



FOUNDRY LEA

Development Plan

FOUNDRY LEA

Bridport

 **THE HOLLY**
2 bedroom home

 **THE HAWTHORN**
2 bedroom home

 **THE HAZEL**
3 bedroom home

 **THE SPRUCE**
3 bedroom home

 **THE CHESTNUT**
4 bedroom home

 **THE WILLOW**
4 bedroom home

 **THE BIRCH**
5 bedroom home

 v visitor space
 ss substation

 PRE Pre-sold 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.





Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter Business Park, Exeter, Devon EX1 3QF. Telephone: 01392 880 380

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FOUNDRY LEA

Bridport

A TASTE OF LOCAL LIFE


Bovis Homes
Est. 1885



Welcome to
FOUNDRY LEA

This exciting new development is close to the stunning Dorset coast and less than 2 miles from the thriving market town of Bridport.

Foundry Lea is just off the A35 West Road, so just minutes from the Jurassic coastline, a UNESCO World Heritage Site recognised for its outstanding rocks and fossils. The charming fishing village of West Bay – featured in the popular TV drama Broadchurch – is about 3 miles.



THE PERFECT LOCATION

Bridport is a lively community with shops, supermarkets, cafes, pubs, restaurants and local businesses. It has its own arts centre, cinema and live music venue and leisure centre. There are also weekly markets and dozens of traders in the artefact-packed antiques quarter.

The pretty harbour In West Bay is a favourite with locals and visitors alike. Passing through it is the South West Coast Path that provides spectacular views and heart-pumping hill hikes. For sandy strolls choose Burton Freshwater, a beautiful beach running below the towering Jurassic Coast Cliff. Explore nearby Eype beach or head up Thornccombe Beacon for more stunning vistas of the sea and rolling Dorset hills.

From Bridport the A35 takes you to the fossil-hunting mecca of Charmouth, 5 miles away and on to the charming seaside town of Lyme Regis, 8 miles. Head east on the A35 for the historic county town of Dorchester, 17 miles away, birthplace of author Thomas Hardy.

Our range of 2, 3, 4 and 5-bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home close to bustling Bridport and a world renown Jurassic coastline, your search ends here!

EDUCATION FOR EVERYONE

There are pre-schools and nurseries in the Bridport area alongside a selection of primary schools. Closest to Foundry Lea is Symondsbury Church of England VA Primary, about 1 mile away.

In Bridport itself you'll find St Mary's Primary, 2 miles, Bridport Primary 3.4 miles and St Catherine's RC Primary, 2.3 miles. For senior students The Sir John Colfox Academy in Bridport includes a sixth form and caters for 11 to 18-year-olds.

FOUNDRY LEA

BRIDPORT ELECTRIC PALACE CINEMA AND THEATRE
1.9 miles | 5 mins drive

BRIDPORT LEISURE CENTRE
2 miles | 4 mins drive

EYPE BEACH
2 miles | 10 mins drive

WEST BAY PROMENADE
2.7 miles | 10 mins drive

BRIDPORT AND WEST DORSET GOLF CLUB
3.3 miles | 5 mins drive

CHARMOUGH BEACH
5.3 miles | 11 mins drive

ABBOTS BURY SUBTROPICAL GARDENS
10.7 miles | 17 mins drive

ABBOTS BURY SWANNERY
11.8 miles | 22 mins drive



Distances and timings are approximate and for reference only.
Calculated using maps.google.co.uk

PURCHASE ASSISTANCE SCHEMES

No matter where you are on your home-buying journey – taking your first step, moving up the ladder, or looking to rightsize – we've got a range of fantastic purchase assistance schemes designed to make your move smoother and more achievable.

SMOOTH MOVE

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!



HOME EXCHANGE

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.



INTRODUCE A FRIEND

Know someone who'd love a new Bovis Home? Introduce a friend and we'll give you £500* when they buy from us!



ARMED FORCES

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.



DEPOSIT UNLOCK

With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!





Cover photograph of a walk near Darwen Tower. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant. Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes.

