



Broadnook Garden Village
Leicester



Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

Welcome to Broadnook Garden Village

Our prestigious development of brand new homes is located to the south of Rothley in Leicester.

Broadnook Garden Village offers a collection of luxury 2, 3, 4 & 5 bedroom homes.





A taste of local life

Enjoying a vista across Bradgate Park, Bovis Homes at Broadnook Garden Village is named after the ancient Broadnook Spinney running adjacent to the development.

Location

Broadnook joins the ranks of the picturesque Charnwood villages - some of the most sought-after areas in Leicestershire. Nestled next to Rothley and close to Mountsorrel and Quorn, each of these villages has their own local centres offering independent shops, delicatessens, cafes, restaurants and pubs. There is also an ample provision of local Co-op Food stores along with a Waitrose supermarket nearby.

Getting around

Broadnook has impeccable transport links to both Leicester and surrounding areas, being just six miles from Leicester City Centre and seven miles from Loughborough. Positioned just off the A6 and A46, a few minutes drive will put you in the heart of Leicester and all the communities, services and retailers you know and love. The development also boasts easy access to the M1 north and south. Leicester is a key stop on the Midlands Mainline to London, delivering you to the Capital in 75 minutes, while East Midlands Airport is a 25-minute drive up the M1.

The vision

Broadnook's vision is to deliver modern community living. Through leafy, tree-lined avenues, a pristine park, nature-friendly cycling trails and allotments, Broadnook has been designed keep the community in touch with nature. Furthermore, located on the doorstep of protected nature corridors and The National Forest, Broadnook aims to truly embody the spirit of a Garden Village. The design code for Broadnook is anchored in tradition, taking cues from the local villages in the area, in particular the Edwardian designs featured in the village of Rothley.

Broadnook aims to provide everything a thriving community needs right on the doorstep. With exceptional connectivity at its heart, whether escaping to the country, raising a family, or seeking to be part of a thriving community, discover Broadnook and find your perfect home. From nurseries, schools and a local care home, to shops, brand new sports facilities and cafes there will be something at Broadnook for everyone.

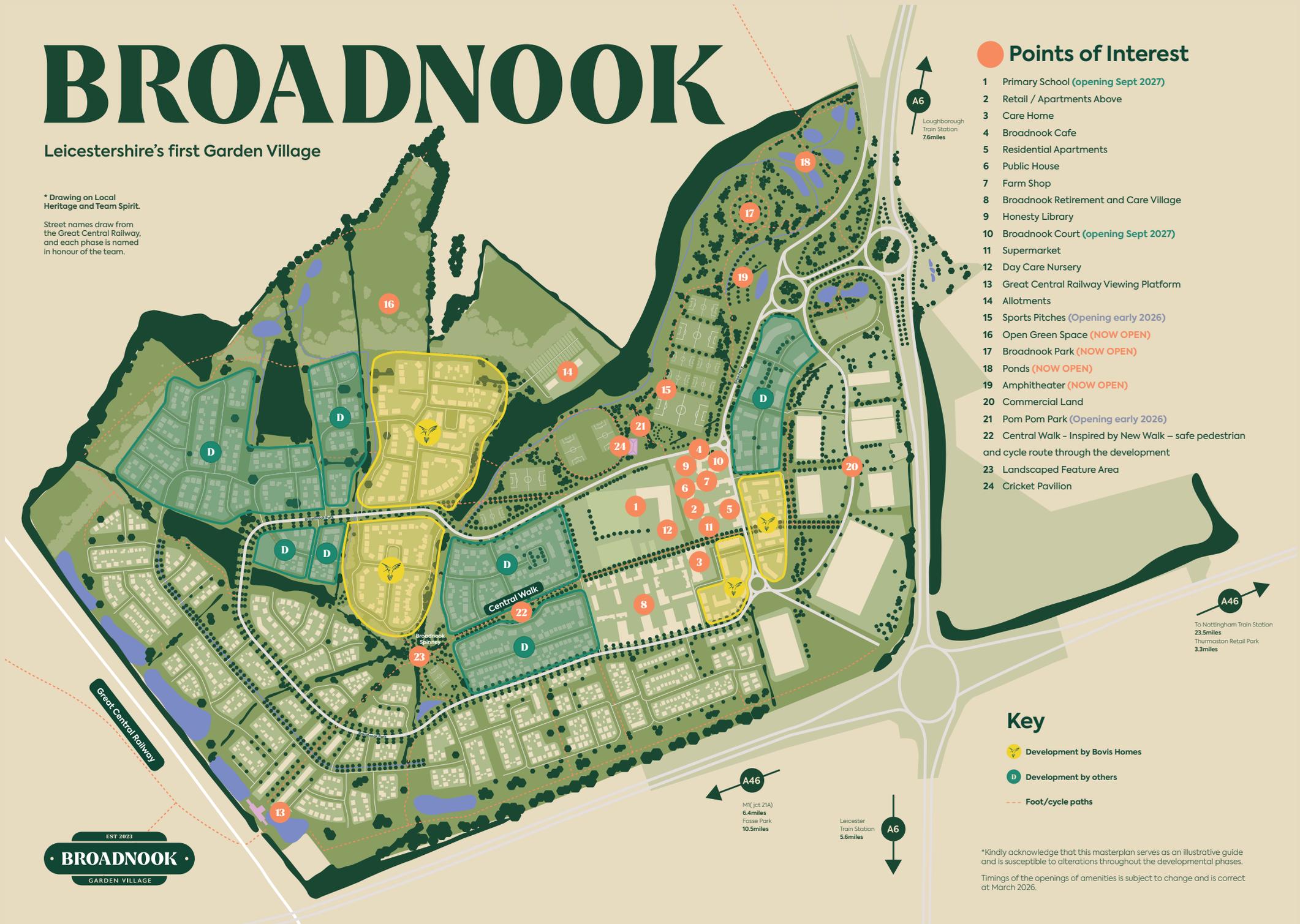


BROADNOOK

Leicestershire's first Garden Village

* Drawing on Local Heritage and Team Spirit.

Street names draw from the Great Central Railway, and each phase is named in honour of the team.



Points of Interest

- 1 Primary School (opening Sept 2027)
- 2 Retail / Apartments Above
- 3 Care Home
- 4 Broadnook Cafe
- 5 Residential Apartments
- 6 Public House
- 7 Farm Shop
- 8 Broadnook Retirement and Care Village
- 9 Honesty Library
- 10 Broadnook Court (opening Sept 2027)
- 11 Supermarket
- 12 Day Care Nursery
- 13 Great Central Railway Viewing Platform
- 14 Allotments
- 15 Sports Pitches (Opening early 2026)
- 16 Open Green Space (NOW OPEN)
- 17 Broadnook Park (NOW OPEN)
- 18 Ponds (NOW OPEN)
- 19 Amphitheater (NOW OPEN)
- 20 Commercial Land
- 21 Pom Pom Park (Opening early 2026)
- 22 Central Walk - Inspired by New Walk - safe pedestrian and cycle route through the development
- 23 Landscaped Feature Area
- 24 Cricket Pavilion

Key

- Development by Bovis Homes
- Development by others
- Foot/cycle paths

A6
Loughborough Train Station
7.6miles

A46
To Nottingham Train Station
23.5miles
Thurmaston Retail Park
3.3miles

A46
M1 (jct 21A)
6.4miles
Fosse Park
10.5miles

A6
Leicester Train Station
5.6miles

EST 2023
BROADNOOK
GARDEN VILLAGE

*Kindly acknowledge that this masterplan serves as an illustrative guide and is susceptible to alterations throughout the developmental phases. Timings of the openings of amenities is subject to change and is correct at March 2026.

Development layout

Broadnook Garden Village boasts a stunning range of two to five bedroom homes each with unique views and aspects. Discover your dream home in Rothley today.



