

ELGAR PARK

Worcester





Welcome to
ELGAR PARK

Discover our beautiful collection of 2, 3, 4, and 5 bedroom new homes at **Elgar Park**, thoughtfully designed for modern living. Nestled between the charming village of Lower Broadheath and the vibrant heart of Worcester, this exceptional location offers the perfect balance of tranquillity and convenience.

Each new home has been crafted with care, featuring spacious open-plan living, bi-fold doors, and dedicated studies creating light-filled, flexible spaces for work, rest, and play. Built with the future in mind, our homes also include energy-efficient features such as PV solar panels, electric vehicle chargers and waste water heat recovery systems to help reduce energy costs.





THE PERFECT LOCATION

Elgar Park is named in honour of England's renowned composer, Edward Elgar. Just a short drive away, you can explore his birthplace at The Firs, a captivating National Trust property celebrating his life and work.

Lower Broadheath offers a warm village atmosphere with welcoming pubs and eateries, while Worcester's city centre, just two miles away, boasts an iconic cathedral, riverside walks, independent boutiques, the Crowngate Shopping Centre, and a thriving cultural scene. For a great day out, Worcester Racecourse is just across the river.

For daily convenience, a Tesco Express is just a 10-minute walk away, with a larger Sainsbury's within a short drive. Families will appreciate the excellent choice of schools nearby, including nurseries and a primary school in Broadheath, as well as respected secondary schools and further and higher education options, including the University of Worcester.

Whether commuting or exploring, getting around from Elgar Park is effortless. Worcester Foregate Street train station is just over a mile away, offering direct links to Birmingham, Bristol, and London. The M5 is also close by for easy road access, and Birmingham Airport is just an hour's drive for international travel.

If you're looking for a peaceful, well-connected location with everything you need close by, Elgar Park in Worcester is the ideal place to call home. Explore our collection of beautifully designed family homes and start your next chapter today.

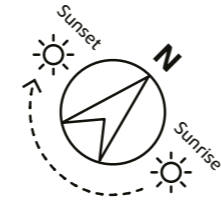
- **ELGAR PARK**
- **TESCO EXPRESS**
0.2 miles
- **UNIVERSITY OF WORCESTER**
0.8 miles
- **OLDBURY PARK PRIMARY SCHOOL**
1.1 miles
- **WORCESTER HIGH STREET**
1.9 miles
- **WORCESTER GOLF AND COUNTRY CLUB**
1.9 miles
- **FOREGATE STREET STATION**
2 miles
- **LEISURE CENTRE**
2.1 miles
- **THE FIRS**
2.4 miles
- **NUNNERY WOOD HIGH SCHOOL**
3.6 miles

DEVELOPMENT LAYOUT

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



PRE Pre-sold homes



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.

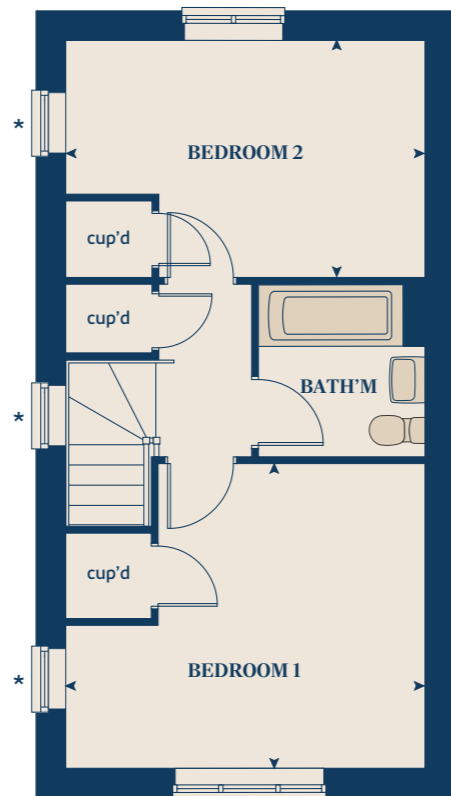
THE LOCKWOOD

2 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	4.82 x 2.13	15' 10" x 7' 0"
Sitting room	4.20 x 3.58	13' 9" x 11' 9"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.20 x 3.58	13' 9" x 11' 9"
Bedroom 2	4.20 x 2.76	13' 9" x 9' 1"

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

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

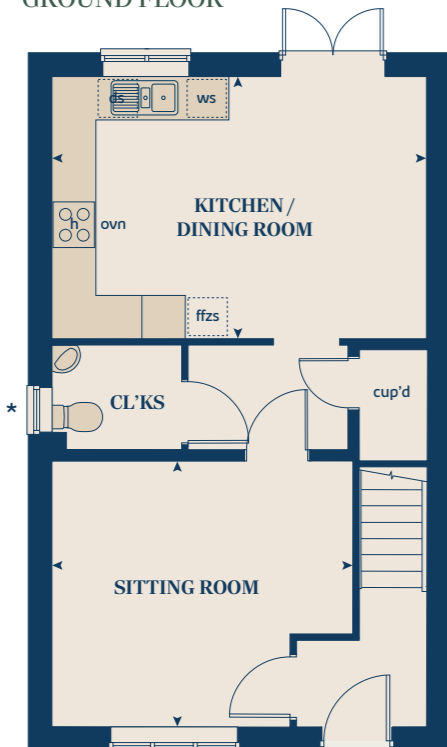
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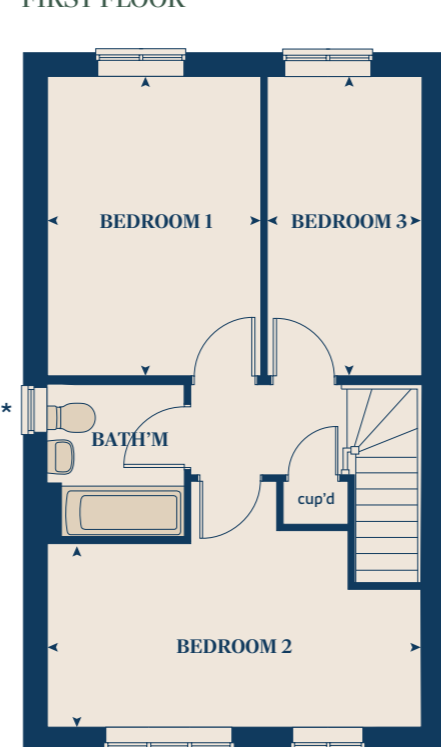
THE GREENWOOD

