ in the as built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture. Kitchen and bathroom layouts may differ from those shown.





# Two-bedroom apartment 72sqm

The open plan kitchen/living/dining area opens onto its own private balcony, allowing light to flood in and adding to the sense of space on offer here. Bedroom one enjoys the benefit of an en-suite, while the well-proportioned second bedroom, has access to the generous family bathroom, which includes a bath.

2 Bedroom Apartment -Type A



Kitchen/Dining	3709mm x 3275mm	12'2" x 10'9"
Living Room	4303mm x 3275mm	14'1" x 10'9"
Bedroom 1	4919mm x 3097mm	16'2" x 10'2"
Bedroom 2	4145mm x 2775mm	13'7" x 9'1"
<b>TOTAL</b>	<b>72 sqm</b>	<b>774 sqft</b>

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# Two-bedroom apartment 72sqm

This beautifully presented two-bedroom apartment offers superb accommodation. The L-shaped living space means that the apartment still enjoys an open and sociable feel, while offering a little more separation between the cooking and the living spaces. The living area opens onto its own private balcony. Bedroom one benefits from its own ensuite, while the second bedroom has access to a good sized family bathroom, with bath.

2 Bedroom Apartment -Type B



Kitchen/Dining	6020mm x 3625mm <i>max</i>	19'9" x 11'10" <i>max</i>
Living Room	4387mm x 3000mm	14'4" x 9'10"
Bedroom 1	4409mm x 2670mm	14'5" x 8'9"
Bedroom 2	4145mm x 2775mm	13'7" x 9'1"
<b>TOTAL</b>	<b>72 sqm</b>	<b>779 sqft</b>

Floor plan measurements are taken from the architects drawings and may differ in the as built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture. Kitchen and bathroom layouts may differ from those shown.