 The Pinewood
5 bedroom homes



 The Oak
5 bedroom homes



 The Limewood
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
4 bedroom homes



 The Mayfield
4 bedroom homes



 The Rosewood
4 bedroom homes



 The Spruce
3 bedroom homes



 The Rowan
3 bedroom homes



 The Turnwood
3 bedroom homes



 The Hawthorn
2 bedroom homes



 The Hawthorn SE
2 bedroom homes



 The Iris
2 bedroom homes

Pre-sold homes

-  1 bedroom homes
-  2 bedroom homes
-  3 bedroom homes

Discounted Sale homes

-  The Damson - 2 bedroom coach house
-  The Plum - 2 bedroom maisonette
-  The Pear - 2 bedroom homes
-  The Apple - 3 bedroom homes

Please see separate Discounted Sale homes brochure for further details.

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Existing woodland

Proposed sports pitches

Open green space

to A6

Show home

Show home

Show home

Sales centre

Future Bovis Homes development

Future development by others

Minerva Drive

Minerva Drive

Pollitt Road

Pollitt Road

Henderson Close

Broadnook Park

Barnum Avenue

Chester Avenue

185 184 183

186 186

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The Pinewood

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining	8.36 x 4.50	27' 4" x 14' 9"
Sitting room	7.20 x 4.06	23' 7" x 13' 4"
Dining room	4.06 x 3.75	13' 4" x 12' 3"
Study	4.06 x 2.52	13' 4" x 8' 3"
Snug	3.83 x 2.79	12' 7" x 9' 2"

First floor	metres	feet / inches
Bedroom 1	4.06 x 4.04	13' 4" x 13' 3"
Bedroom 2	3.85 x 3.40	12' 7" x 11' 2"
Bedroom 3	3.89 x 3.52	12' 9" x 11' 7"
Bedroom 4	4.54 x 2.81	14' 11" x 9' 3"
Bedroom 5	3.22 x 2.71	10' 7" x 8' 11"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Pinewood | R5311 CROTH |

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Ground floor



First floor



Floor area: 258 sq.m | 2,783 sq.ft



The Oak

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining	8.29 x 4.50	27' 2" x 14' 9"
Sitting room	7.20 x 4.06	23' 7" x 13' 4"
Dining room	4.06 x 3.05	13' 4" x 10' 0"
Study	4.50 x 2.39	14' 9" x 7' 10"

First floor	metres	feet / inches
Bedroom 1	4.06 x 3.80	13' 4" x 12' 6"
Bedroom 2	4.37 x 3.40	14' 4" x 11' 2"
Bedroom 3	4.13 x 3.15	13' 6" x 10' 4"
Bedroom 4	3.96 x 3.19	13' 0" x 10' 6"
Bedroom 5	3.23 x 3.23	10' 7" x 10' 7"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Oak | R5310 CROTH |

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Ground floor



First floor



Floor area: 242 sq.m | 2,608 sq.ft



The Limewood

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family	10.36 x 3.58	34' 0" x 11' 9"
Dining room	3.81 x 3.05	12' 8" x 10' 0"
Sitting room	5.62 x 3.83	18' 5" x 12' 7"
Study	3.86 x 2.24	12' 8" x 7' 4"

First floor	metres	feet / inches
Bedroom 1	4.81 x 3.83	15' 9" x 12' 9"
Bedroom 2	4.05 x 4.00	13' 3" x 13' 1"
Bedroom 3	3.26 x 3.23	10' 5" x 10' 7"
Bedroom 4	3.54 x 2.82	11' 8" x 9' 3"
Bedroom 5	2.86 x 2.69	9' 5" x 8' 9"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Lime | R5200 CROTH |

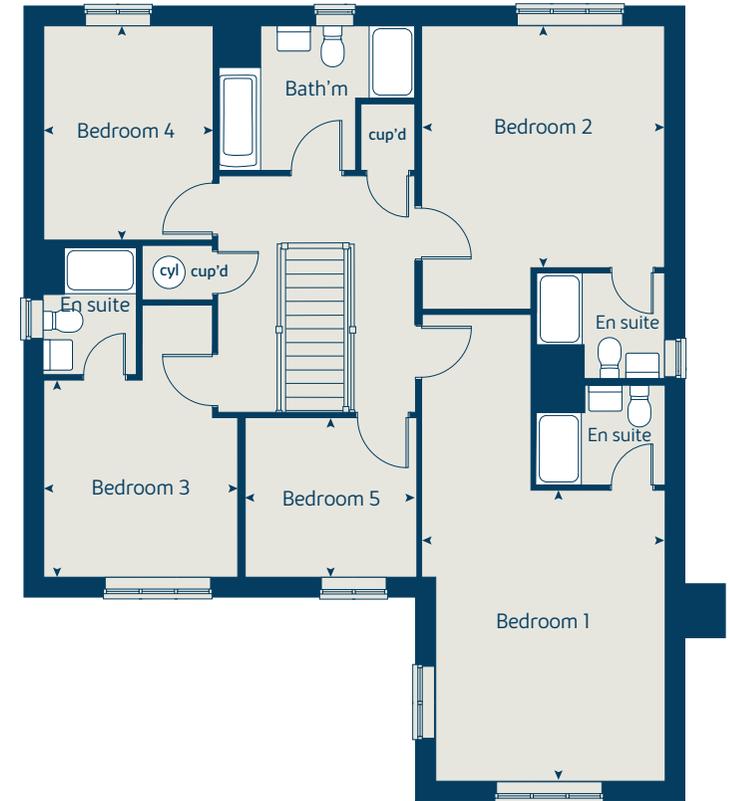
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Ground floor



First floor



Floor area: 217 sq.m | 2,339 sq.ft



The Cedarwood

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family area	8.11 x 3.46	26' 6" x 11' 4"
Dining area	5.25 x 3.58	17' 3" x 11' 9"
Sitting room	5.44 x 3.46	17' 10" x 11' 4"
Study	3.80 x 1.77	12' 5" x 5' 10"

First floor	metres	feet / inches
Bedroom 1	5.47 x 4.68	17' 11" x 15' 4"
Bedroom 2	4.93 x 3.34	16' 2" x 10' 11"
Bedroom 3	4.48 x 3.44	14' 8" x 11' 4"
Bedroom 4	4.66 x 3.46	15' 4" x 11' 4"
Bedroom 5	2.92 x 2.57	9' 7" x 8' 5"

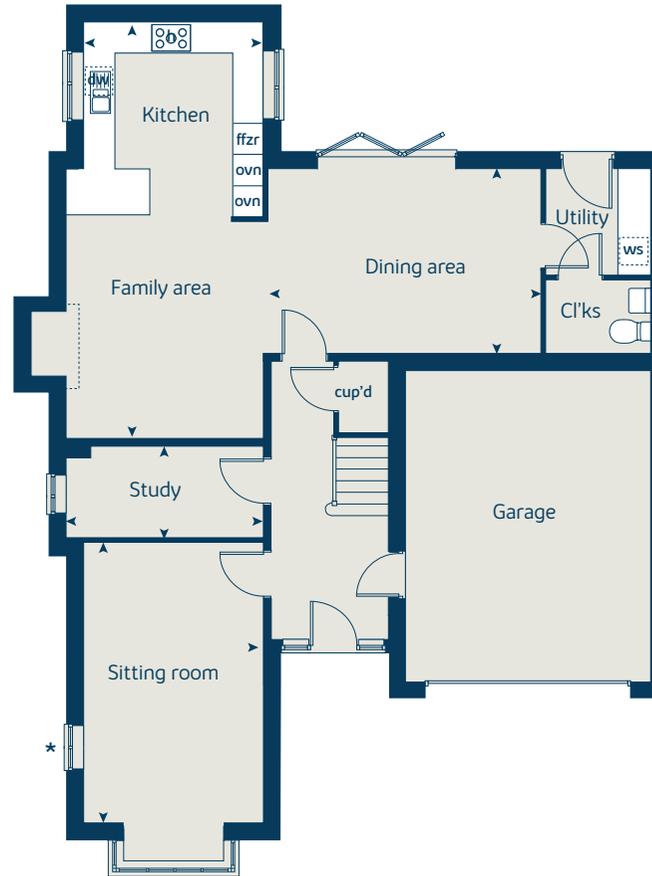
ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Cedarwood | R506 02 CROTH |