3 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.19 x 3.64	17' 0" x 11' 11"
Sitting room	4.19 x 3.72	13' 9" x 12' 3"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.15 x 2.95	13' 7" x 9' 8"
Bedroom 2	5.23 x 2.55	17' 1" x 8' 5"
Bedroom 3	4.15 x 2.15	13' 7" x 7' 1"

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

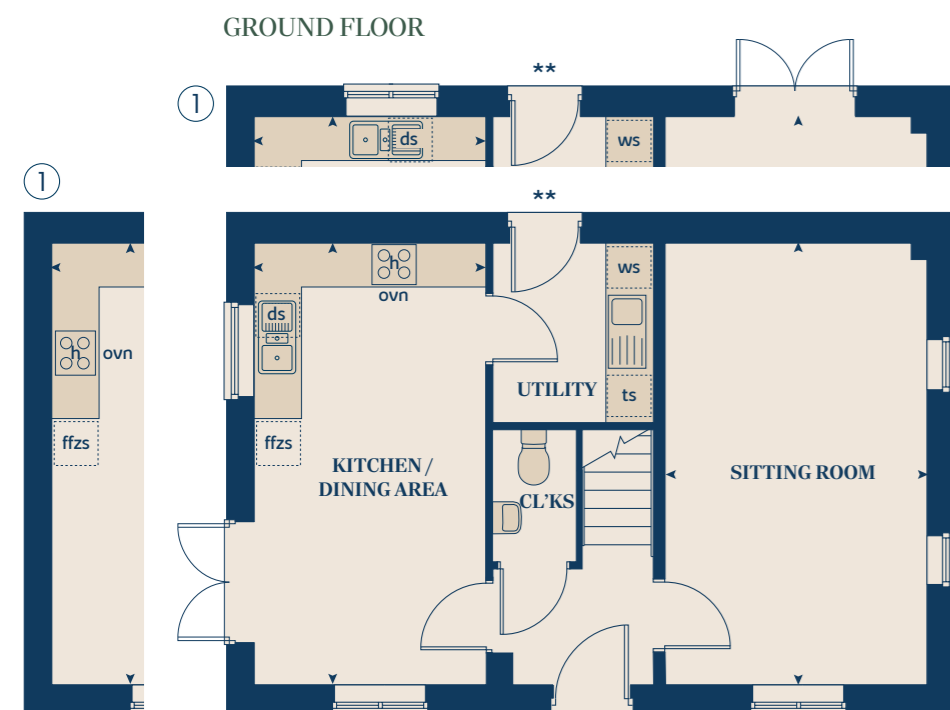
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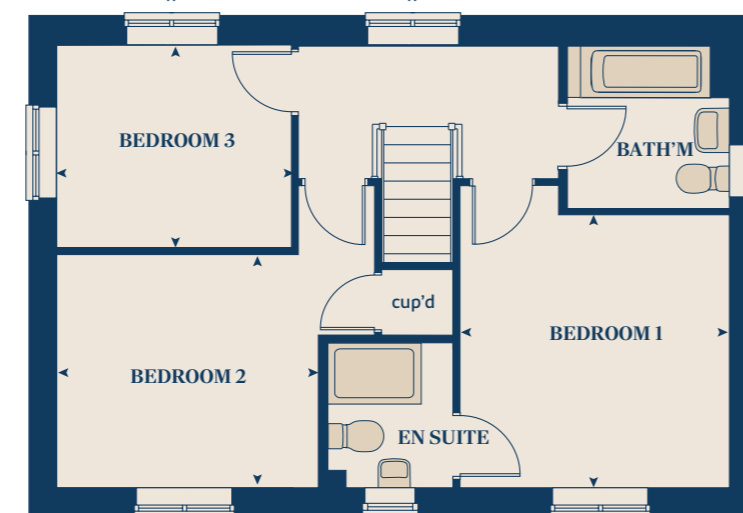


THE BLACKWOOD

3 bedroom home



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.61 x 2.93	18' 5" x 9' 8"
Sitting room	5.61 x 3.29	18' 5" x 10' 10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.45 x 3.33	11' 4" x 10' 11"
Bedroom 2	3.44 x 2.94	11' 3" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

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

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

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

① Alternative kitchen layouts apply to selected plots only. Please see sales consultant for further details.

