RIBBONWOOD

BY AUTOGRAPH HOMES

A Spectacular New Perspective on Net Zero Living

Stunning, contemporary, three-and four-bedroom, homes

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Ribbonwood is an exclusive new collection of just five, contemporary, three and four-bedroom, Net Zero[1], countryside homes in the charming village of Tickenham, at the heart of the North Somerset moors.

With breathtaking, uninterrupted views across open fields to the beautiful Yeo Valley, these imaginative, ultra-efficient homes combine intelligent design with the latest renewable technologies to significantly reduce environmental impact and minimise household energy costs, making simple sustainability a welcome part of everyday life.

Each home sits naturally in its stunning surroundings, with spectacular, floor-to-ceiling windows or private terraces to take in the landscape. Interiors are spacious and elegant, featuring high-quality fixtures and finishes throughout.

Ribbonwood promises a peaceful country lifestyle, within easy commuting distance of Bristol. The area offers a wealth of outdoor activities, a strong village community, good local schools, and bustling nearby market towns, with shopping conveniently close at hand.

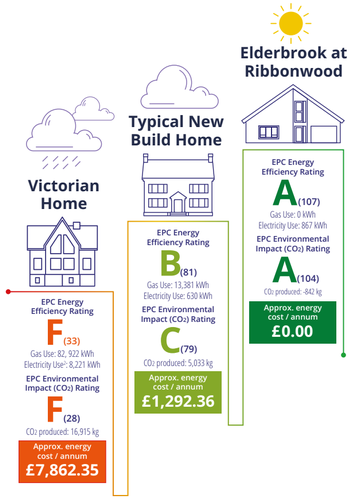
1. Homes are classified as Net Zero for regulated energy performance including heating, hot water and lighting only, based on average energy use per person in the household. Does not include unregulated energy use for home appliances, devices, electric vehicles, etc.

A lifetime of energy savings

Thanks to the combination of intelligent design and low energy technologies, your new home at Ribbonwood is SAP 'A' rated, and in the top 5% of properties nationwide for energy efficiency and environmental impact, potentially saving you £1000s in energy costs every year[1].

Independent EPC estimates for Ribbonwood project that every property will enjoy Net Zero costs for 'regulated energy use' - which includes energy used for space and water heating, associated fans, pumps, controls, and fixed lighting (but excludes variables like appliances, vehicle charging and cooking).

Compared to a traditional Victorian home, or even an average new build home, the difference at Ribbonwood is simply striking. This energy cost comparison shows Plot 3, Elderbrook, with an optional home battery installed and the British Gas Cap Tracker tariff applied[3].



1. EPC Rated A "very energy efficient – lower running costs and "very environmentally friendly – lower CO_2 emissions". This is a predicted energy and environmental assessment for a property not yet completed and includes a predicted energy rating which may not represent the final energy rating of the property on completion. EPC ratings are based on the government Standard Assessment Programme (SAP) software baseline assumptions for an average household, so actual usage may vary depending on household size and energy use. Costs are based on the SAP measurement for 'regulated energy' only. Regulated energy is building energy consumption resulting from the specification of controlled, fixed building services and fittings, including space heating and cooling, hot water, ventilation, fans, pumps and lighting. Such energy uses are inherent in the design of a building. Cost will vary based on additional energy use and individual circumstances.

2. Electricity Use represents the net balance of electricity purchased from a provider and surplus electricity generated at the property and exported back to the provider. A negative value signifies that the home is a net exporter of electricity.

3. Energy cost comparison has been made for Plot 3, Elderbrook. Annual total energy cost does not include electric vehicle charging. Calculations are based on typical 4-bedroom home of approx. 1900ft². Victorian and typical New Build Home examples based on British Gas Cap Tracker rates for gas and electricity September 2025. All costs inclusive of VAT where applicable.

Homes that are fit for the future

Different by design and designed to make a difference. Our promise is to help homeowners conserve energy and reduce their environmental impact. All the Net Zero homes at Ribbonwood are built incorporating a range of the latest sustainable design features and energy saving technologies.

1. **Photovoltaic panels** to capture the solar energy.
2. **Air source heat pump** to extract warmth from outside air to heat water.
3. **Under floor heating** on the ground floor is up to 25% more efficient.
4. **Home battery storage** – optional battery allows you to store solar energy or buy cheaper energy at night for use when required.
5. **Smart heating controls** make it simpler to reduce energy use.
6. **Work from home** - spaces with superfast fibre broadband.
7. **Superior insulation** used in the walls, floors and roofs.
8. **Low energy LED lighting** is a stylish way of saving energy.
9. **Efficient water fixtures** can help to reduce water use by up to 25%.
10. **Cycle storage** in every property.
11. **Electric vehicle charging** facilities in every home.
12. **Water butts** gather rainwater for use in the garden.
13. **Natural landscaping** for wildlife with extensive tree planting.