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THE HOLLY

2 bedroom home

Open plan kitchen and dining room

Separate sitting room

Doors leading out to garden

Downstairs WC

En suite to bedroom 1

THE HOLLY

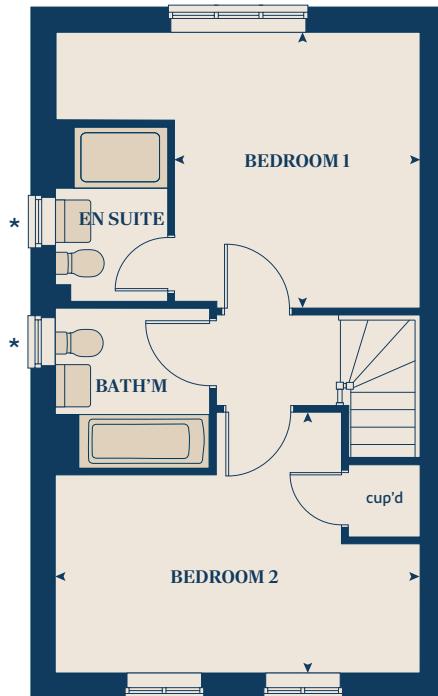
2 bedroom home



FOUNDRY LEA



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	4.74 x 3.25	15' 7" x 10' 8"
Sitting room	3.72 x 3.67	12' 2" x 12' 0"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.59 x 3.20	11' 10" x 10' 6"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

← →	measuring points	ldr	larder
ws	washing machine space	ffzs	fridge freezer space
h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard

The Holly | Foundry Lea

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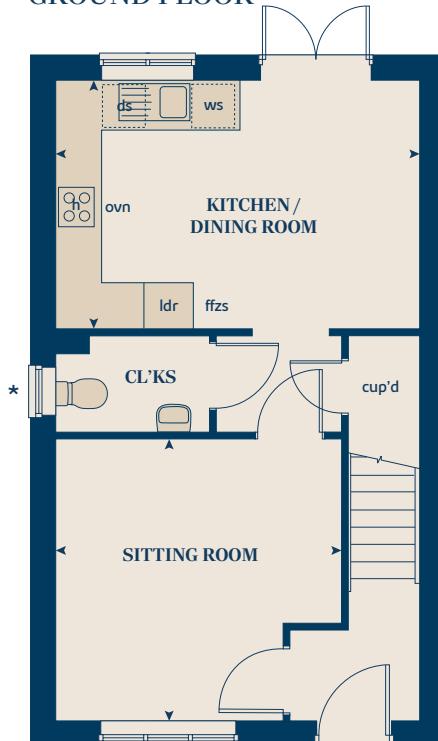
- * Windows apply to selected plots only. Please speak to a sales consultant for further details.

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GROUND FLOOR





THE HAWTHORN

2 bedroom home

Open plan kitchen, dining, sitting room

Doors leading out to garden

Downstairs WC

Two well proportioned bedrooms

Modern bathroom

THE HAWTHORN

2 bedroom home



FOUNDRY LEA



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	3.78 x 2.92	12' 5" x 9' 7"
Sitting / dining area	4.07 x 3.99	13' 4" x 13' 1"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.07 x 2.69	13' 4" x 8' 10"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

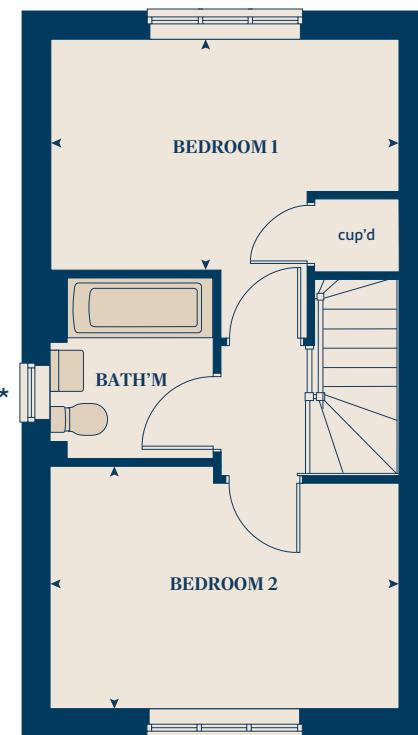
← → measuring points ffzs fridge freezer space
 ws washing machine space ds dishwasher space
 h hob cup'd cupboard
 ovn oven

The Hawthorn | Foundry Lea
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FIRST FLOOR



GROUND FLOOR





THE HAZEL

3 bedroom home

Open plan kitchen / dining room

Separate sitting room

Doors leading to garden

En suite to bedroom 1

Downstairs WC

THE HAZEL

3 bedroom home



FOUNDRY LEA



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

↔	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h		cup'd	cupboard
ovn	oven	w	wardrobe