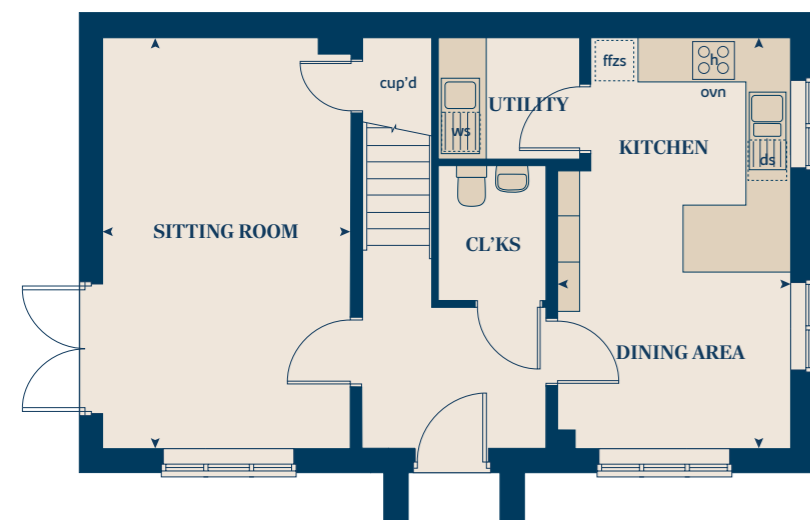
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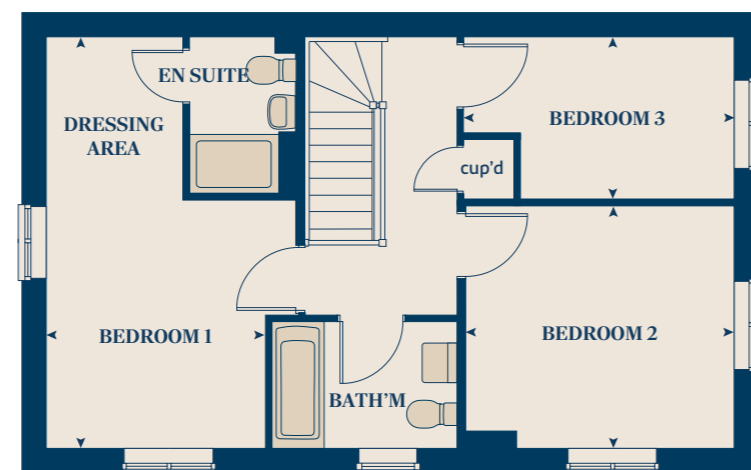
THE SPRUCE

3 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.54 x 3.17	18' 2" x 10' 5"
Sitting room	5.54 x 3.35	18' 2" x 11' 0"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	5.54 x 2.94	18' 2" x 9' 8"
Bedroom 2	3.63 x 3.27	11' 11" x 10' 9"
Bedroom 3	3.63 x 2.18	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		

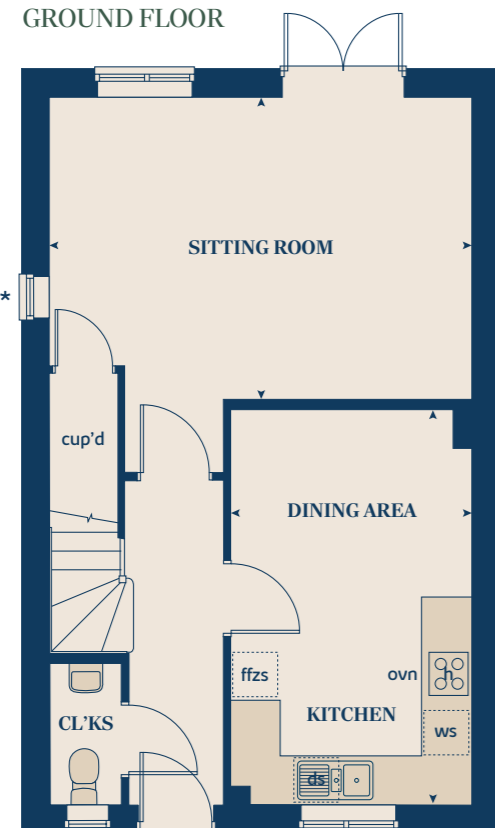
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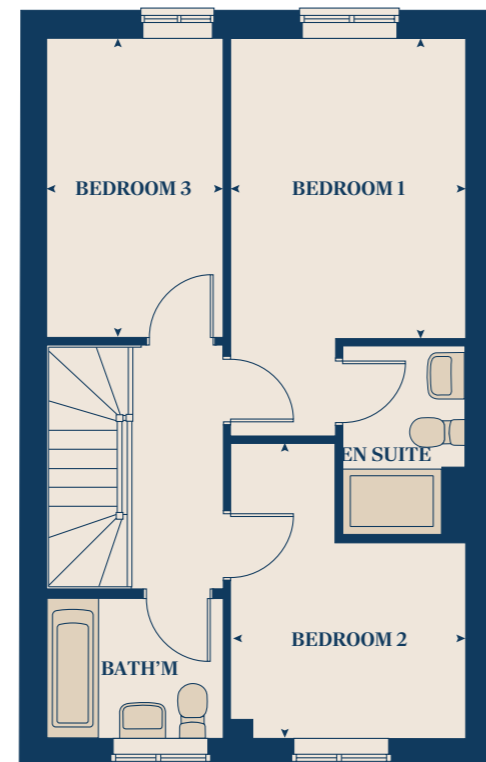
THE ELMWOOD

3 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	4.78 x 2.91	15' 9" x 9' 7"
Sitting room	5.12 x 3.66	16' 10" x 12' 0"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.66 x 2.84	12' 0" x 9' 4"
Bedroom 2	3.63 x 2.88	11' 10" x 9' 5"
Bedroom 3	3.68 x 2.15	12' 1" x 7' 1"