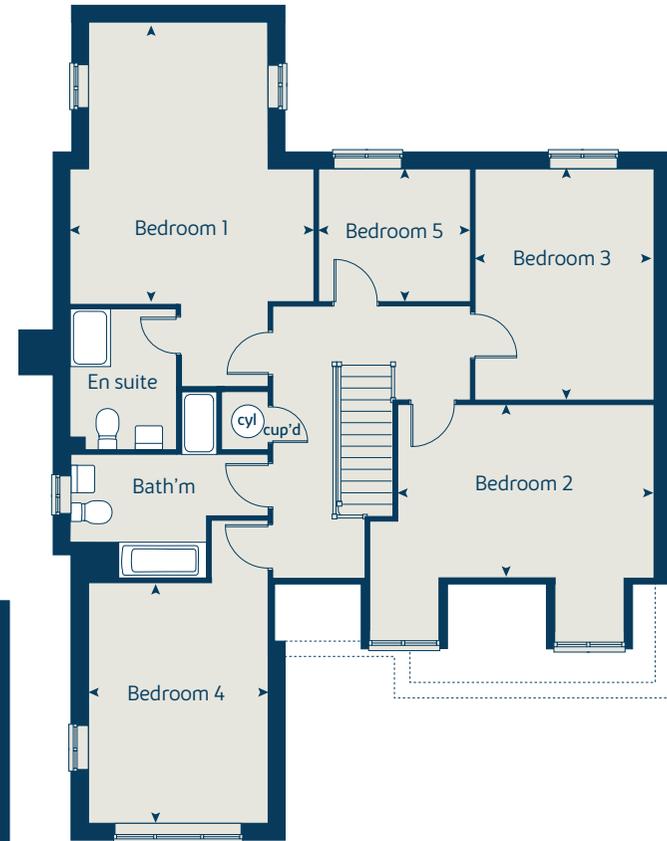
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Ground floor



First floor



* Window applicable to selected plots only. Please see sales consultant for further details.

Floor area: 215 sq.m | 2,316 sq.ft



The Redwood

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / Dining / family area	9.26 x 3.24	30' 3" x 10' 8"
Sitting room	5.55 x 3.39	18' 3" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	6.52 x 3.39	21' 4" x 11' 1"
Bedroom 2	5.31 x 2.91	17' 5" x 9' 11"
Bedroom 3	3.28 x 3.17	10' 9" x 10' 5"
Bedroom 4	3.03 x 2.94	9' 11" x 9' 8"
Bedroom 5	2.94 x 2.27	9' 8" x 7' 5"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

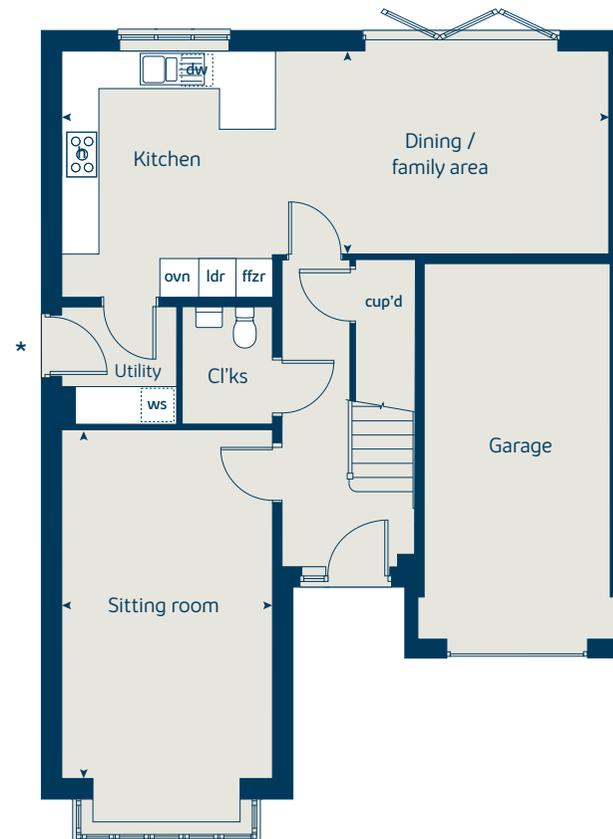
The Redwood | X5415 CROTH |

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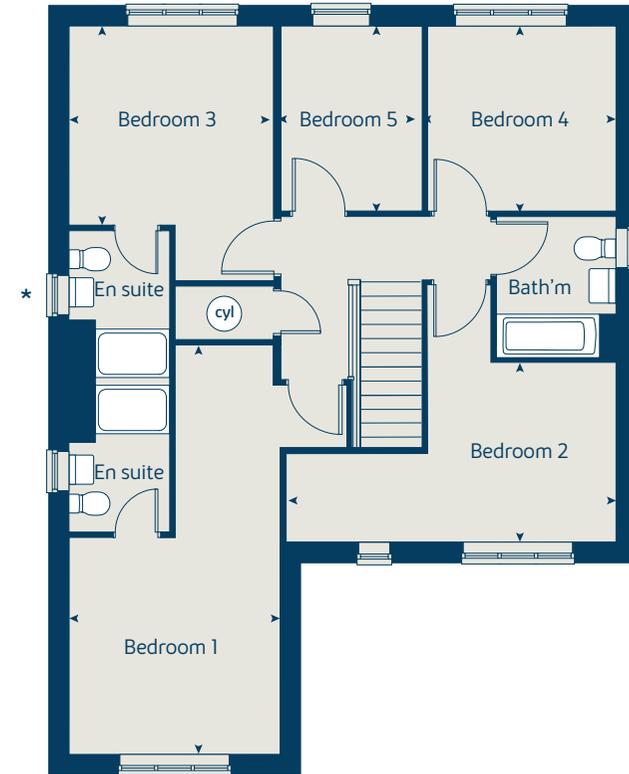
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* Window and door apply to selected plots only. Please see sales consultant for further details.

Ground floor



First floor



Floor area: 153 sq.m | 1,651 sq.ft



The Fern

5 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	8.00 x 3.60	26' 2" x 11' 10"
Sitting room	5.80 x 3.80	19' 0" x 12' 5"
Study	2.53 x 2.11	8' 4" x 6' 11"

First floor	metres	feet / inches
Bedroom 1	3.80 x 3.62	12' 5" x 11' 11"
Bedroom 2	4.11 x 3.07	13' 6" x 10' 1"
Bedroom 3	3.62 x 2.26	11' 11" x 8' 8"
Bedroom 4	3.05 x 2.99	10' 0" x 9' 9"
Bedroom 5	3.05 x 2.16	10' 0" x 7' 1"

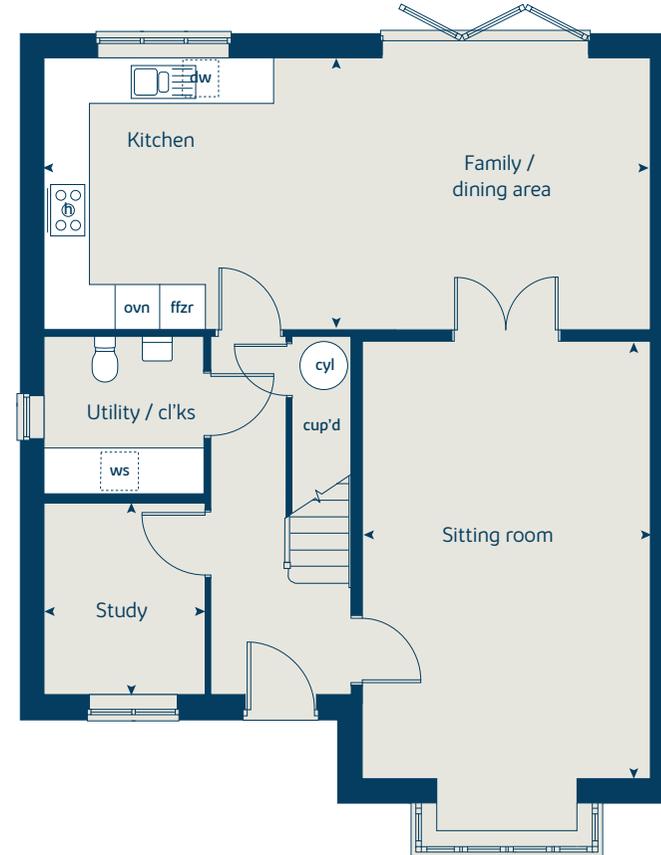
ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