Breathtaking views across the North Somerset moors

Midway between Nailsea and Clevedon, the village of Tickenham stretches out along an ancient woodland ridgeway, surrounded by open countryside. The area offers plenty of opportunities for busy days out or quiet discovery, great local shopping and excellent transport links to nearby towns, Bristol and further afield.

Shopping and Retail Therapy

With Nailsea and Clevedon nearby, you'll find high street names, independent boutiques and all the leading supermarkets, as well as great garden centres. Weston has an even wider choice with large retail parks at the edge of town.

Bristol offers the best city centre shopping in the South West, including Cabot Circus and The Galleries, Broadmead and Quakers Friars. Explore flagship department stores, fashionista favourites and stylish designer names.

Cribbs Causeway, less than half an hour away, is home to over 150 stores at The Mall and The Retail Park, along with restaurants, leisure and entertainment.

Things to See and Do

Surrounded by patchwork fields and slow rolling hills, there's so much on your doorstep. Above the village is Cadbury Camp, an ancient hill fort with wonderful views from the summit. Then you're just 10 minutes from the coast at Clevedon, while further south, the beaches at Weston and Brean form the UK's longest stretch of golden, dog friendly sand.

The wild hills of the Mendips are a spectacular environment for hiking, biking, caving, climbing and horse riding. Chew Valley and Blagdon Lakes offer boating, fishing, birdwatching.

For family outings visit nearby *Noah's Ark Zoo Farm*. And Bristol promises world renown museums and galleries, great bars and restaurants, plus music and sports venues.

Local Education

In the village is *Tickenham Church of England Primary School*, recently rated 'Good'. Nearby Clevedon is home to Clevedon School, *All Saints School*, and *Yeo Moor Primary*. *Folly Farm Day Nursery* offers childcare for up to fives.

Secondary schools in the area include *Nailsea School*, with Technology and Media Arts College specialist status, *Clevedon* and *Backwell* Schools. Independent options are *Clifton College, Bristol Grammar School* and *Queen Elizabeth's Hospital*.

Bristol is home to the *University of Bristol* and the *University of the West of England*, with the *University of Bath* nearby. Further education options include *Weston College* and *City of Bristol College*.

Transport Links

Close to the M5 at Junction 20, Tickenham enjoys outstanding transport links. Bristol is a comfortable commute, under 30 minutes away. You're 40 minutes from Taunton, 20 minutes from Weston and less than ten minutes from the shops in Clevedon or Nailsea.

The nearest station is Nailsea & Backwell, three miles away, with a regular service to Bristol Temple Meads taking just 15 minutes, From there, direct trains to London take 1 hour 45 minutes.

Public bus routes connect Tickenham to Bristol, Clevedon and beyond. And if you're flying, Bristol Airport is 15 minutes away, and Heathrow is just under a two-hour drive.

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Tickenham, North Somerset

The Development

Ribbonwood is a unique development of just five, detached, Net Zero homes, in a quiet village setting, set back from the Clevedon Road, looking out across the North Somerset moors to the beautiful Yeo Valley.

Each property promises spacious, modern living spaces full of thoughtful design features and eye-catching specifications, with the latest renewable technologies built in as standard – meaning these homes are not only great to look at and live in, but amazingly economical to own.

Postcode: BS21 6RD

The development has been created with two, individual home designs.

Computer generated images are for general guidance only and may be subject to change. Please ask your Sales Adviser for precise details of finishes and specifications.

Plot 1 is handed.

Plot 1 Fernleigh, Plot 2 Maplefield

2,325 SQFT

An exceptional, four-bedroom, detached countryside home, with contemporary kitchen and spacious, open plan family/dining space, separate utility, large rear-facing living room, home office, garage and garden. Powered by an advanced, Net Zero energy system, with fibre-optic broadband throughout. Balcony with magnificent views across the North Somerset moors.

- Four double bedrooms, master with large balcony, ensuite bathroom and dressing area. Two further bedrooms with ensuite showers.
- Large, contemporary open plan family/dining space adjoining kitchen, opening onto the rear garden.
- Stylish, contemporary kitchen with central island, integrated appliances, and separate utility/boot room.
- Net Zero[1] energy performance, SAP 'A' rated for efficiency and environmental impact.