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

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

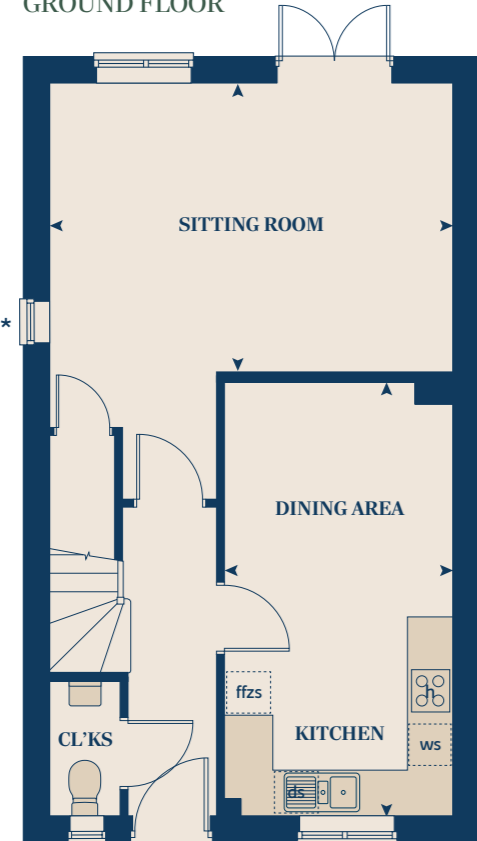
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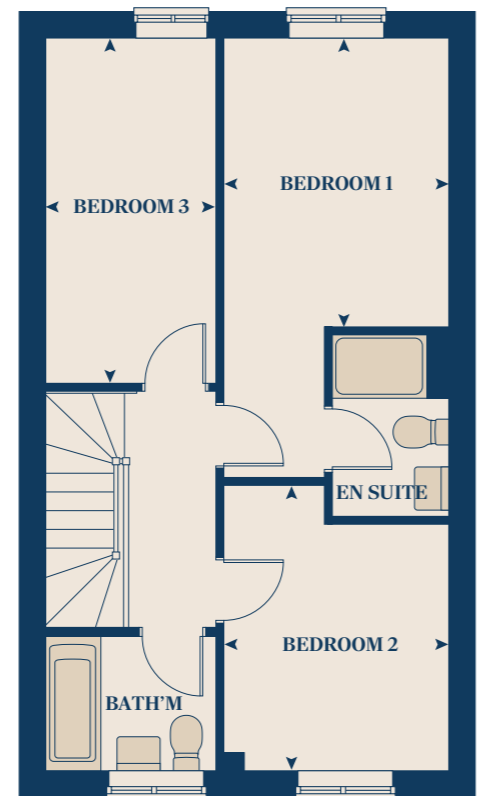
THE HAYWOOD

3 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.46 x 2.89	17' 11" x 9' 6"
Sitting room	5.08 x 3.63	16' 8" x 11' 11"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.63 x 2.83	11' 11" x 9' 4"
Bedroom 2	3.60 x 2.83	11' 10" x 9' 4"
Bedroom 3	4.34 x 2.16	14' 3" x 7' 1"

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

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

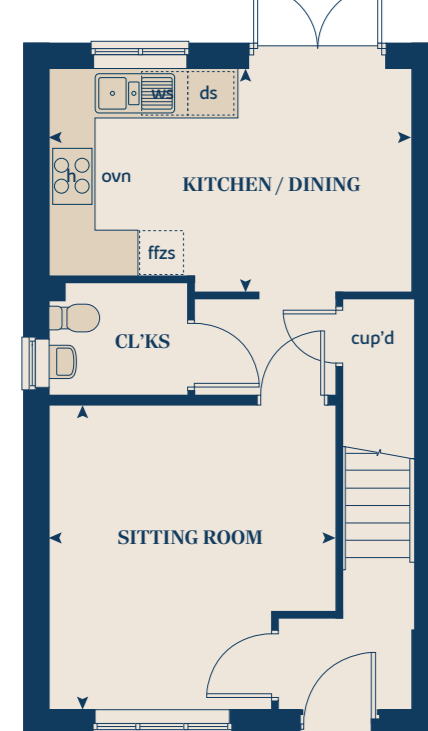
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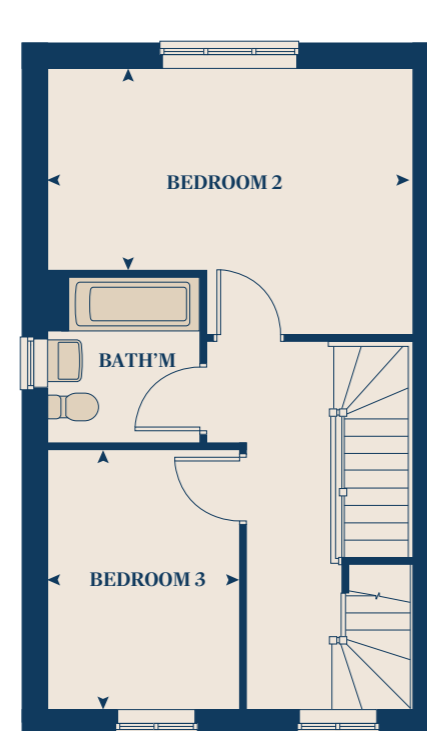
THE BEECH

3 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 area	4.73 x 2.91	15' 6" x 9' 7"	Bedroom 2	4.73 x 2.62	15' 6" x 8' 7"	Bedroom 1	3.64 x 3.01	11' 11" x 9' 11"
Sitting room	3.97 x 3.74	13' 0" x 12' 3"	Bedroom 3	3.39 x 2.50	11' 2" x 8' 3"			