The Fern | WM508 CROTH |

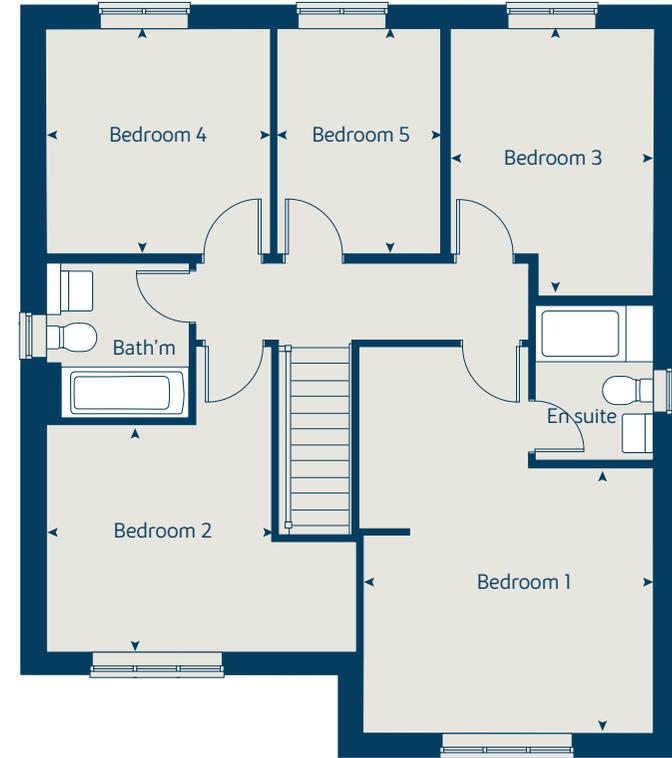
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Ground floor



First floor



Floor area: 144 sq.m | 1,550 sq.ft



The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.74 x 3.50	12' 3" x 11' 6"
Family / dining area	7.28 x 3.08	23' 11" x 10' 1"
Sitting room	4.50 x 3.50	14' 9" x 11' 6"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor	metres	feet / inches
Bedroom 1	3.60 x 3.50	11' 10" x 11' 6"
Bedroom 2	3.69 x 3.57	12' 1" x 11' 6"
Bedroom 3	4.17 x 2.90	13' 8" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

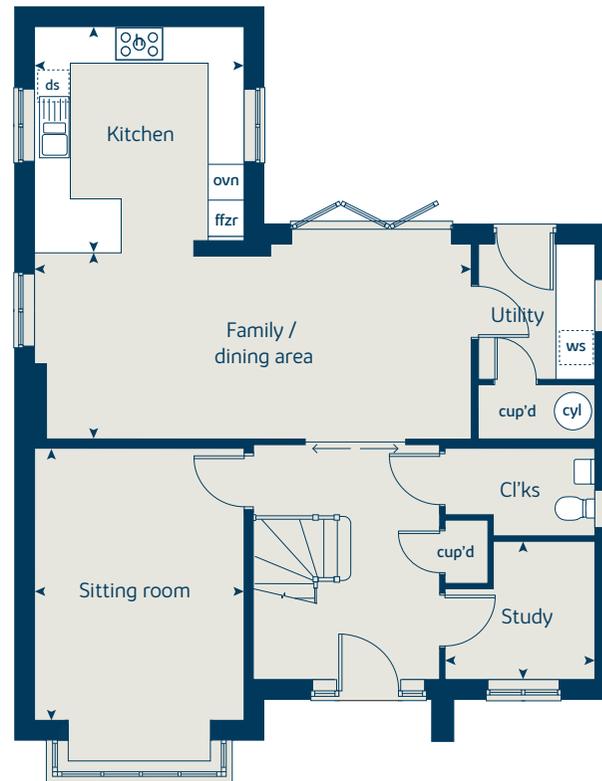
ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Maple | X416 02 CROTH |

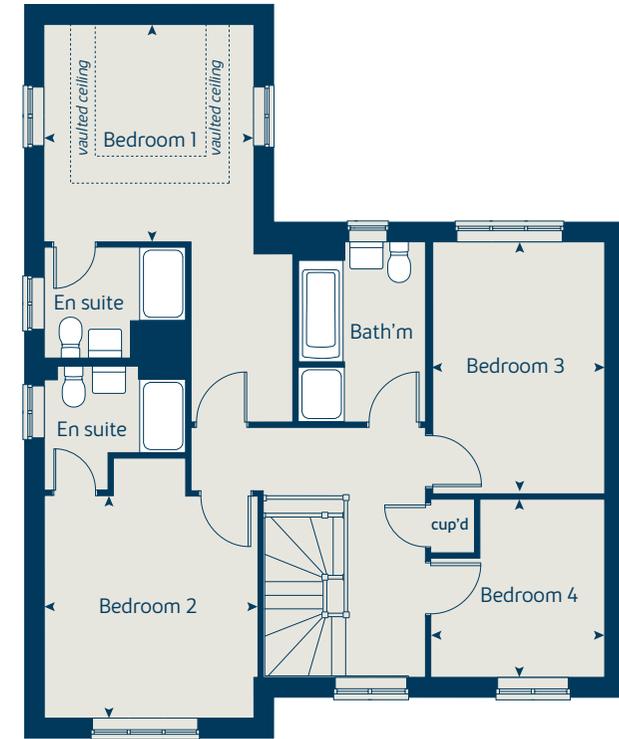
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Ground floor



First floor



Floor area: 165 sq.m | 1,786 sq.ft



The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.06 x 3.39	16' 7" x 11' 1"
Study	2.02 x 2.01	6' 7" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.42	11' 10" x 7' 11"