GROUND FLOOR

Kitchen:	5.12m	x	3.95m	16'8"	x 12'9"
Dining Room:	5.12m	x	4.19m	16'8"	x 13'7"
Living Room:	5.59m	x	3.87m	18'3"	x 12'6"
Home Office:	3.10m	x	3.06m	10'0"	x 10'1"

FIRST FLOOR

Master Bedroom:	5.12m	x	2.94m	16'8"	x 9'6"
Dressing Area:	5.12m	x	2.19m	16'8"	x 7'2"
Bedroom 2:	3.89m	x	3.34m	10'9"	x 12'7"
Bedroom 3:	3.98m	x	3.70m	13'0"	x 12'1"
Bedroom 4:	4.14m	x	3.34m	10'9"	x 13'5"

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Ground floor

First floor

Plot 3 Elderbrook,
Plot 4 Foxtail,
Plot 5 Broadleaf

1,937 SQFT

A spectacular, contemporary, three or four-bedroom home with stunning, floor-to-ceiling rear windows, looking out across the garden to open countryside. Large kitchen and adjoining open plan family/dining room, utility, separate living room, and garage. Home office or fourth bedroom. Powered by an advanced, Net Zero energy system, with fibre-optic broadband throughout.

- Three generous double bedrooms, master with ensuite shower room and dressing area, floor-to-ceiling rear windows. Plus fourth double bedroom or home office.
- Large, fully glazed, 33ft long open plan family/dining space opening onto the rear garden with uninterrupted views.
- Stylish, contemporary kitchen with central island, integrated appliances, and separate utility/boot room.
- Net Zero[1] energy performance, SAP 'A' rated for efficiency and environmental impact.

GROUND FLOOR

Kitchen/Dining Room:	6.13m x 4.46m	20'.0" x	14'6"
Family Room:	4.00m x 4.46m	13'1" x	14'6"
Living Room:	4.31m x 4.56m	14'1" x	14'9"
Home Office / Bedroom 4:	3.60m x 2.40m	11'7" x	7'8"

FIRST FLOOR

Master Bedroom:	4.20m x 4.44m	13'7" x	14'5"
Bedroom 2:	3.65m x 5.61m	11'9" x	18'4"
Bedroom 3:	3.20m x 3.33m	10'4" x	10'9"

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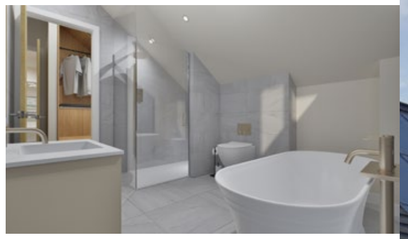
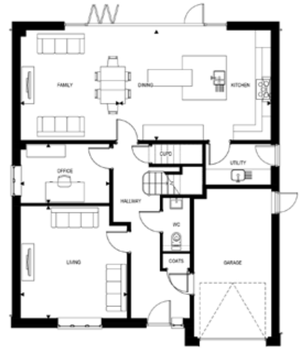
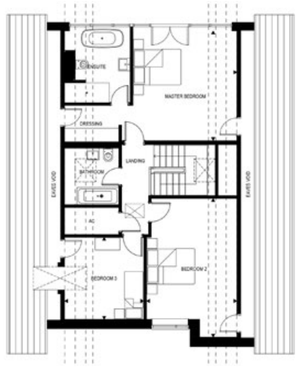


Ground floor



First floor



Finishing Touches

Every new home at Ribbonwood combines thoughtfully planned living spaces with stylish interior and exterior specifications.

Kitchen & Utility

- Stylish, contemporary kitchen with central island, and sleek, units.
- High quality Silestone quartz worktops in kitchen & utility.
- Two, built-in Neff ovens & induction hob.
- Integrated dishwasher.
- Integrated full-height fridge & separate full-height freezer.
- Optional Quooker boiling water tap.
- Optional microwave oven with warming drawer.
- Recessed spotlights with LED lighting under wall units & pendant feature light over island.
- Space & plumbing for washer/dryer in utility room.

Bathrooms & Ensuites

- White, contemporary bathroom suites with high quality nickel finish & glass fittings.
- Basins with vanity unit.
- Full height ceramic tiling in bath & shower areas; basin splashbacks.
- Mains fed rainwater head shower & separate attachment.
- Dual fuel heated towel rail.
- Soft close WC seats.
- Shaver socket fitted in bathrooms & ensuites.