The Hazel | Foundry Lea

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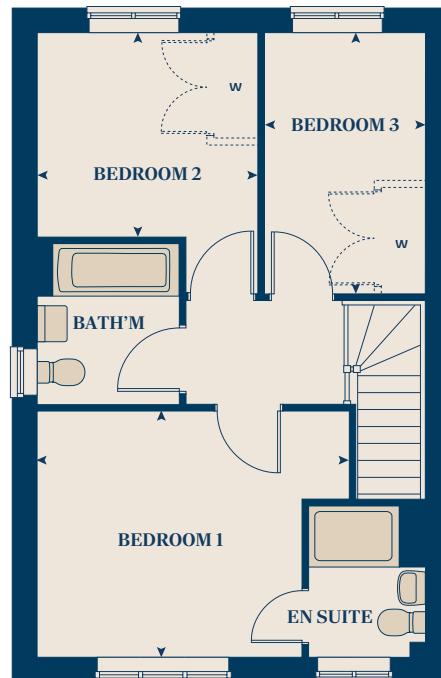
Wardrobe as standard specification if building to NDSS.

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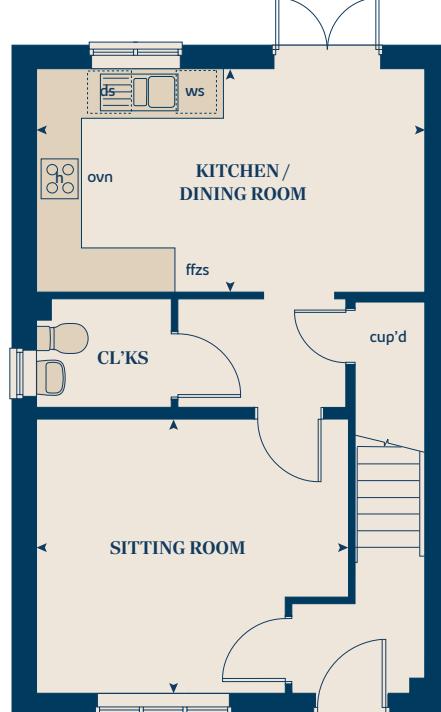
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FIRST FLOOR



GROUND FLOOR





THE BEECH

3 bedroom home

Open plan kitchen / dining room

Separate sitting room

Top floor dedicated to bedroom 1 and en suite

Downstairs WC

Modern family bathroom

THE BEECH

3 bedroom home



GROUND FLOOR

	METRES	FEET/INCHES
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

SECOND FLOOR

	METRES	FEET/INCHES
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

← → measuring points ffzs fridge freezer space
 ws washing machine space ds dishwasher space
 h hob cup'd cupboard
 ovn oven w wardrobe

The Beech | Foundry Lea

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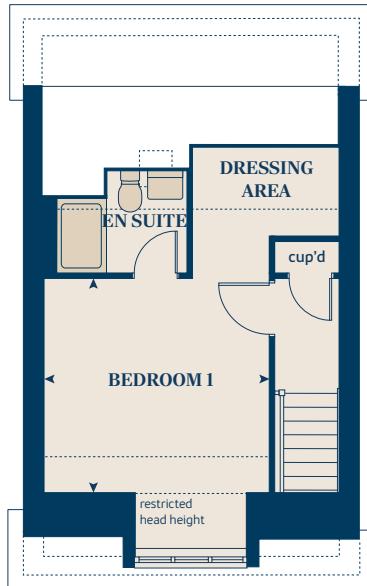
Wardrobe as standard specification if building to NDSS.

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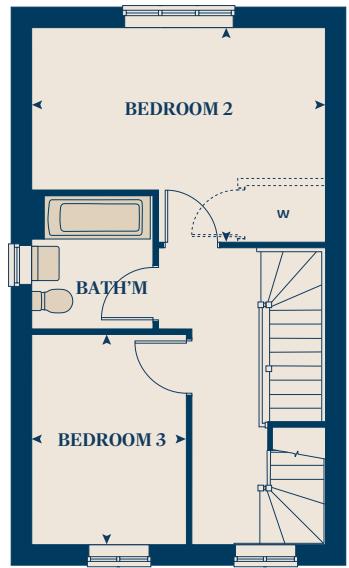
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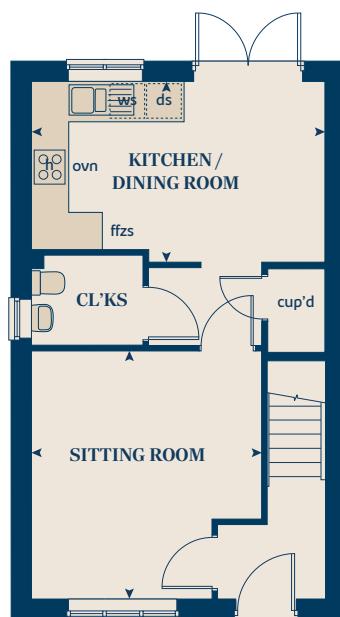
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE SPRUCE