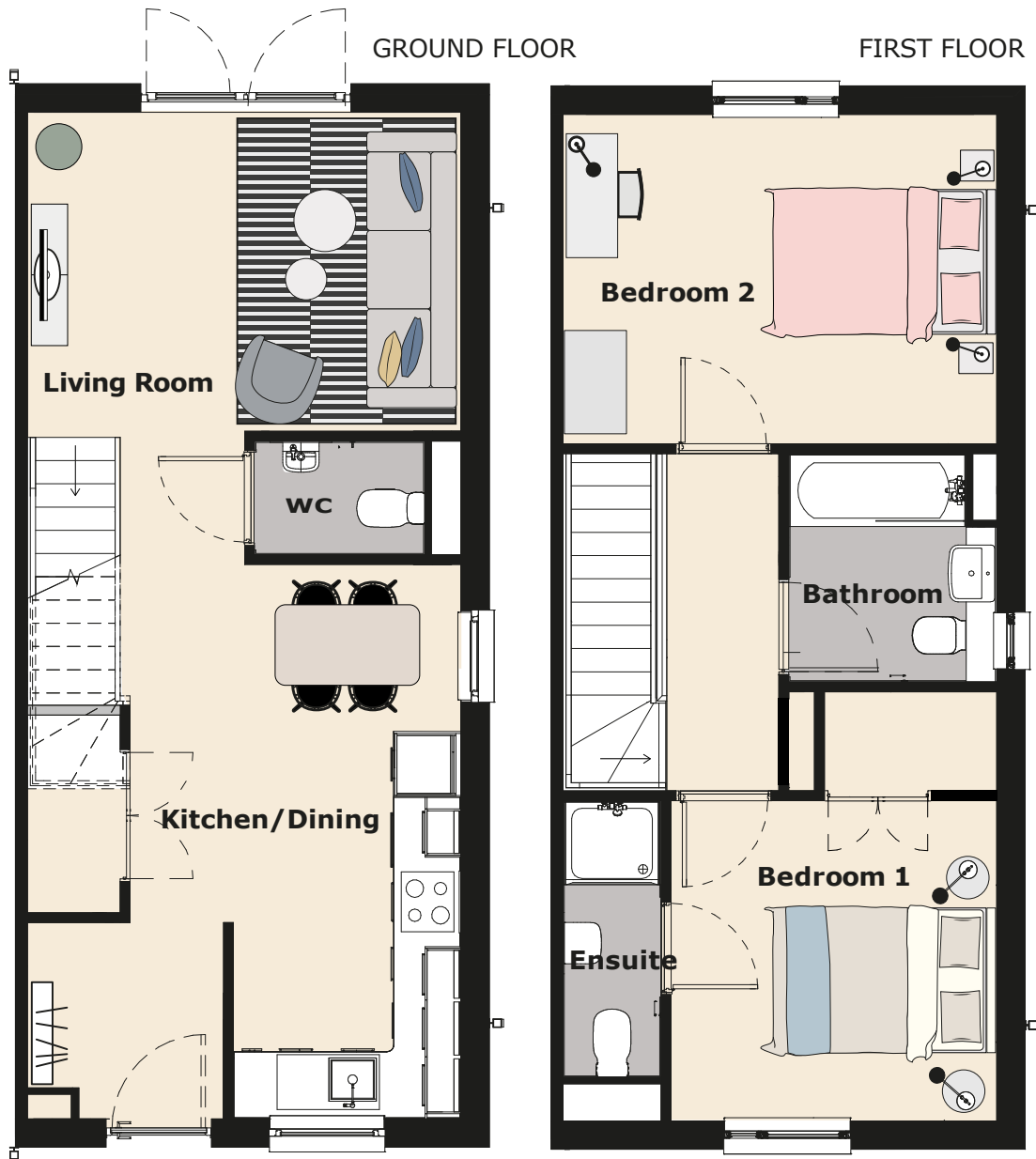




## Two-bedroom house 82sqm

This traditional, two-storey family home enjoys an open plan layout to the ground floor, with plenty of space to cook, eat and relax. Double doors from the living area open up onto your own private garden, giving a great sense of light and space, while the ground floor also has the added convenience of a downstairs WC. Two, good sized double bedrooms upstairs are positioned either side of a well-equipped, family bathroom, while bedroom one also benefits from its own en-suite and fitted wardrobe.

2 Bedroom House



Kitchen/Dining	5365mm	x 3200mm max	17'7"	x 10'6" max
Living Room	4200mm	x 3090mm	13'9"	x 10'1"
Bedroom 1	4155mm max	x 3155mm max	13'6" max	x 10'4" max
Bedroom 2	4200mm	x 3190mm	13'9"	x 10'5"
<b>TOTAL</b>	<b>82 sqm</b>		<b>882 sqft</b>	