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

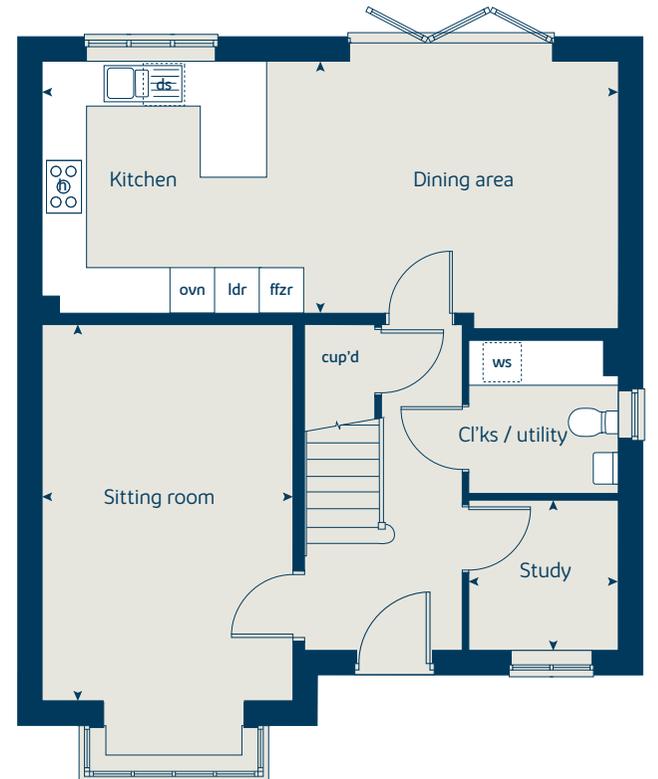
The Aspen | X414 (IF) 02 vt CROTH |

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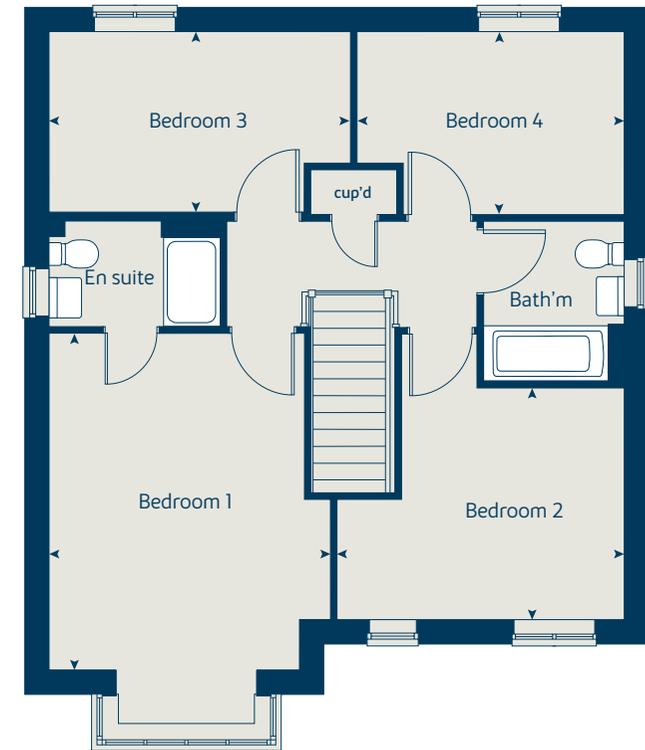
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* Window omitted to plots 189 and 237 only. Please see sales consultant for further details.

Ground floor



First floor



Floor area: 129 sq.m | 1,394 sq.ft



The Larch

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.52 x 3.56	18' 1" x 11' 8"
Sitting room	5.52 x 3.32	18' 1" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	5.52 x 3.56	18' 1" x 11' 8"
Bedroom 2	3.33 x 2.94	10' 11" x 9' 8"
Bedroom 3	3.59 x 3.26	11' 9" x 10' 9"
Bedroom 4	3.62 x 2.17	11' 11" x 7' 1"

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

The Larch | R4307 CROTH |

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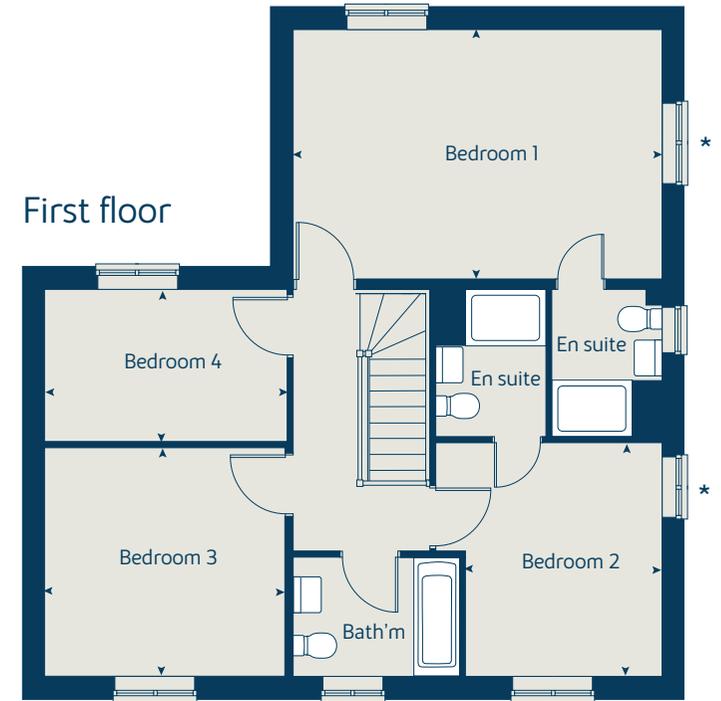
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* Windows apply to selected plots only. Please see sales consultant for further details.

Ground floor



First floor



Floor area: 125 sq.m | 1,335 sq.ft



The Mayfield

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.47 x 3.11	21' 2" x 10' 3"
Sitting room	5.05 x 3.20	16' 7" x 10' 6"

First floor	metres	feet / inches
Bedroom 1	4.39 x 4.21	14' 5" x 13' 10"
Bedroom 2	5.19 x 2.51	17' 0" x 8' 3"
Bedroom 3	3.82 x 2.56	12' 6" x 8' 5"
Bedroom 4	3.01 x 2.15	9' 11" x 7' 1"

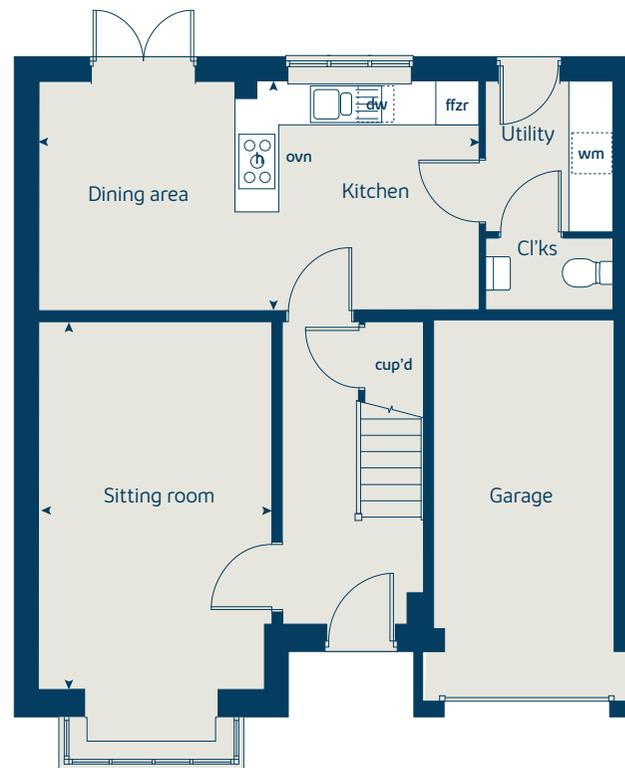
ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Mayfield | R4007 CROTH |

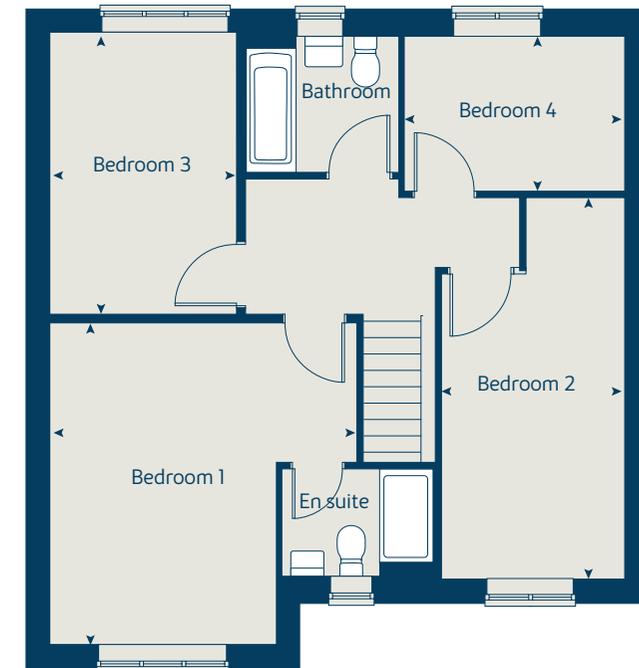
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Ground floor



First floor



Floor area: 113 sq.m | 1,219 sq.ft



The Rosewood

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.50	18' 1" x 11' 6"
Sitting room	4.40 x 3.27	14' 5" x 10' 9"

First floor	metres	feet / inches
Bedroom 1	3.59 x 3.27	11' 9" x 10' 9"
Bedroom 2	3.27 x 2.62	10' 9" x 8' 7"
Bedroom 3	2.43 x 2.16	8' 0" x 7' 1"
Bedroom 4	2.55 x 2.16	8' 5" x 7' 1"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