Heating & Energy

- Daikin Altherma 3 air source heat pump.
- High output PV solar panels.
- Optional Tesla Powerwall 3 home energy storage battery.
- Zoned underfloor heating system on ground floor.
- Flat panel radiators on first floor.
- Wi-Fi thermostat & heating controls.
- Low energy LED lighting throughout.

Technology

- Superfast fibre-optic broadband.
- Hard-wired Cat-5 data cabling.
- Pre-wiring for TV & satellite in living room.
- USB charging sockets in master bedroom and kitchen.
- Myenergi Zappi electric vehicle charging point and app.

General Specifications

- Anthracite grey finish front door.
- Anthracite grey finish windows & bi-fold doors.
- Anthracite grey finish (white inside) Velux windows.
- Contemporary brushed chrome door fittings.
- Seville oak interior doors
- Oak staircase with oak handrail and glass balustrade.
- Interior walls with off-white finish.
- Optional hand-fitted bedroom wardrobes

Exterior Features

- Ring doorbell
- Front and rear lighting with motion detector.
- Paved paths and patio areas.
- Rainwater recovery water butt.
- Outside power socket
- Outside tap.

Guarantee

- All homes at Ribbonwood are independently surveyed during construction by ICW who will provide a 10-year guarantee.

Please note that specifications differ by property and may be subject to change. Ask your Sales Adviser for precise details of finishes and specifications.

Your next steps

Whether you're a first-time buyer or selling an existing property, we can help make your move to Ribbonwood easier and even more affordable.

Sales enquiries & reservations

If you'd like to find out more about Ribbonwood or a particular property, please get in touch with our Sales Team on **07469 277641** or at **ribbonwood@autograph-homes.co.uk**. We can talk you through floor plans and specifications in detail and confirm the construction schedule. Then, if you'd like to go ahead with a reservation, we'll ask for a small initial fee to secure your new home. After that, you'll be ready to instruct your solicitor to begin the purchase process.

Part Exchange

If you're ready to move, there's no need to wait until you sell your existing property. We've partnered with Property PX Group, the UK's leading part exchange provider, so if your current home meets their conditions, they will make you a free, no-obligation, part exchange offer, at a fair market price, based on a valuation of local independent estate agents. You don't have to worry about complicated chains or pay agents' fees. When your new home is ready, so are you.

Signature Move

Our Signature Move service makes selling your existing property easier. If you reserve a new home at Ribbonwood, we'll arrange for an estate agent to value your property, agree a selling price, organise viewings and manage the whole process on your behalf. Then, when everything's done and dusted, we'll even pay the estate agent's fees.

Armed Forces Covenant

As a signatory to the Armed Forces Covenant, Autograph Homes has pledged to support members of the Armed Forces community and their families, through bespoke homebuyer discount packages for defence personnel.

Customer Care

We'll make you feel at home long before you move in. We're proud to adhere strictly to the terms of the Consumer Code for Home Builders, which protects your rights as a new home buyer. Ask about our Customer Care Charter which provides step-by-step information about the path to purchasing your new home, and the commitments we make along the way.

Quality Guaranteed

As well as our own Autograph Homes Customer Charter and two-year Customer Care commitment, all our properties are inspected and certified by a leading, independent home warranty provider, giving you the complete peace of mind of a 10-year, insurance-backed, structural warranty.

Terms and conditions apply to all schemes and offers. To find out more please contact us.

Viewpoint @Totterdown, Bristol

Church Farm, Rode

The Haw Wood, North Bristol

AUTOGRAPH Homes

Autograph Homes is an award-winning independent homebuilder with an established regional heritage, creating exciting new developments and beautiful family homes across the South West.

We build homes that are different by design. Homes created with imagination and intelligence, as individual as those who live in them. Properties that echo their location and environment, with striking architectural features, inviting living spaces and distinctive finishes, inside and out.

Our homes are built for today but fit for the future. We combine the latest low carbon technologies with forward-thinking design to improve energy efficiency and reduce environmental impact: creating homes as convenient and comfortable to live in as they are economical to own.

Because we're independent, we can focus on the details, so we include as standard what others offer only at a premium price, making all our homes more inspiring and outstanding value for money. We'll work with you to make moving to your new home easier and more achievable. A home that reflects who you are, and a home you can be proud to own.

To learn more about us visit **www.autograph-homes.co.uk.**

WINNER BRISTOL PROPERTY AWARDS 2024

Insider RESIDENTIAL PROPERTY AWARDS 2024 WINNER

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Sales enquiries

For further information about the stunning, Net Zero homes at Ribbonwood, please contact our Sales Team. We look forward to hearing from you.

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AUTOGRAPH Homes

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