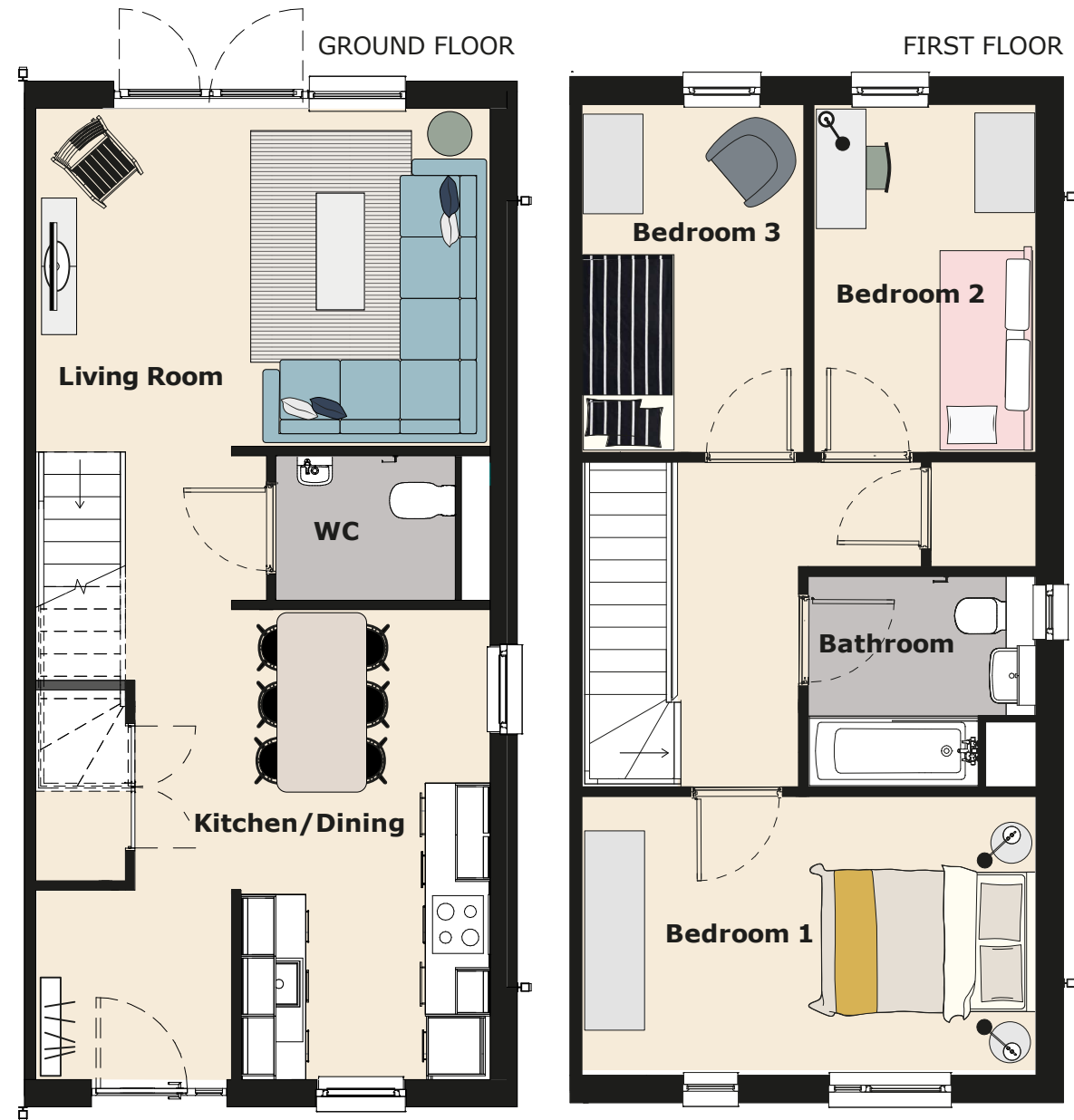
Floor plan measurements are taken from the architects drawings and may differ in the as built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture. Kitchen and bathroom layouts may differ from those shown.



# Three-bedroom house 89sqm

This two-storey, family home has a sociable, open plan feel, while offering clearly defined areas for cooking and relaxing, along with the added convenience of a downstairs WC. The kitchen and dining space to the front lead seamlessly onto a spacious living area, with double doors opening up on to a private garden. Upstairs, bedroom one spans the width of the house, while the second and third bedrooms to the rear enjoy views over the garden. All bedrooms share access to a large family bathroom.

3 Bedroom House



Kitchen/Dining	4715mm x 3555mm max	15'5" x 11'8"max
Living Room	4560mm x 3390mm	14'10" x 11'1"
Bedroom 1	4560mm x 2800mm	14'10" x 9'2"
Bedroom 2	3495mm x 2233mm	11'15" x 7'4"
Bedroom 3	3495mm x 2233mm	11'15" x 7'4"
<b>TOTAL</b>	<b>89 sqm</b>	<b>957 sqft</b>

Floor plan measurements are taken from the architects drawings and may differ in the as built property. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture. Kitchen and bathroom layouts may differ from those shown.