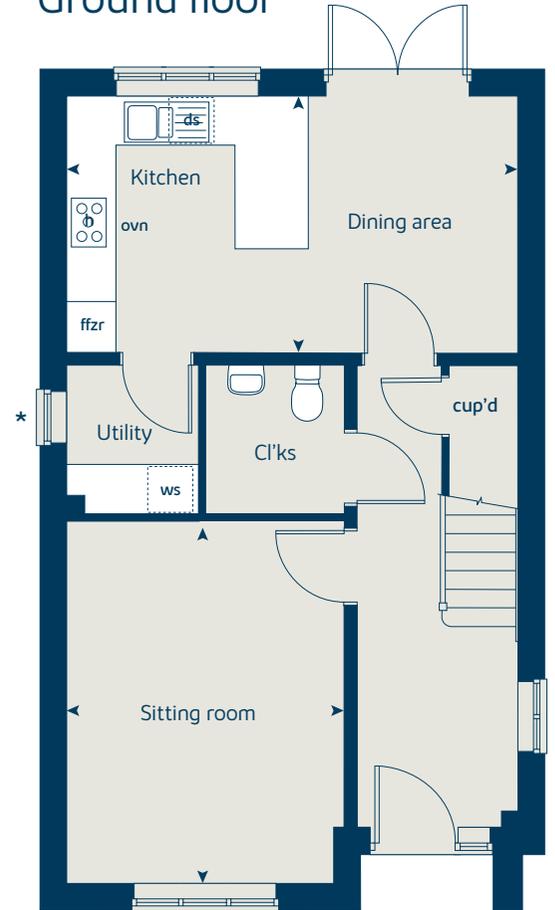
The Rosewood | X4308 (IF) 02 vt CROTH |

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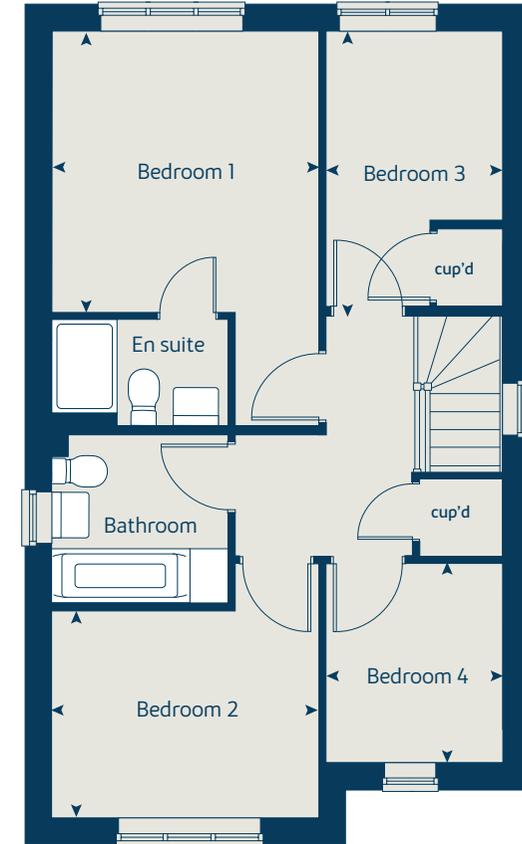
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* Window applies to selected plots only. Please see sales consultant for further details.

Ground floor



First floor



Floor area: 107 sq.m | 1,160 sq.ft



The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	6.30 x 2.69	20' 6" x 8' 10"
Sitting room	5.52 x 3.32	18' 1" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	5.53 x 2.94	18' 2" x 9' 8"
Bedroom 2	3.59 x 3.26	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.18	11' 11" x 7' 2"

ovn	oven	ws	washing machine space
h	hob	ffzs	fridge freezer space
ds	dishwasher space	◀ ▶	measuring points

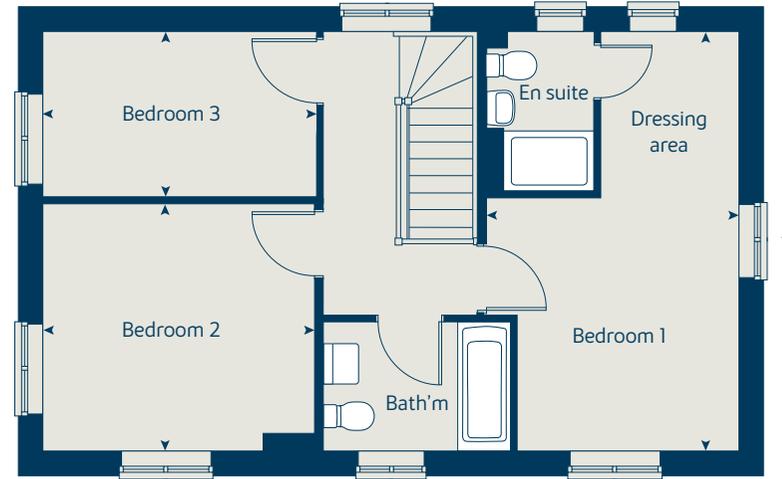
The Spruce | X307 (IF) 02 vt CROTH |

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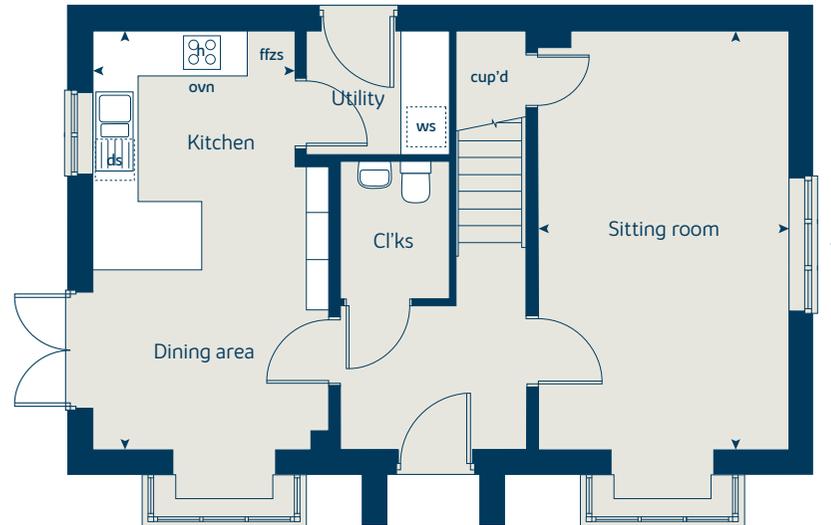
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First floor



Ground floor



Floor area: 104 sq.m | 1,119 sq.ft



The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / sitting / dining room	8.34 x 5.19	27' 3" x 17' 0"

First floor	metres	feet / inches
Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.12	11' 7" x 7' 0"