3 bedroom home

Double-fronted home

Open plan kitchen and dining area

Separate sitting room

Useful utility room

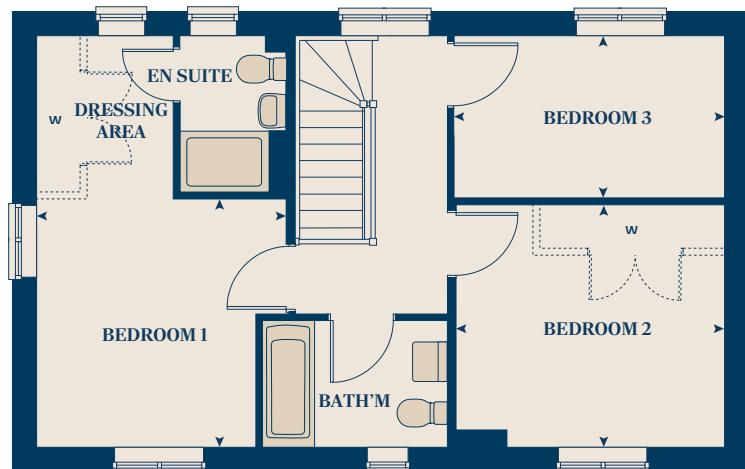
En suite and dressing area to bedroom 1

THE SPRUCE

3 bedroom home



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

← →	measuring points	ffzs	fridge freezer space
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	w	wardrobe

The Spruce | Foundry Lea

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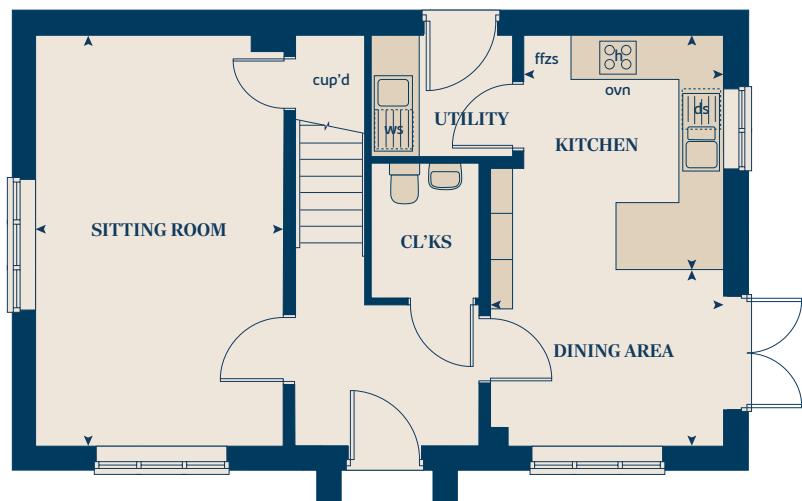
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GROUND FLOOR





THE CHESTNUT

4 bedroom home

Open plan kitchen, dining, family area

Separate sitting room with bi-fold doors

Ground floor study

En suite to bedroom 1

Family bathroom

THE CHESTNUT

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.48 x 3.24	14' 8" x 10' 7"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

measuring points	ldr	larder
ws	washing machine space	ds
h	hob	cup'd
ovn	oven	cupboard
ffrz	fridge freezer	w
		wardrobe

The Chestnut | Foundry Lea

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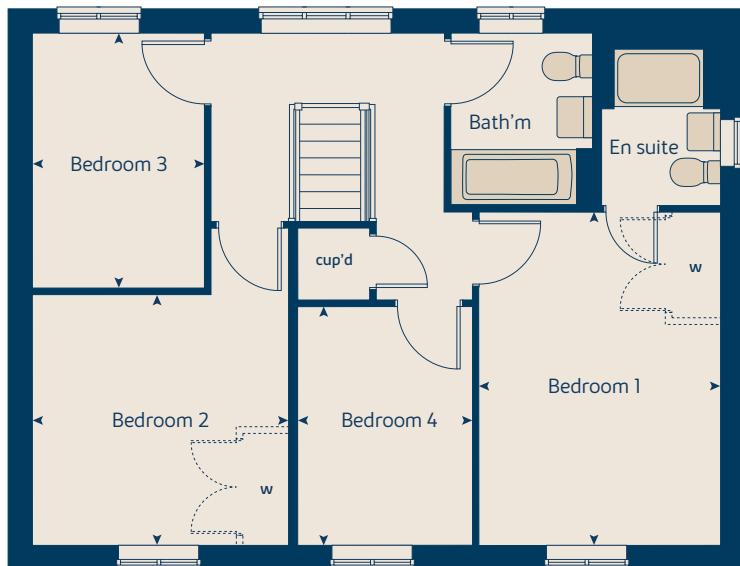
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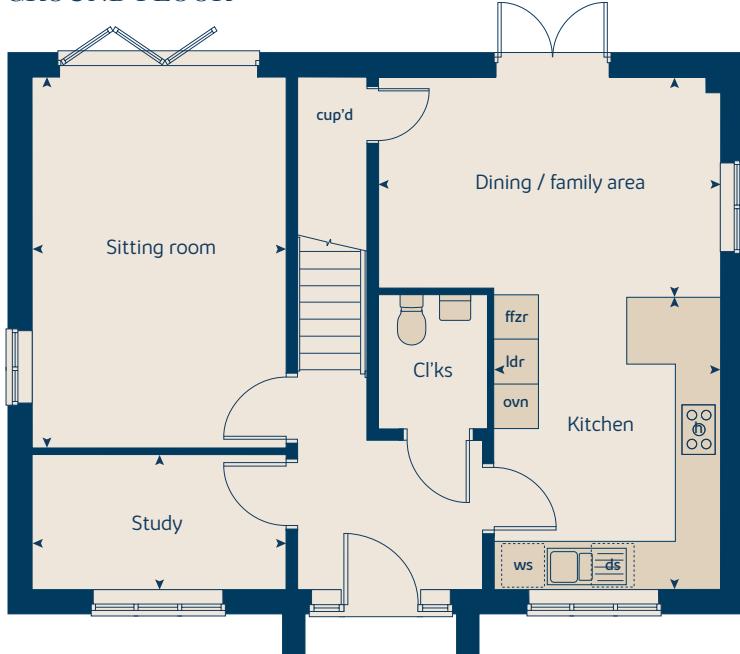
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FIRST FLOOR



GROUND FLOOR





THE WILLOW

4 bedroom home

Open plan kitchen / dining area with bi-fold doors

Separate sitting room

Top floor dedicated to bedroom 1 and en suite

Downstairs WC

Family bathroom

THE WILLOW

4 bedroom home



FOUNDRY LEA



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 4"
Sitting room	4.42 x 3.23	14' 6" x 10' 7"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	4.89 x 3.32	16' 1" x 10' 11"
Bedroom 3	3.36 x 3.33	11' 0" x 10' 11"
Bedroom 4	2.93 x 2.56	9' 7" x 8' 5"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.34 x 3.50	14' 3" x 11' 6"

← →	measuring points	ffzr	fridge freezer
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	w	wardrobe

The Willow | Foundry Lea

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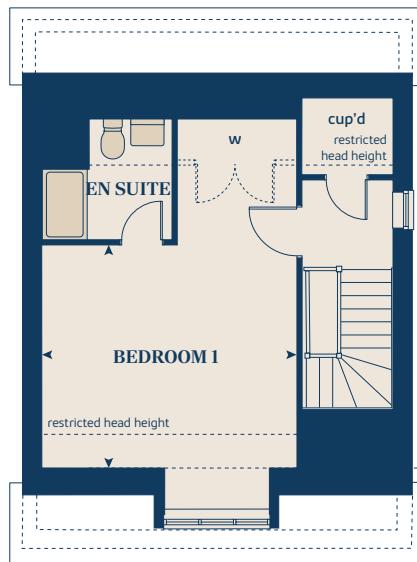
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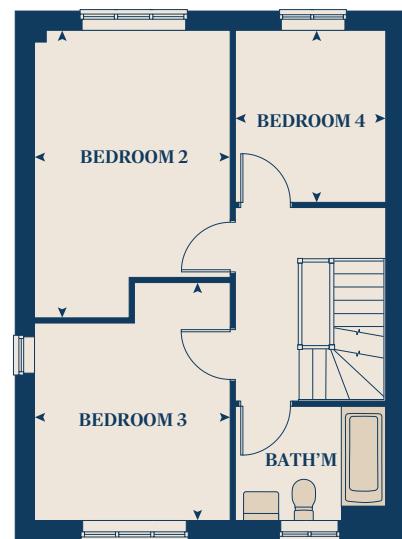
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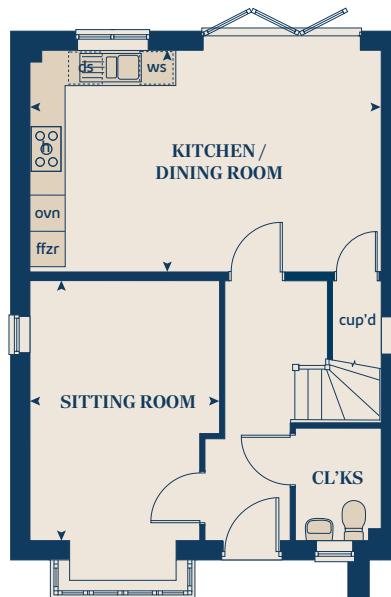
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE BIRCH