## Help to Buy → →

Secure a new home with Help to Buy at BoKlok on the Brook and you could benefit from:

- A smaller deposit requirement
- A Government backed, interest free loan (for the first five years)
- Access to cheaper mortgage rates

Help to Buy is a Government backed scheme, which (from April 2021) is available for first time buyers only.

You can own 100% of your home with just a 5% deposit and a 75% mortgage.

With a Help to Buy Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and 75% mortgage to make up the rest. This means you own 100% of your home and you can take advantage of lower mortgage repayments. You won't be charged fees on the 20% loan for the first five years of owning your home.

Help to Buy is available on new homes with a value up to £349,000 for the city of Bristol.

## HELP TO BUY – HOW DOES IT WORK?

### EXAMPLE ONE BEDROOM APARTMENT £150,000

Buyers 5%  
Deposit

Government  
20% Loan

75% Mortgage  
from  
Commercial Lender

£7,500

£30,000

£112,500

**YOURS  
WITH JUST  
A 5%  
DEPOSIT\***

### Facts and figures

- With Help to Buy you'll need a minimum, 5% deposit
- With Help to Buy the Government will loan you up to 20% of the value of a property in the form of an equity loan. The equity loan is for a maximum of 25 years, or before if the property is sold or the mortgage is redeemed, whichever term is the shorter of the two
- You need to secure up to a 75% mortgage from a bank or building society
- You won't be charged loan fees on the Government loan for the first five years of owning your home
- Equity loans are available to first time buyers only (from April 2021)
- The scheme covers applicable new build properties, up to a value of £349,000 for the city of Bristol

Terms and conditions apply. Minimum 5% deposit subject to lender's requirements and eligibility. Prices correct at time of going to production. New home buyers wishing to take advantage of the 'Help to Buy' scheme will need to qualify with a mortgage lender in the usual way and be subject to the lender's normal assessment criteria. 'Help to Buy' equity loan is subject to status.

'Help to Buy' conditions apply and applications are subject to scheme approval. Your home is at risk if you do not keep up mortgage repayments or any other debts secured on your home.



Backed by  
HM Government



# Buying a BoKlok home

We want to make buying a BoKlok home as simple and straightforward as possible. From registering your initial interest with us to moving into your new home, we will keep in touch and support you, every step of the way.



## Steps to buying a BoKlok home

The process we follow is designed with simplicity in mind. It's a bit different from what others usually do, but we think it offers the fairest solution. That's the BoKlok way.

### Step 1: Tell us you're interested and let's keep talking

Register your interest online at [boklokonthebrook.co.uk](http://boklokonthebrook.co.uk) and we will add you to our customer database and keep you updated with our progress and latest news.

As soon as it's available, we will share with you a development brochure packed with useful information, and our price list. We will call you to talk you through all of the homes available and to discuss your individual requirements.

If you would like to progress, we can then arrange for a free, no obligation call with one of our mortgage advisors, who will be able to give you detailed information on what you are able to afford and what your likely monthly repayments will be.

We have partnered with The New Homes Mortgage Helpline (NHMH), the UK's leading independent New Homes Mortgage Provider. This is a no obligation service to assist our purchasers in understanding their affordability, the home buyer schemes available, such as Help to Buy, and to navigate the vast number of products available. The New Homes team of professionals can help home buyers quickly find the right mortgage, as well as offer professional advice on products available in the mortgage market. They are available seven days a week, offering appointments that can be arranged at a time convenient for our potential purchasers, either virtually or in person.

### Step 2: Enter the ballot

When we are ready to launch the homes for sale, we will open our ballot. We will email everyone on our database, provide information about the ballot on our website and share this information via our social media channels.