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

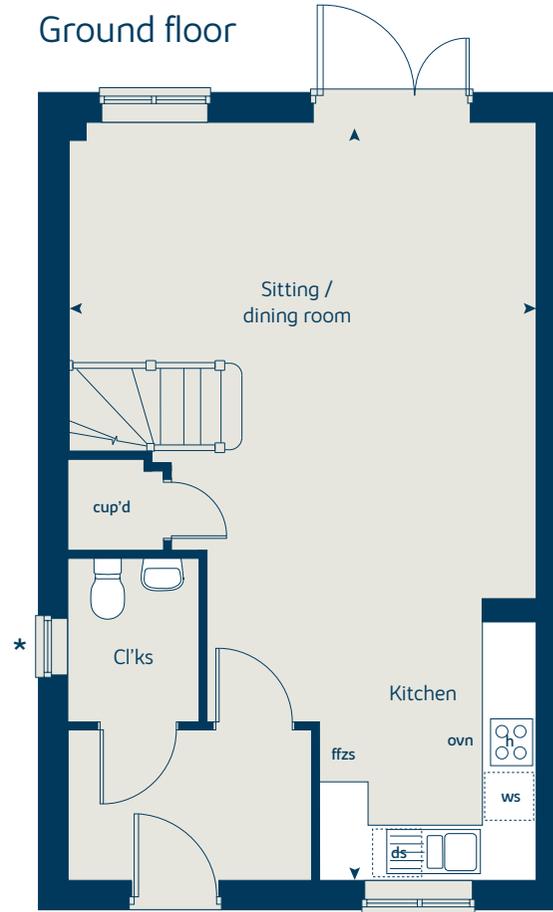
The Rowan | X306 02 CROTH |

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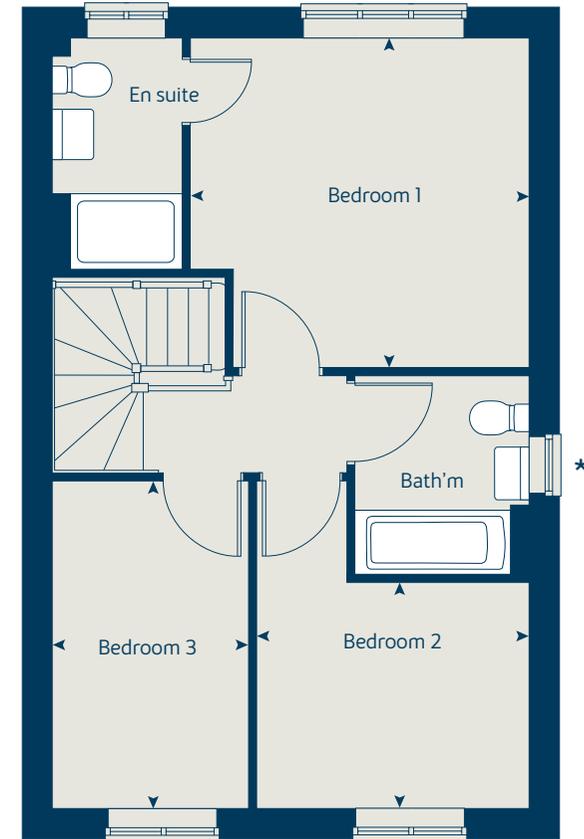
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Ground floor



First floor



Floor area: 86 sq.m | 931 sq.ft



The Turnwood

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.72 x 2.50	18' 7" x 8' 2"
Sitting room	4.80 x 3.22	15' 9" x 10' 7"

First floor	metres	feet / inches
Bedroom 1	3.31 x 3.25	10' 10" x 10' 8"
Bedroom 2	4.50 x 2.46	14' 9" x 8' 1"
Bedroom 3	3.19 x 2.25	10' 5" x 7' 5"

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

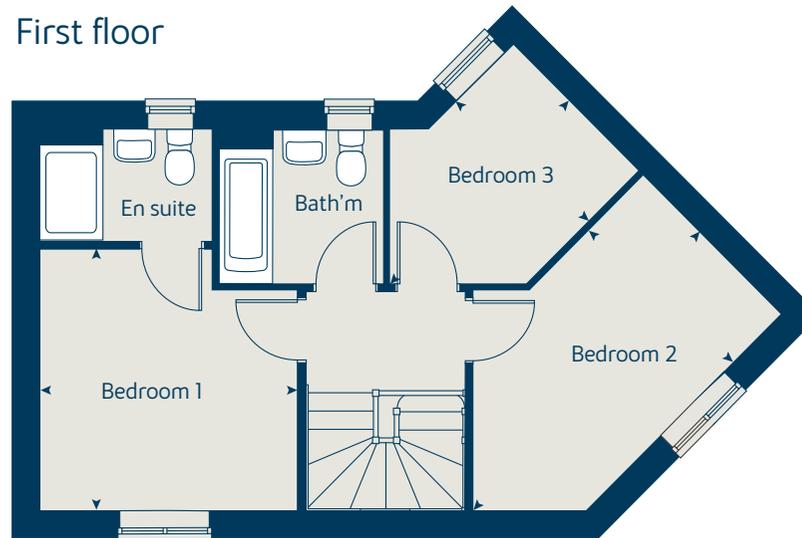
The Turnwood | CROTH |

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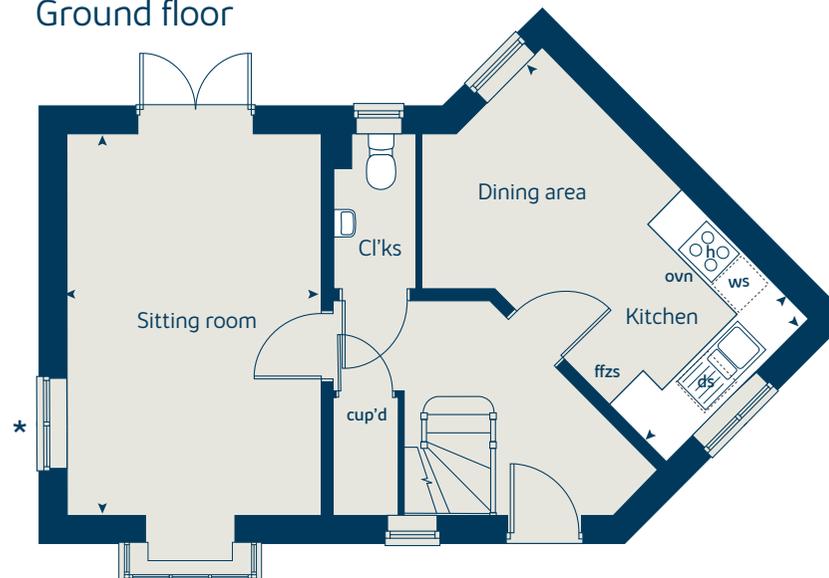
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First floor



Ground floor



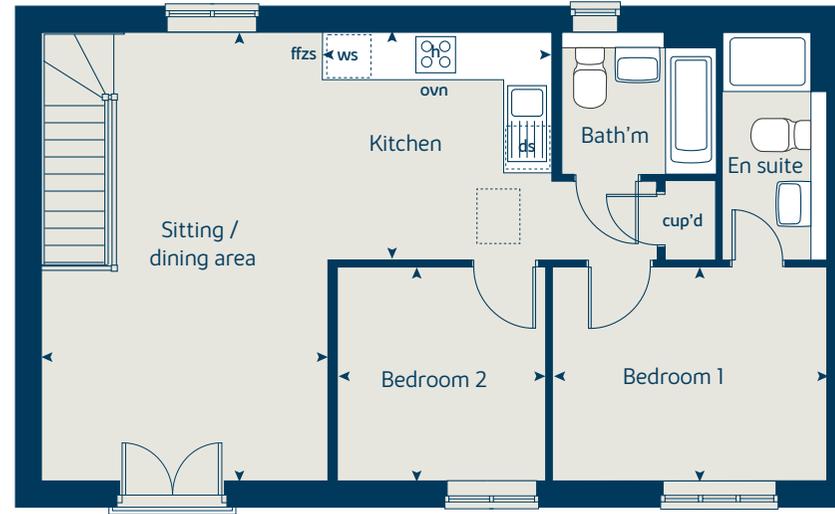
Floor area: 81 sq.m | 880 sq.ft



The Iris

2 bedroom
coach house

First floor



First floor	metres	feet / inches
Kitchen	3.65 x 3.06	12' 0" x 10' 1"
Sitting / dining area	6.04 x 3.85	19' 10" x 12' 8"
Bedroom 1	3.73 x 2.88	12' 3" x 9' 5"
Bedroom 2	2.88 x 2.84	9' 5" x 9' 4"

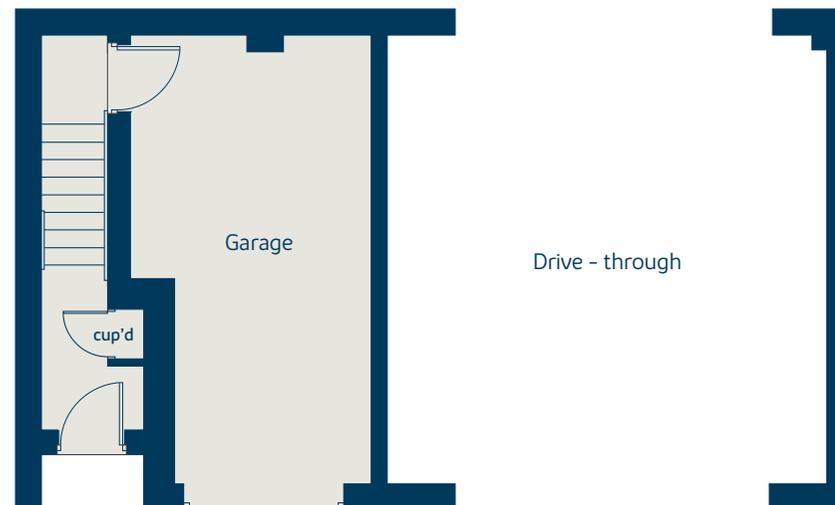
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Iris | Ashbee vt CROTH |

