

Broadnook Garden Village

Development update



Issue 1 | Autumn/Winter 2025



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

- 214 private dwellings, 28 affordable dwellings of mixed tenure
- Play areas – There is a NEAP (Neighbour equipped area of play) to the east of the Bovis Homes development which will be approximately a 5-minute walk away, this area is to be installed by CORA, who are responsible for much of the infrastructure and landscape facilities in the wider development
- There is also a LEAP (Locally equipped area of play) to the south which will be about a 3-minute walk away
- There is a SWALE (ditch), which runs along the length of the western boundary which leads into a balancing pond along the Bovis development.
- Car charging – All homes will have electric car chargers

Site activity

- Construction works are well underway. The infrastructure to our development is largely complete.
- Our first homes to be occupied are well underway and the first occupations are expected in May 2025.
- The onsite sub station providing electricity to the phase is live and the foul pump station which is being constructed is nearing completion

ADDITIONAL INFO

- We are proud to be part of Leicestershire's first garden village. This Bovis Homes development is part of a much larger scheme which includes a primary school, local retail, a care home, café, pub, farm shop, a library, a supermarket, day care nursery, allotments, sports pitches, parks, ponds and amphitheatre. Take a look at the website for all the exciting aspects of the Broadnook development. <https://broadnook.co.uk/>

Timeline

- Started on site August 2024
- Sales cabin opened 18th January 2025
- Show home to open summer 2025
- 1st home to be occupied summer 2025

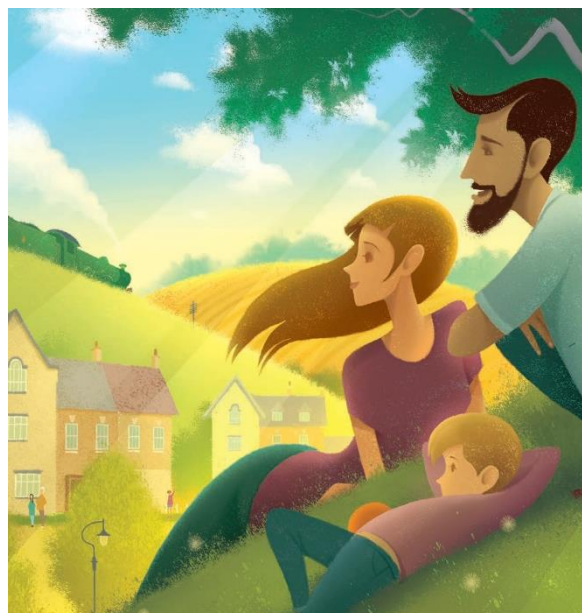


Managing agent

- Broadnook Community Trust

Ecology

- There were and are no ecological constraints on this development other than nesting birds. Bovis Homes' development is surrounded by mature trees which makes great habitat for birds and potentially bats. Every home will have a swift bird brick and all gardens will have hedgehog highways



Services

- All mains services are live to the development and mains within the development will be installed when required



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|--|---|--|--|--|
| ■ The Pinewood
3 bedroom homes | ■ The Oak
5 bedroom homes | ■ The Linewood
5 bedroom homes | ■ The Cedarwood
5 bedroom homes | ■ The Redwood
5 bedroom homes |
| ■ The Fern
5 bedroom homes | ■ The Maple
4 bedroom homes | ■ The Aspen
4 bedroom homes | ■ The Larch
6 bedroom homes | ■ The Mayfield
4 bedroom homes |
| ■ The Spruce
3 bedroom homes | ■ The Rowan
3 bedroom homes | ■ The Turnwood
3 bedroom homes | ■ The Iris
2 bedroom homes | ■ The Haasthorn
2 bedroom homes |
| | | | ■ The Haasthorn SE
2 bedroom homes | Pre-sold homes
1 bedroom homes |
| | | | | 2 bedroom homes |
| | | | | 3 bedroom homes |

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

Sales queries – Broadnook.Sales@bovishomes.co.uk

Build queries – Rothley.Build@bovishomes.co.uk

Customer care queries – CustomerService.SCM@vistry.co.uk