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

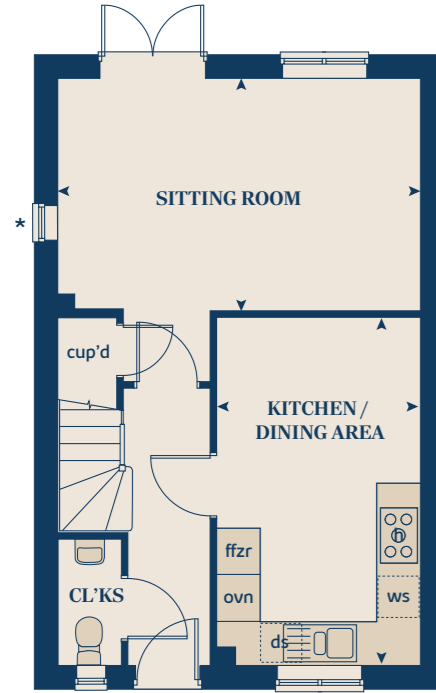
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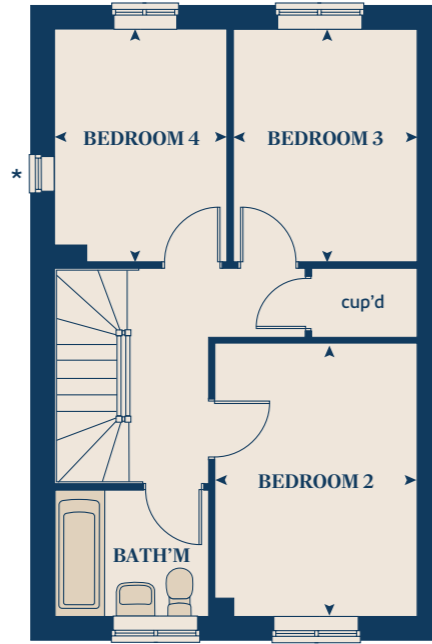
THE ALLWOOD

4 bedroom home

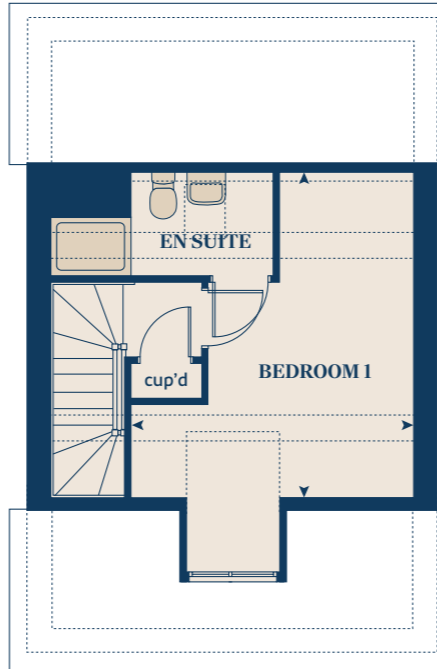
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	4.77 x 2.80	15' 8" x 9' 2"
Sitting room	4.97 x 3.21	16' 4" x 10' 7"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	3.75 x 2.79	12' 4" x 9' 2"
Bedroom 3	3.20 x 2.54	10' 6" x 8' 4"
Bedroom 4	3.20 x 2.37	10' 6" x 7' 10"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.29 x 3.86	14' 1" x 12' 8"

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

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

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THE SHERWOOD

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	6.73 x 2.98	22' 1" x 9' 10"
Sitting room	4.81 x 3.42	15' 10" x 11' 3"
Study	3.42 x 1.82	11' 3" x 6' 0"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.39 x 3.48	14' 5" x 11' 5"
Bedroom 2	3.59 x 3.15	11' 10" x 10' 4"
Bedroom 3	3.38 x 2.87	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.08	10' 8" x 6' 10"

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

① Alternative layout applies to selected plots only. Please speak to our sales consultant for further details.

* Door and windows apply to selected plots only. Please see sales consultant for further details

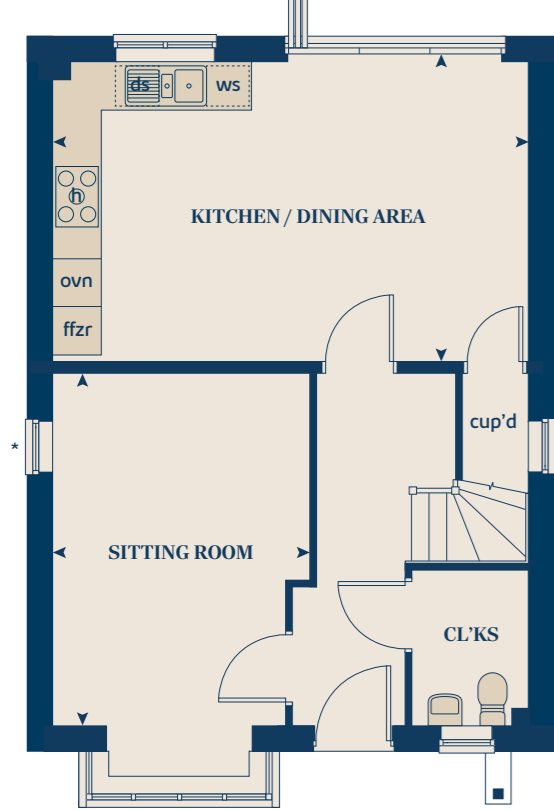
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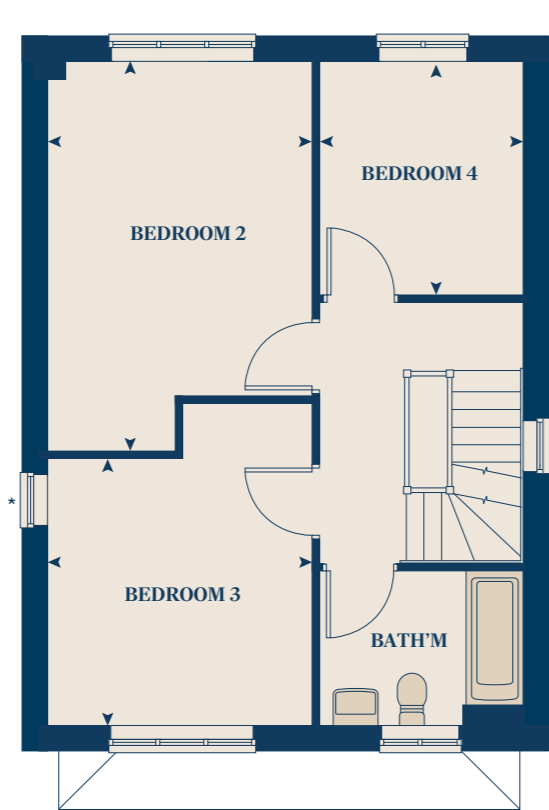
THE WILLOW