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Ground floor



Floor area: 69 sq.m | 751 sq.ft



The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / sitting / dining	7.77 x 4.06	25' 4" x 13' 4"

First floor	metres	feet / inches
Bedroom 1	4.06 x 2.68	13' 4" x 8' 10"
Bedroom 2	4.06 x 2.81	13' 4" x 9' 3"

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

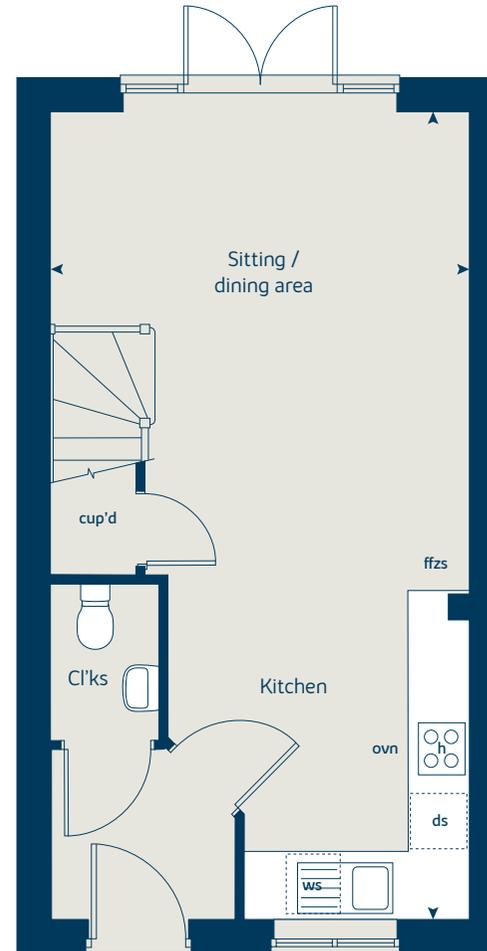
The Hawthorn | X203 02 CROTH |

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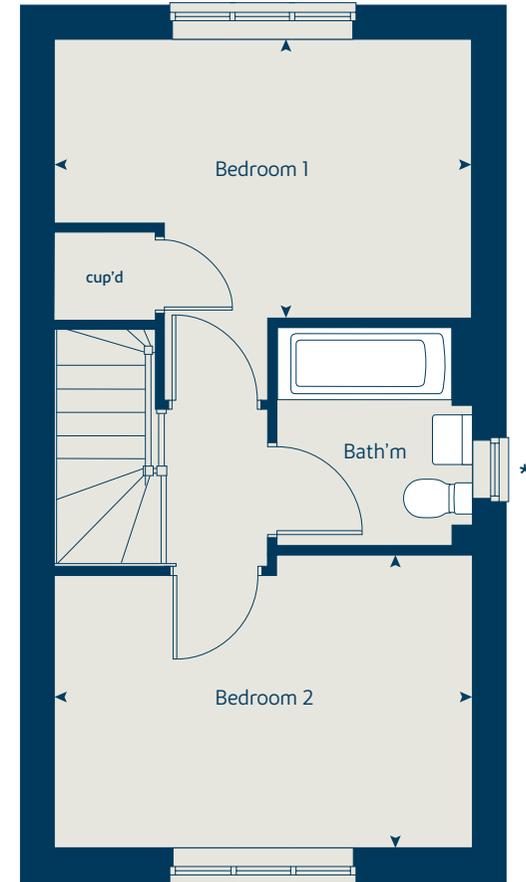
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* Window applies to selected plots only. Please see sales consultant for further details.

Ground floor



First floor



Floor area: 63 sq.m | 680 sq.ft



The Hawthorn SE

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / sitting / dining	8.22 x 4.06	26' 9" x 13' 4"

First floor	metres	feet / inches
Bedroom 1	4.06 x 2.68	13' 4" x 8' 10"
Bedroom 2	4.06 x 3.26	13' 4" x 10' 8"

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

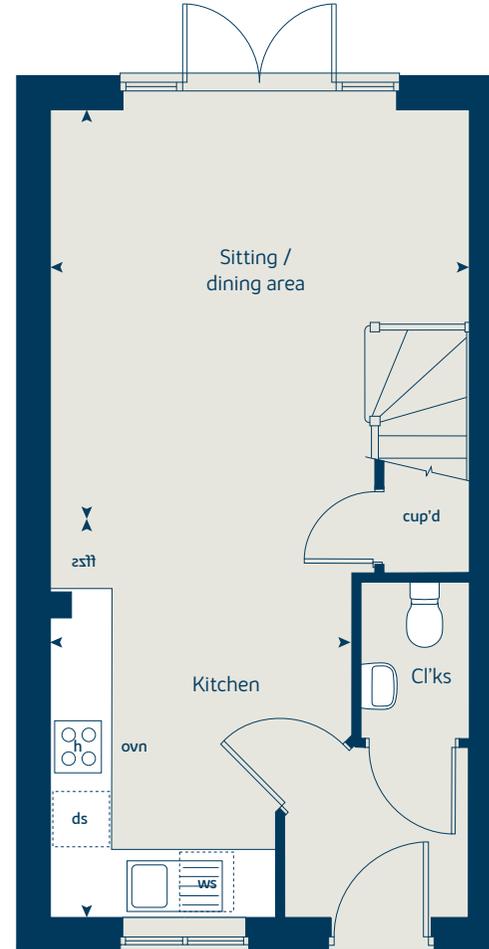
The Hawthorn | X203VT CROTH |

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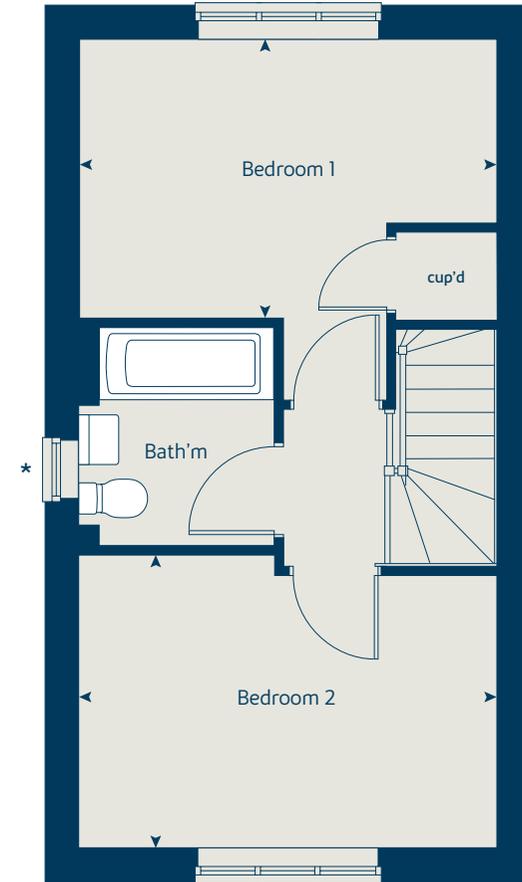
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Ground floor



First floor



Floor area: 66 sq.m | 720 sq.ft





Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at Broadnook Garden Village, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Select range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built-in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, ceramics and vinyl.

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 guidance.

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 Symphony wardrobes**
- **Upgraded tiling in main bathroom and en suite**

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. That's why we are proud to have developed and launched our new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.



Vistry South Central Midlands region
Ingenuity House
3rd Floor
Bickenhill Lane
Marston Green
Birmingham
B37 7HQ

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Broadnook Garden Village

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