If you want to continue on the journey with us, you will be asked to speak with a mortgage advisor to obtain a Mortgage in Principle. Once you have this in place you can enter the ballot. **The ballot will remain open for two weeks.** Everyone who has entered the ballot will be given a unique code (this will be used for the draw so that your name/data is not shared – in line with GDPR regulations). The unique codes will be drawn out at the ballot (so keep yours safe!). If you are successful in the ballot, you will be invited to our customer event, where you can reserve one of our homes, if you wish.

If you are an IKEA Family member make sure you include your membership number on your ballot entry. IKEA Family members who reserve one of our homes will enjoy the added benefits of:

- A £300 IKEA gift card
- A free 1.5 hour session with an IKEA interior designer
- A free handyperson service (for 2 hours) once you've moved in

Membership is free and it's quick and easy to sign up as an IKEA Family Member. For more information or to sign up, go to [www.ikea.com](http://www.ikea.com)

### Step 3: Watch the draw

When you have entered the ballot, you will be advised of the date of the draw. The ballot will be filmed, and it will be possible to view the draw via our website. We will send you the link in good time.

The order in which people are drawn dictates the order in which you will be given an opportunity to purchase one of our homes. The first group of people drawn from the ballot (this number will vary depending on the number of homes released) will be contacted individually and invited, in turn, to an appointment at our sales event. Don't feel discouraged if you are not one of the first to be drawn – not everyone who is drawn will choose to go on and buy one of our homes, plus, we have a great selection of homes available.

We appreciate that this approach is a little different to the usual way of buying a home in the UK but we believe that it gives everyone an equal opportunity to reserve one of our homes and that it is the fairest way, the BoKlok way.

### Step 4: Join us at our sales event

If you are successfully drawn from the ballot, you will be invited to participate in our sales event – appointments will be made in the order that they were drawn from the ballot (i.e. the first person to be drawn gets the first appointment, then the second person drawn gets the second appointment and so on). It is during our sales event that you will have an opportunity to reserve a BoKlok home. Ahead of the event we would advise that you take your time to look through the brochure and think about which of the individual homes you would like to purchase (depending on your position in the draw, your first choice may have already been reserved, so it might be a good idea to create yourself a short list).

Please attend the event at your allocated time slot (strict COVID safety measures will be in place and we will advise you of these, ahead of your appointment – alternatively, you can opt to have your appointment via phone or video call). Then, it's simple! When your turn comes, and you've chosen your new home, you can complete a reservation form and put down your deposit, setting the wheels in motion for your exciting move.

You are under no obligation to make a reservation during this appointment but unfortunately, you will forgo your position in the 'queue' if you do not want to proceed on the day.

### Step 5: We'll guide you through

Once your new home is reserved, we will support you and keep you up to date with the progress of your home, all the way. We can put you in touch with recommended solicitors and will be on hand to answer any questions you may have and to assist you throughout. Before you complete on your new purchase, you will be invited to a personal home demonstration. This provides the perfect opportunity for you to see your new home in person, and plan where to place your furniture. It's also the time when we can explain to you how your heating and new appliances work and answer any other practical questions you may have.

### Step 6: It's all yours!

The next step is for us to hand over the keys, and you can start to enjoy your new BoKlok home.



# IKEA Family

As an IKEA Family member you have access to a number of exciting member bebefits. Some save you money, some save you time, others save you fuss. As a member you have access to discounted member prices on selected IKEA products as well as inspirational workshops, great ideas and a free hot drink Monday to Friday (when you show your IKEA Family card). We share our home furnishing knowledge, know-how and skills to turn our members’ dreams into reality.

## Don’t have an IKEA Family account yet?

Create an account for a more personal and customised experience at IKEA.  
[ikea.com/gb/en/ikea-family](https://ikea.com/gb/en/ikea-family)



“At IKEA we believe that home is the most important place in the world. Everyone should have access to a home that connects people and creates a sense of belonging. A home to make room for life, for activities and memories, where you can share time and experiences with loved ones. We believe in a home that allows people to be and express themselves, changing with different situations in life. At its best, a home should be versatile, adaptable functional and sustainable: a space to live, work and play.