4 bedroom home

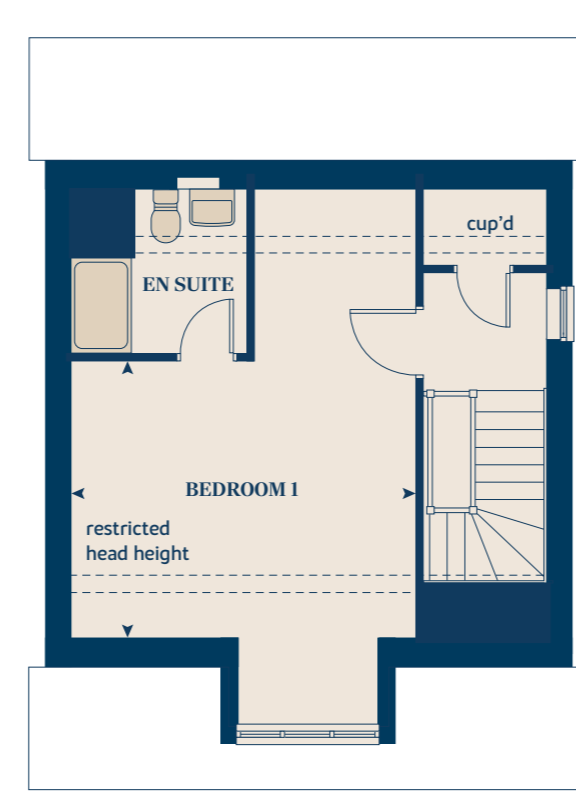
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES	SECOND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	5.99 x 3.78	19' 8" x 12' 4"	Bedroom 2	4.90 x 3.34	16' 0" x 10' 11"	Bedroom 1	4.35 x 3.50	14' 3" x 11' 6"
Sitting room	4.43 x 3.23	14' 6" x 10' 7"	Bedroom 3	3.37 x 3.34	11' 0" x 10' 11"			
			Bedroom 4	2.93 x 2.57	9' 7" x 8' 5"			

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

*Windows omitted to save space. Please see sales consultant for further details.

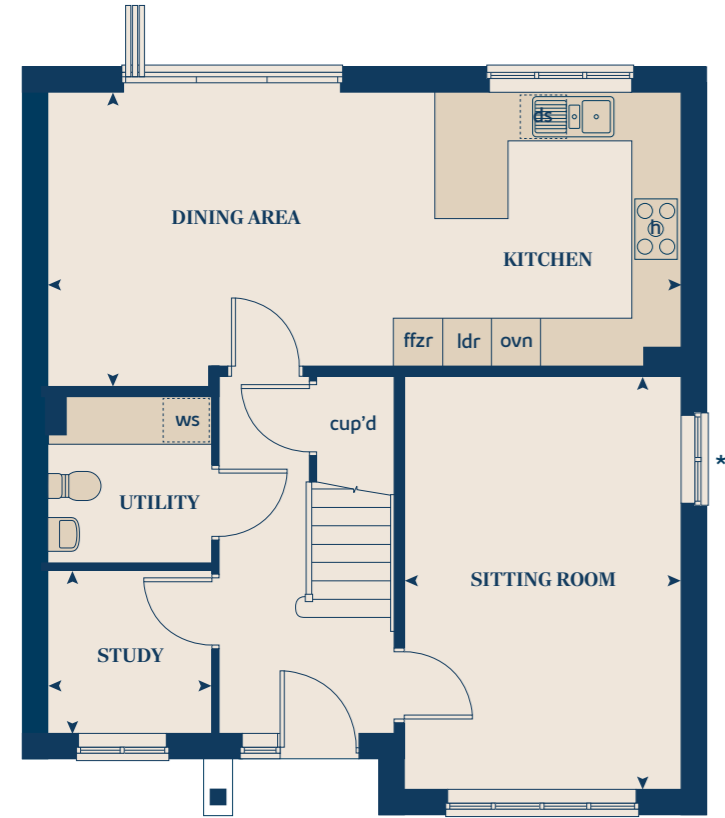
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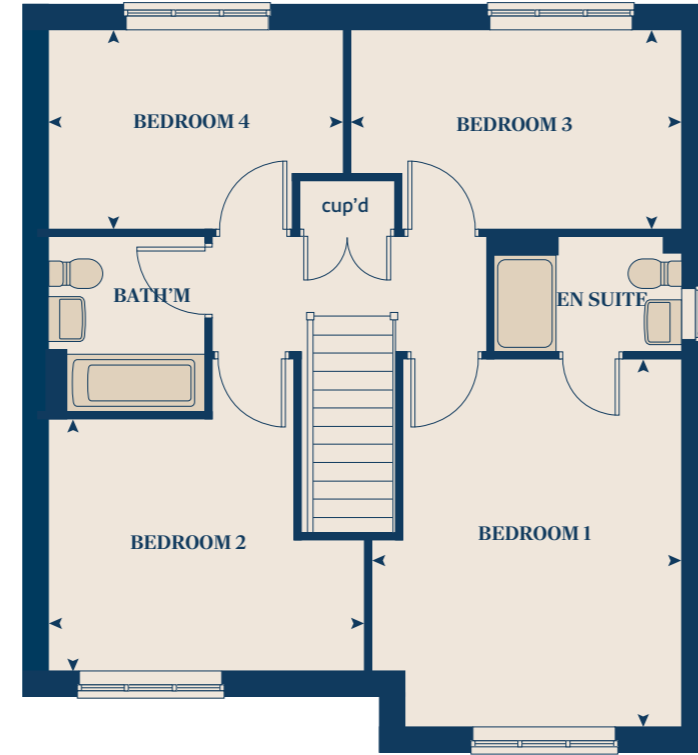
THE ASPEN

