

# FOUNDRY LEA

Bridport





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.

From everyday essentials to weekend indulgences, you'll find it all just minutes away. Choose from nearby supermarkets or treat yourself at Designer Outlet Swindon and Greenbridge Retail and Leisure Park, where top fashion brands and entertainment await.

When it's time to unwind, enjoy a cosy meal at a local pub in the charming neighbouring village of Wanborough or explore Swindon's buzzing food and drink scene. Whether it's a quiet pint or a lively dinner, there's something for every mood.

From the rolling hills of Wiltshire and Oxfordshire to the timeless charm of The Cotswolds, adventure is always close by.

Discover the peaceful beauty of Coate Water Country Park or tee off at Broome Manor Golf Club.

With excellent transport links via the A419 and A420 you'll be well-connected for Oxford, Cirencester, Cheltenham and Gloucester and with the M4 and Swindon railway station close by London, Bath, Bristol are just an hour or so away. King George Park offers the perfect balance of countryside calm and city convenience.

**King George Park** - Your dream home, your perfect lifestyle.

### 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

CHARMOUTH BEACH  
5.3 miles | 11 mins drive

ABBOTSBURY  
SUBTROPICAL GARDENS  
10.7 miles | 17 mins drive

ABBOTSBURY SWANNERY  
11.8 miles | 22 mins drive

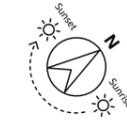
# DEVELOPMENT LAYOUT

Elgar Park boasts a stunning range of three, four and five bedroom homes each with unique views and aspects. Discover your dream home today.



**PRE** Pre-sold homes

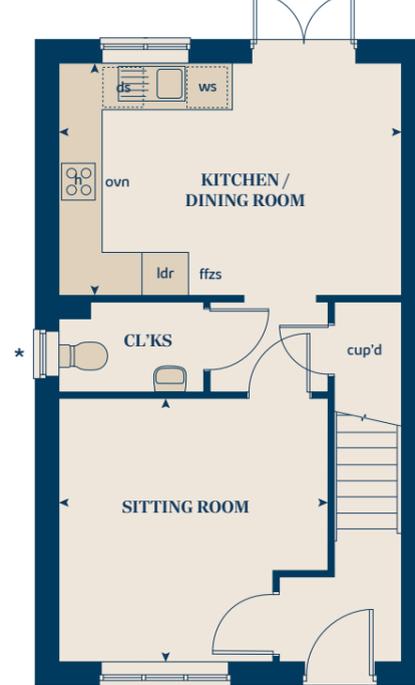
This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details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



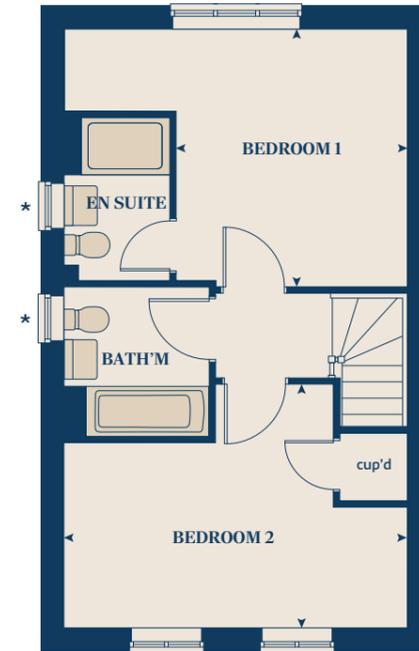
# THE HOLLY

2 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES
Kitchen / dining room	4.74 x 3.25	15' 7" x 10' 8"	Bedroom 1	3.59 x 3.20	11' 10" x 10' 6"
Sitting room	3.72 x 3.67	12' 2" x 12' 0"	Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

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

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

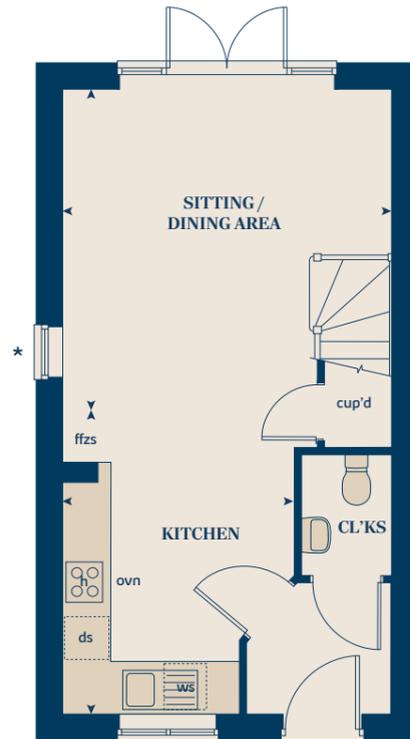
The Holly | Foundry Lea The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



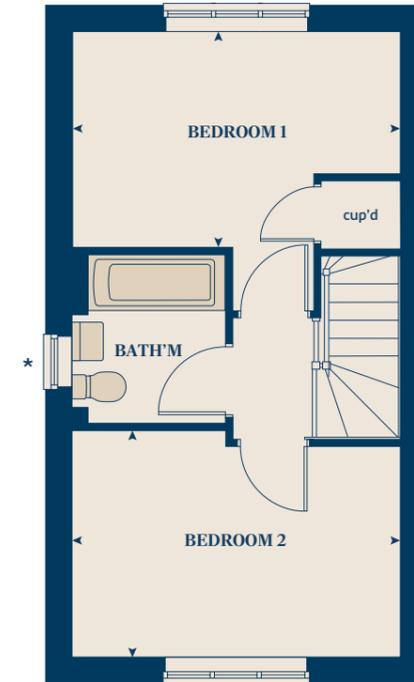
# THE HAWTHORN

2 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES
Kitchen	3.78 x 2.92	12' 5" x 9' 7"	Bedroom 1	4.07 x 2.69	13' 4" x 8' 10"
Sitting / dining area	4.07 x 3.99	13' 4" x 13' 1"	Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

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

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

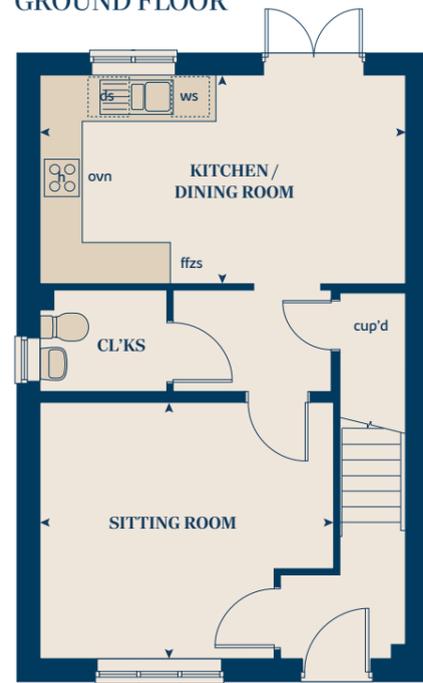
The Hawthorn | Foundry Lea The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



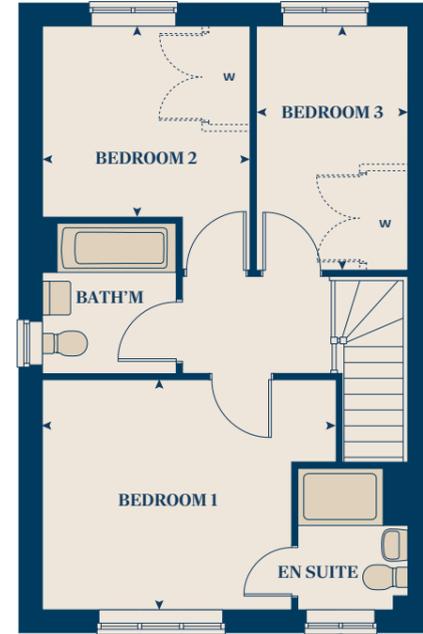
# THE HAZEL

3 bedroom home

GROUND FLOOR



FIRST FLOOR



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		hob	cup'd	cupboard
ovn		oven	w	wardrobe

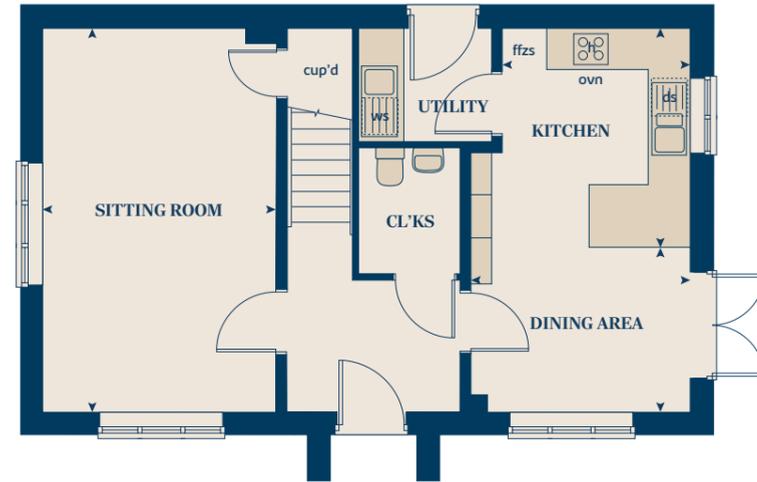
The Hazel | Foundry Lea The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



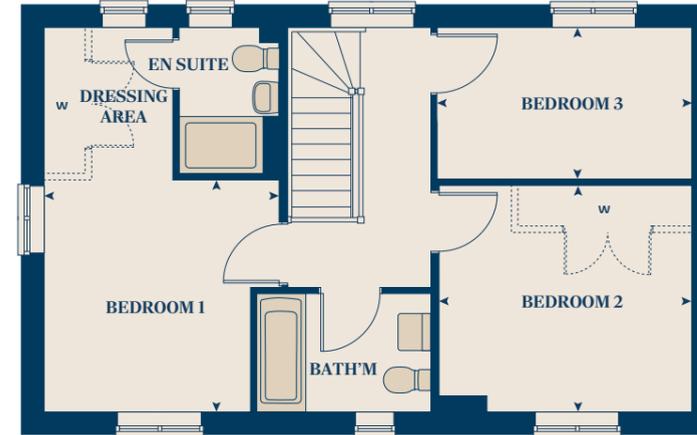
# THE SPRUCE

3 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES
Kitchen	3.16 x 2.69	10' 4" x 8' 10"	Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Dining area	3.14 x 2.36	10' 4" x 7' 9"	Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"	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

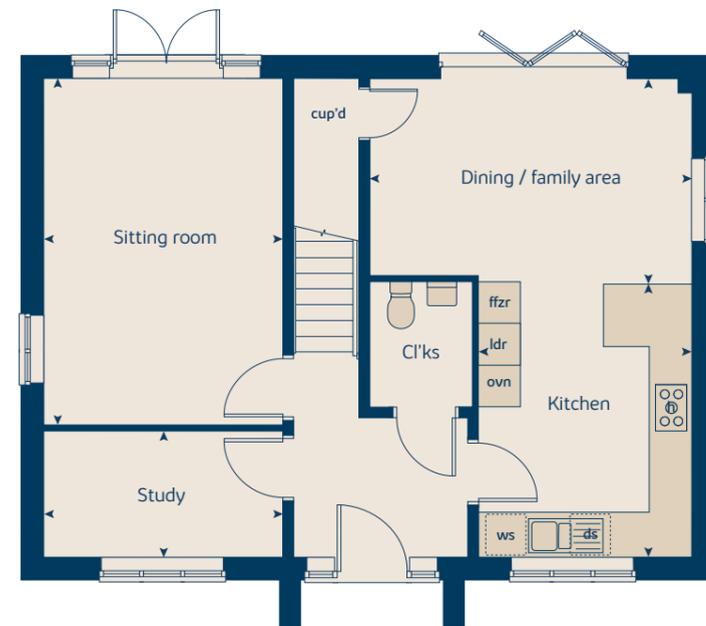
The Spruce | Foundry Lea The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



# THE CHESTNUT

4 bedroom home

## GROUND FLOOR



## FIRST FLOOR



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	dishwasher space
h	hob	cup'd	cupboard
ovn	oven	w	wardrobe
ffzr	fridge freezer		

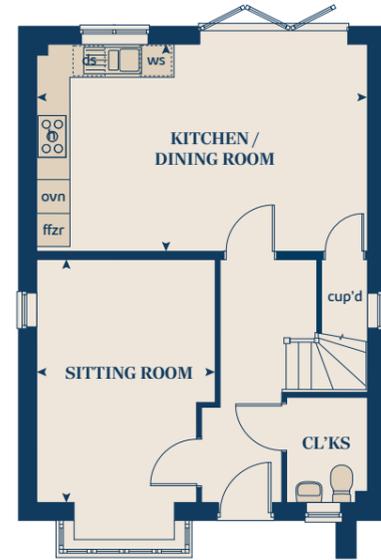
The Chestnut | Foundry Lea The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



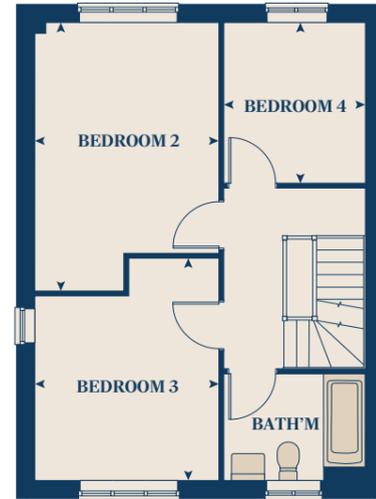
# THE WILLOW

4 bedroom home

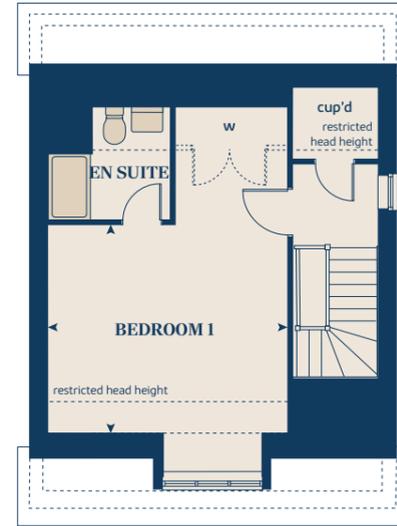
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES	SECOND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 4"	Bedroom 2	4.89 x 3.32	16' 1" x 10' 11"	Bedroom 1	4.34 x 3.50	14' 3" x 11' 6"
Sitting room	4.42 x 3.23	14' 6" x 10' 7"	Bedroom 3	3.36 x 3.33	11' 0" x 10' 11"			
			Bedroom 4	2.93 x 2.56	9' 7" x 8' 5"			

<	>	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 The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



# THE BIRCH

5 bedroom home

GROUND FLOOR



FIRST FLOOR



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
ffzr	fridge freezer	w	wardrobe

The Birch | Foundry Lea The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.



# 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.

- Fitted as standard - included in the property
- \* Subject to stage of construction
- ^ Selected homes exclude glass splashback

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.

	3 bedroom THE HAWTHORN THE HOLLY		4 bedroom THE HAZEL THE SPRUCE		5 bedroom THE CHESTNUT THE WILLOW		5 bedroom THE BIRCH	
<b>KITCHEN</b>								
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				■			■	
<b>BATHROOMS AND EN SUITE(S)</b>								
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 THE HOLLY		4 bedroom THE HAZEL THE SPRUCE		5 bedroom THE CHESTNUT THE WILLOW		5 bedroom THE BIRCH	
<b>DOORS AND WINDOWS</b>								
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)	■	■	■	■	■	■	■	
<b>GENERAL</b>								
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	■	■	■	■	■	■	■	



# MAKE YOUR NEW HOME TRULY YOURS WITH UPGRADES AND EXTRAS FROM OUR EXCLUSIVE **SELECT** RANGE

## Bring Your Dream Home to Life with Select

At Foundry Lea, your new home already comes with a unique and thoughtfully designed specification - but with our **exclusive Select** range, you can go even further.

This is your opportunity to add those special touches that make a house feel like home. Whether it's a sleek, contemporary kitchen with upgraded premium worktops and the latest appliances, or a bathroom finished with elegant ceramics, Select gives you the freedom to shape every detail.

From kitchen cupboards and lighting to built-in wardrobes and flooring, you'll find a wide range of beautiful options to suit your style. Choose from plush carpets, stylish Amtico flooring, or timeless ceramic tiles - each one helping to create a space that reflects you.

Every choice you make brings your vision closer to reality. And with the guidance of our friendly sales consultants, you'll have expert support every step of the way.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- **Quartz kitchen worktops**
- **Premium appliance packages**
- **Flooring**
- **Built-in wardrobes**
- **Upgraded tiling in main bathroom and en suite**

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.



## A COMMUNITY TO BE PROUD OF

At **Bovis Homes**, we're passionate about creating communities where everyone can find somewhere to call home. Our approach goes beyond simply building houses - we focus on building thriving, welcoming neighbourhoods that bring people together.

A key part of this vision is our mixed tenure model. Our communities offer a diverse mix of ownership options to ensure that everyone, has the opportunity to call somewhere home. Whether you're a first-time buyer, a growing family, someone looking to downsize, looking for a private rental home or seeking affordable housing, our developments provide a range of homes to suit different lifestyles and budgets.

We believe that great places to live are built on more than just bricks and mortar - they're built on a sense of belonging. That's why our mixed tenure developments are thoughtfully designed to welcome people from all walks of life. By offering a blend of private sale, shared ownership, and affordable homes, we create inclusive spaces where everyone feels at home and valued.

Our commitment to community goes further than the homes themselves. Every Bovis Homes development is carefully planned with green spaces, play areas, and local amenities that encourage connection and support wellbeing. We design homes with quality craftsmanship, modern layouts, and sustainable features that make everyday living comfortable and future-proof.

At Bovis Homes, we're not just building for today - we're creating places where people can grow, connect, and feel proud to call home. Our goal is to foster vibrant, resilient communities where everyone is proud to call it their home!



## TIMBER FRAME HOMES - BUILT FOR YOUR LIFE

At **Bovis Homes**, we believe your new home should be more than just bricks and mortar - it should be a place where life flows effortlessly. That's why we're building more homes using timber frame construction, a modern method that brings real benefits to you and your family.

Timber frame homes are built faster, which means you could be moving into your dream home sooner than you think. And because timber is a natural insulator, your home stays warmer in winter and cooler in summer - helping you save on energy bills while staying comfortable all year round.

We use responsibly sourced timber from certified sustainable forests, so you can feel good knowing your home is kinder to the planet. In fact, timber stores carbon, making it one of the most environmentally friendly building materials available.

Every timber panel is precision-engineered in a factory-controlled environment, ensuring a consistently high-quality finish with fewer defects. That means less disruption, less waste, and more confidence that your home is built to last.

Choosing a timber frame home isn't just a smart decision - it's a step toward a better, more sustainable future. It's a home that works for your lifestyle, your values, and your peace of mind.



# 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!



SCAN FOR DIRECTIONS



## FOUNDRY LEA

Vearse Farm

Bridport

DT6 5JT

01308 720 103

Every care has been taken in the preparation of this brochure. Bovis Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development.

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.

Vistry Cornwall South West region

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

Produced by the Vistry Group Design Studio.

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**Bovis Homes**  
Est. 1885