“As Ub Interior Designer at IKEA, my aim is to contribute to this vision by delivering sustainable, inspiring and affordable home furnishing solutions.

“BoKlok homes are designed with a well-proportioned use of space. The homes enjoy open plan solutions, which facilitate a good flow between kitchen, dining and living areas, promoting more social interactions, while maximising the square meters available. Our Scandinavian identity is perfectly represented by good functionality and harmonious shapes.”

**JAIME GONZALEZ ROSA**  
Interior Design Leader IKEA UK&IE

# Smart Solutions

**WELL INSULATED**  
Our homes are well insulated and have a good air tightness that together with an efficient ventilation system reduces energy use.

**QUIET**  
Each apartment/house is a separate unit, with two insulated separating walls and an air gap in between which are built with sound attenuating products, therefore we can among other things minimise the sound transmission between the homes.

**MOISTURE-PROOF**  
In the bathrooms and en-suites we use non-organic sheets with a fibreglass finish that are more resistant to moisture and mould than ordinary plasterboard before tiling.

**SAFE**  
In the apartments we have positioned all services – electricity, heat, water, data and telecoms in a dedicated riser, easy to access from outside the home. It also means that it is extra safe if something should happen.  
  
Within the houses the services are fed into the utility cupboard in the home’s hallway.

**SMART**  
9: : =7=9BH  
Our industrial process means that we technically -build the same home over and over again. That means we can focus on getting a little better every time.  
  
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## Building description

- FOUNDATION:** Concrete beam foundation with underfloor insulation.
- ROOF:** Roof tiles for the houses and protan single membrane for the apartments.
- FAÇADE:** Equitone cladding to the apartments and printed, brick-effect facade cladding to the houses.
- FRONT DOORS:** Timber clad aluminium frame to houses. SbD aluminium structure for building entrance. FD30S wooden doors for apartments.
- WINDOWS AND PATIO DOORS:** Aluminium and timber powder coated composite frames. All windows are double glazed.
- INTERIOR WALLS:** Wooden frame with plasterboard facings.
- EXTERIOR WALLS:** Insulated wooden frame.
- BALCONY TO APARTMENTS:** Powder coated railings with decked floors.
- PATIO:** Paved patio areas.
- HEATING AND HOT WATER - APARTMENTS:** Heating and hot water is provided by a Commual system and transported to individual apartments and measured by heat exchangers within the apartments.
- HEATING AND HOT WATER - HOUSES:** Provided by individual Air source pumps, they absorb heat from the outside air to heat your home and hot water. They can still extract heat when air temperatures are as low as -15°C.
- MEV - HOUSES:** Units with a centralised Mechanical Extract Ventilation (MEV) system. This low energy, continuous mechanical extract ventilation system is advantageous as it eliminates damp and polluted air creating a healthier and better indoor air quality.
- EPC RATING:** B.





Ingvar Kamprad, the founder of IKEA

## The BoKlok Story

Ingvar Kamprad's role in founding BoKlok cannot be overemphasized. His vision was to build new homes that were accessible for 'ordinary people' – giving everyone the same opportunity to live well.

Ingvar Kamprad was born in 1926 in Småland, Sweden. At the age of 17 he founded IKEA. His driving force was his vision of creating a better everyday life for the many. Ingvar Kamprad and IKEA's values have been, and will continue to be, crucial to BoKlok's success.

At BoKlok, we continue to work in his spirit so that all people have the same opportunity to 'live well'.

In 1993, marketing managers from both IKEA and Skanska met at a housing fair in Karlskrona in Sweden. They both agreed that there was a need to deliver housing that was more accessible for all – housing that key workers and those on lower incomes could still afford to purchase.

From this starting point, Skanska and IKEA went on together to develop the BoKlok concept, which aims to deliver high quality homes at achievable prices.