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	7.79 x 3.61	25' 7" x 11' 10"
Sitting room	5.08 x 3.41	16' 8" x 11' 2"
Study	2.02 x 2.02	6' 8" x 6' 8"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.52 x 3.82	14' 10" x 12' 7"
Bedroom 2	3.87 x 3.11	12' 9" x 10' 3"
Bedroom 3	4.08 x 2.46	13' 5" x 8' 1"
Bedroom 4	3.62 x 2.46	11' 11" x 8' 1"

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

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

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THE BRIAR

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	3.84 x 3.04	12' 7" x 10' 0"
Dining area	4.28 x 3.04	14' 1" x 10' 10"
Sitting room	5.80 x 3.10	19' 0" x 10' 2"
Study	3.10 x 2.23	10' 2" x 7' 4"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	5.14 x 3.11	16' 11" x 10' 3"
Bedroom 2	3.89 x 3.08	12' 9" x 10' 1"
Bedroom 3	4.14 x 2.05	13' 7" x 6' 9"
Bedroom 4	3.11 x 2.89	10' 3" x 9' 6"

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

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

① Alternative side and rear elevations apply to selected plots only. Please see sales consultant for further details.



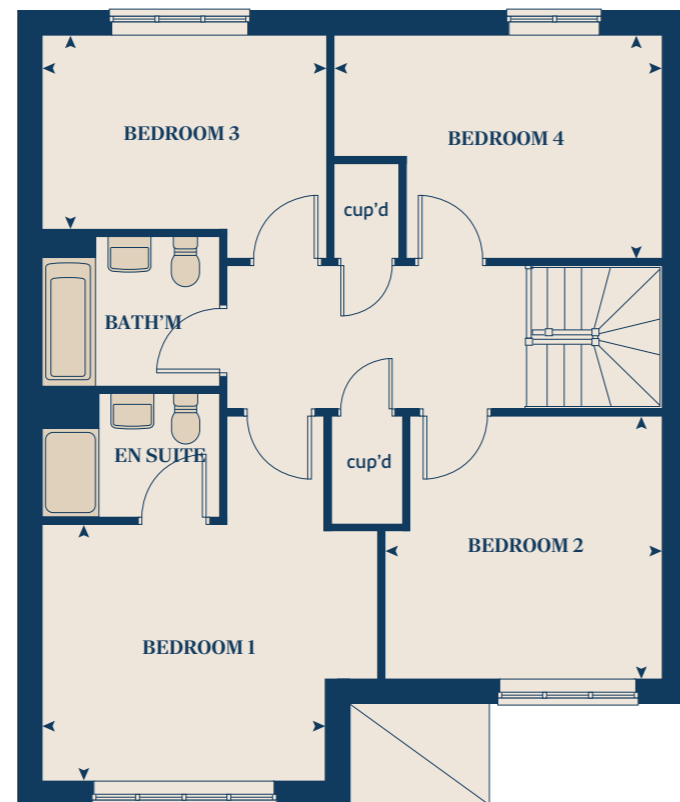
THE MULBERRY

4 bedroom home

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	8.18 x 2.92	26' 10" x 9' 7"
Sitting room	4.65 x 3.74	15' 3" x 12' 3"
Study	3.43 x 2.34	11' 3" x 7' 8"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.74 x 3.38	12' 3" x 11' 1"
Bedroom 2	3.66 x 3.46	12' 0" x 11' 5"
Bedroom 3	3.76 x 2.57	12' 4" x 8' 5"
Bedroom 4	4.33 x 2.95	14' 2" x 9' 8"

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

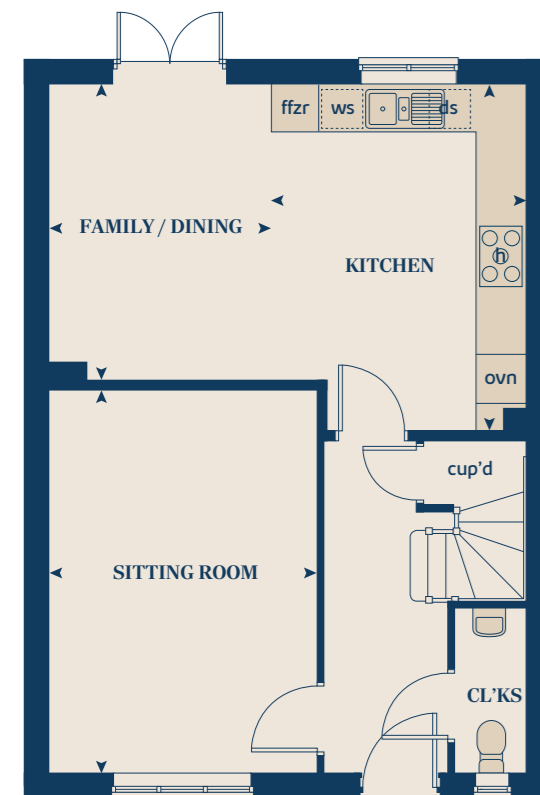
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales 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.



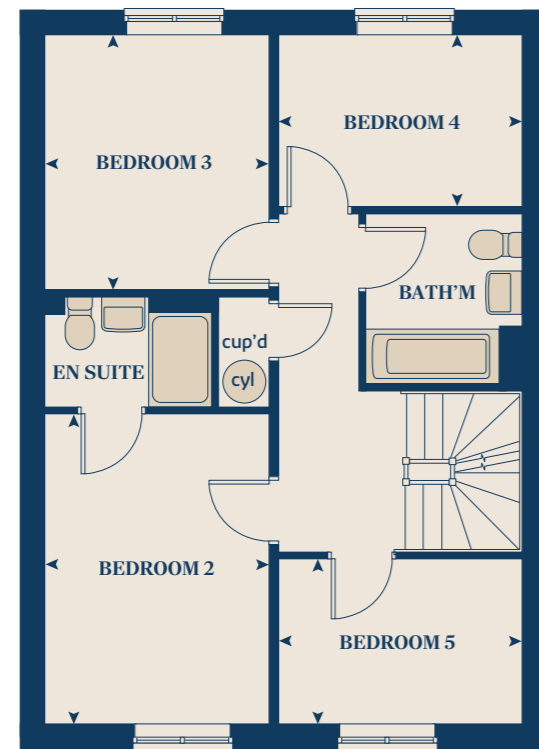
THE REDWOOD

5 bedroom home

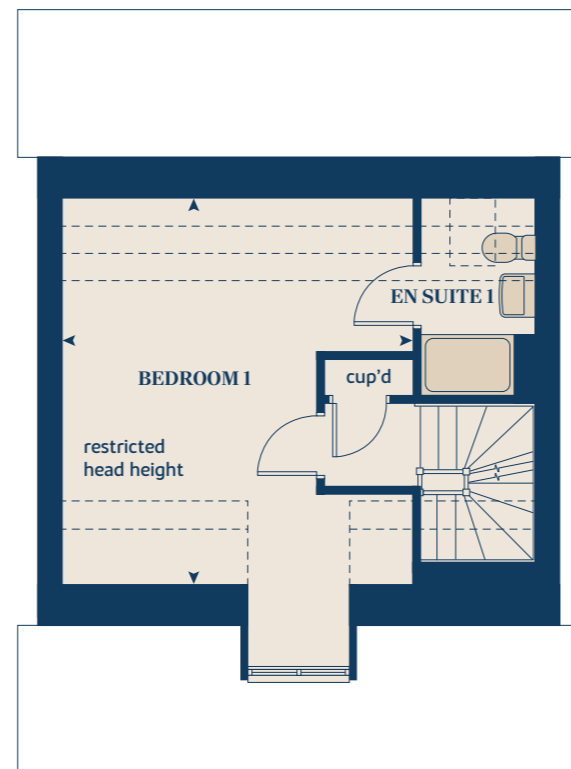
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR	METRES	FEET/INCHES	FIRST FLOOR	METRES	FEET/INCHES	SECOND FLOOR	METRES	FEET/INCHES
Kitchen	4.40 x 3.10	14' 6" x 10' 2"	Bedroom 2	3.94 x 2.85	12' 11" x 9' 4"	Bedroom 1	4.97 x 4.50	16' 4" x 14' 10"
Family / dining	3.76 x 2.96	12' 4" x 9' 9"	Bedroom 3	3.24 x 2.85	10' 8" x 9' 4"			
Sitting room	4.86 x 3.40	16' 0" x 11' 2"	Bedroom 4	3.09 x 2.18	10' 2" x 7' 2"			
			Bedroom 5	3.09 x 2.08	10' 2" x 6' 10"			

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

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

Bring Your Dream Home to Life with Select

At Elgar Park, 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











We believe that a truly special home extends beyond its walls—it's shaped by the community and environment that surround it. At **Elgar Park**, we're proud to do more than build beautiful homes; we invest in the future of the area and the people who live here. Working closely with the local council, contributions are tailored to meet the unique needs of the growing community, ensuring every commitment makes a meaningful difference. From enhancing green spaces to supporting local services, we've contributed towards over **£18 million** into local initiatives that nurture both community spirit and environmental wellbeing. Because when you move into a Bovis home, you're not just moving into a home - you're joining a community and becoming part of something truly lasting at **Elgar Park**.

Our homes are **Greener by Design!** From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.

COMMUNITY CONTRIBUTIONS INCLUDE:

IMPROVED PUBLIC TRANSPORT FACILITIES 	PUBLIC OPEN SPACES 	NEW COMMUNITY FACILITIES 	CYCLE ROUTES 
PRIMARY AND SECONDARY EDUCATION 	CHILDREN'S PLAY AREAS 	SPORTS AND LEISURE FACILITIES 	HIGHWAY AND ROAD IMPROVEMENT 

GREEN INITIATIVES FOUND AT ELGAR PARK:

HEDGEHOG HIGHWAYS 	WASTE WATER HEAT RECOVERY SYSTEMS 	ELECTRIC VEHICLE CHARGING POINTS 	NEW TREES PLANTED 
PV SOLAR PANELS 	BAT / BIRD BOXES 	A+ RATED DOUBLE-GLAZED WINDOWS 	TIMBER FRAME CARBON REDUCTION 



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.



KEY WORKER

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.



ARMED FORCES

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



FAMILY ASSIST



TIMBER FRAME HOMES - THE FUTURE OF HOME BUILDING

At Bovis Homes, we strive to continually innovate in the way we build homes. We know it should support the way you live, every single day. That's why we're embracing timber frame construction, a modern method that offers speed, sustainability, and superior comfort. By building with precision-engineered timber, we create homes that are warmer and ready for you sooner, so your life can begin the moment you move in.

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.



SCAN FOR DIRECTIONS



ELGAR PARK

Martley Road
Broadheath,
Worcester
WR2 6RF

01905 971 326

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 Cotswolds region

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Bovis Homes
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