5 bedroom home

Open plan kitchen, dining, family area with bi-fold doors

Useful utility

Separate sitting room

En suite to bedrooms 1 and 2

Ground floor study / dining room

THE BIRCH

5 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	4.54 x 3.33	14' 11" x 10' 11"
Family / dining area	5.79 x 3.52	19' 0" x 11' 7"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.14	10' 10" x 7' 0"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

measuring points	ldr	larder	
ws	washing machine space	cyl	hot water cylinder
h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffrz	fridge freezer	w	wardrobe

The Birch | Foundry Lea

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First floor



Ground floor





FOUNDRY LEA

Specification

A UNIQUE SPECIFICATION

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.



	3 bedroom THE HAWTHORN	3 bedroom THE HOLLY	4 bedroom THE HAZEL	4 bedroom THE SPRUCE	5 bedroom THE BEECH	5 bedroom THE CHESTNUT	5 bedroom THE WILLOW	5 bedroom THE BIRCH
KITCHEN								
Choice of Standard fitted kitchen (doors & worktops)	■	■						
Choice of Premium fitted kitchen (doors & worktops)			■	■	■			
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■						
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■	■	■			
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■				
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■			■			
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood					■			
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood						■		
Fridge / freezer space	■	■			■			
Indesit Integrated 50 / 50 fridge freezer			■	■	■			
Space for integrated dishwasher with plumbing and electrics	■	■			■			
Indesit Integrated dishwasher					■			
Space for washing machine with plumbing and electrics in kitchen	■	■			■			
Space for washing machine with plumbing and electrics in utility				■		■		
BATHROOMS AND EN SUITE(S)								
Ideal Standard contemporary white Concept Air sanitaryware	■	■			■			
Low profile shower tray with glass enclosure to bedroom 1 en suite		■			■			
Choice of standard Porcelanosa wall tiling (splashback, 600mm over bath, and full-height to shower cubicle)*	■	■			■			
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*			■	■	■			
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■			■			
Chrome towel warmer in bathroom and en suite(s)			■	■	■			
Water waste heat recovery system	■	■			■			

	3 bedroom THE HAWTHORN	3 bedroom THE HOLLY	4 bedroom THE HAZEL	4 bedroom THE SPRUCE	5 bedroom THE BEECH	5 bedroom THE CHESTNUT	5 bedroom THE WILLOW	5 bedroom THE BIRCH
DOORS AND WINDOWS								
Front door with multi-point security locking system and security chain	■	■						
Chrome plated front door numerals		■						
PVCu double glazing to windows		■						
Double glazed PVCu French doors		■						
Powder coated aluminium double glazed bi-fold doors								
Internal cottage style pre-primed doors with brass satin finish handles		■						
Paving outside French / bi-fold door and path to garage personnel door (where applicable)		■						
GENERAL								
EV charging point (where applicable)	■	■						
PV solar panels		■						
White painted walls and smooth white ceilings		■						
Combined usb / double sockets in kitchen and bedroom 1		■						
Multi-media point in living room		■						
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)		■						
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)								
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		■						
Fitted external tap		■						
External light fitted to front porch and wiring for external light to rear door		■						
Mains wired smoke detectors with battery back-up		■						
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor		■						
NHBC Buildmark cover		■						
First two years' customer service support from Bovis Homes		■						

■ Fitted as standard - included in the property

* Subject to stage of construction



The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way. The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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