Inger Olsson, developer at Skanska, and Madeleine Nobs, home interior designer at IKEA, took on the challenge of realising this idea with the help of architect Gun Ahlström, and in 1997 the first BoKlok homes were ready for occupation.

Ingvar Kamprad and Skanska's then CEO Melker Schörling both participated in the inauguration of the first project in Ödåkra outside Helsingborg in 1997.

Today, BoKlok builds around 1,200 homes a year and has so far built over 12,000 homes, all according to Ingvar Kamprad's philosophy.

### BoKlok in a nutshell

- Developers of residential communities
- A home ownership concept from Sweden, owned by Skanska and IKEA
- Operating in four markets: Sweden, Norway, Finland and the UK
- Launched in 1996
- BoKlok is our word for a smart way of living
- 450 equally important employees and no bureaucracy
- Building around 1,200 homes each year
- Since the start we have developed and built over 12,000 homes
- 7 months is the record for the fastest housing project - from planning to moving in
- Awarded Sweden's most satisfied customers 2017, 2018 and 2020 in the residential sector (third in 2016 and runners up in 2019), and we have the same ambition in the UK
- Our offer is new build, sustainable, great value, good quality homes



# The modern method of construction

We build all our homes in wood. It's the most sustainable building material, with the lowest carbon emissions, compared to others. BoKlok homes are completed off-site in a safe and dry environment using a smart and industrialised process. This means that we can reduce waste and energy usage in the factory. We also put a lot of effort into creating sustainable, safe and attractive communities.

In Sweden, our calculations show that a BoKlok multi-family house generates half the carbon emissions of the average newly produced multi-family house. We will use the same means of production for the UK market. It is reasonable to expect that the same result can be achieved in the UK.

The BoKlok process ensures high quality homes, with low and predictable costs. As much as possible is completed in the factory and the homes are sealed and protected during transport. Final fixings and paint are done once on site.

We are transporting modules from Estonia by ferry. You might wonder how that is compatible with sustainability? Well, it is! Transporting by ferry represents less than 1% of the value chain's climate impact. This calculation is based on building above foundation (excluding groundwork and foundation material) and excluding the usage phase (e.g. calculation "from cradle to key".) Road transportation represents about 10% of the value chain climate impact.

Our homes are built in half the time of traditionally built housing. The exact amount of time depends on the size and complexity of the development. Once on site, the homes can be assembled in just a few days. Safer, faster and less disruption for our neighbours.

All of this makes us more sustainable and more cost effective.

## Design standards

BoKlok will be certified in accordance with BOPAS (Building Offsite Property Assurance Scheme) and NHBC (National Housing Building Council).



Having our own factory in Småland, Sweden, as well as long-term partnerships with selected modular suppliers, we have a thorough understanding of the industrial process.



# HOUSEWARMING STARTS RIGHT HERE!

BoKlok is a life concept - owned jointly by IKEA and Skanska. Our philosophy is for people to be able to own a home, without it taking every penny they earn.

We combine Skanska's building expertise with IKEA's understanding of how people want everyday life to feel that bit more wonderful. High quality, sustainable, great value homes.

Welcome to BoKlok!



☎ 0117 261 6160

[www.boklokonthebrook.co.uk](http://www.boklokonthebrook.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

BoKlok on the Brook, Airport Road, Bristol BS4 1FX  
(For SAT NAV use: BS4 1AB)

These particulars are intended to give general information about our BoKlok homes which we have built or are building to assist those who may be interested in acquiring (subject to contract and availability). We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our sales team during normal working hours and you can check the specification of each BoKlok home prior to entering into a reservation. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections or independent legal advice.

Floor plans and layouts are approximate. Dimensions are taken from the architects' drawings, are given to the nearest 15cm (or equivalent in inches) and may differ in the as-built home. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or carpets. Floor plans may be subject to change, please refer to your sales advisor for finalised drawings.

Computer generated images are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion.