

ELGAR PARK

Worcester



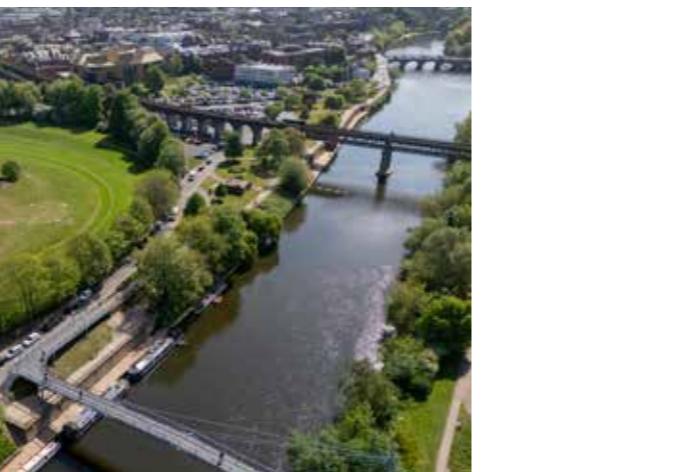
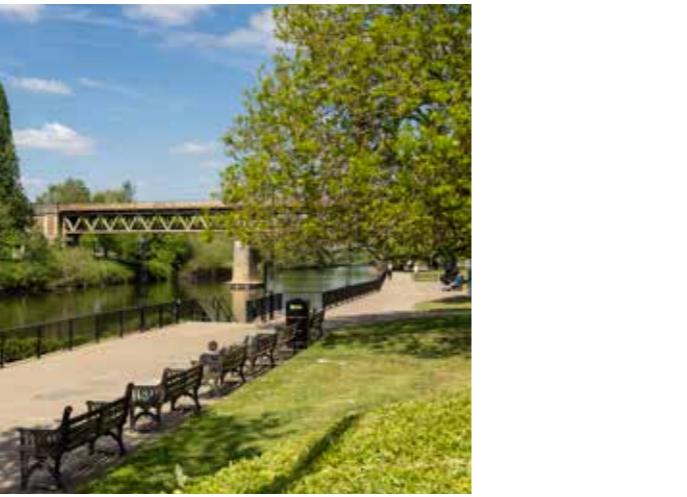


Welcome to
ELGAR PARK

Discover our beautiful collection of 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.

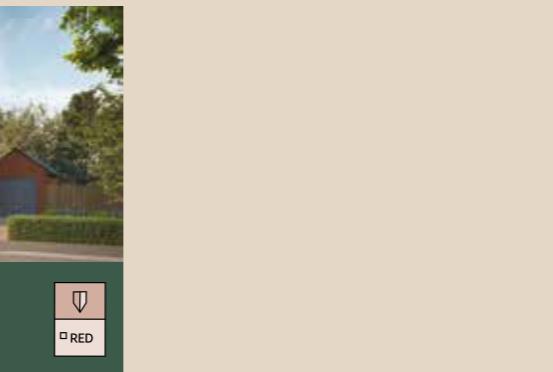
Whether commuting or exploring, getting around from Elgar Park is effortless. Worcester Foregate Street train station is just over a mile away, offering direct links to Birmingham, Bristol, and London. The M5 is also close by for easy road access, and Birmingham Airport is just an hour's drive for international 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**
- **TESCOEXPRESS**
0.2 miles
- **UNIVERSITY OF WORCESTER**
0.8 miles
- **OLD BURY 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
- **LIBRARY CENTRE**
2.1 miles
- **THE FIRS**
2.4 miles
- **UNIVERSITYWOOD HIGH SCHOOL**
3.6 miles

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

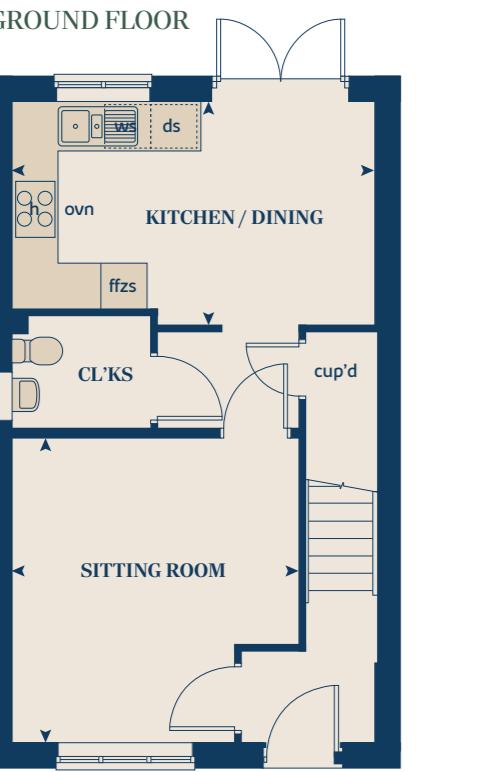
Pre-sold homes

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 BEECH

3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	4.73 x 2.91	15' 6" x 9' 7"
Sitting room	3.97 x 3.74	13' 0" x 12' 3"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	4.73 x 2.62	15' 6" x 8' 7"
Bedroom 3	3.39 x 2.50	11' 2" x 8' 3"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	3.64 x 3.01	11' 11" x 9' 11"

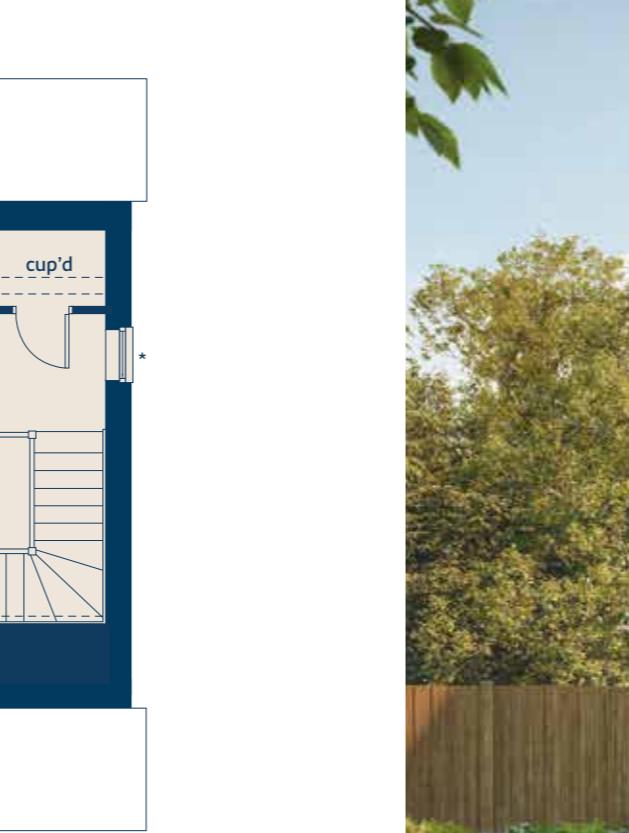
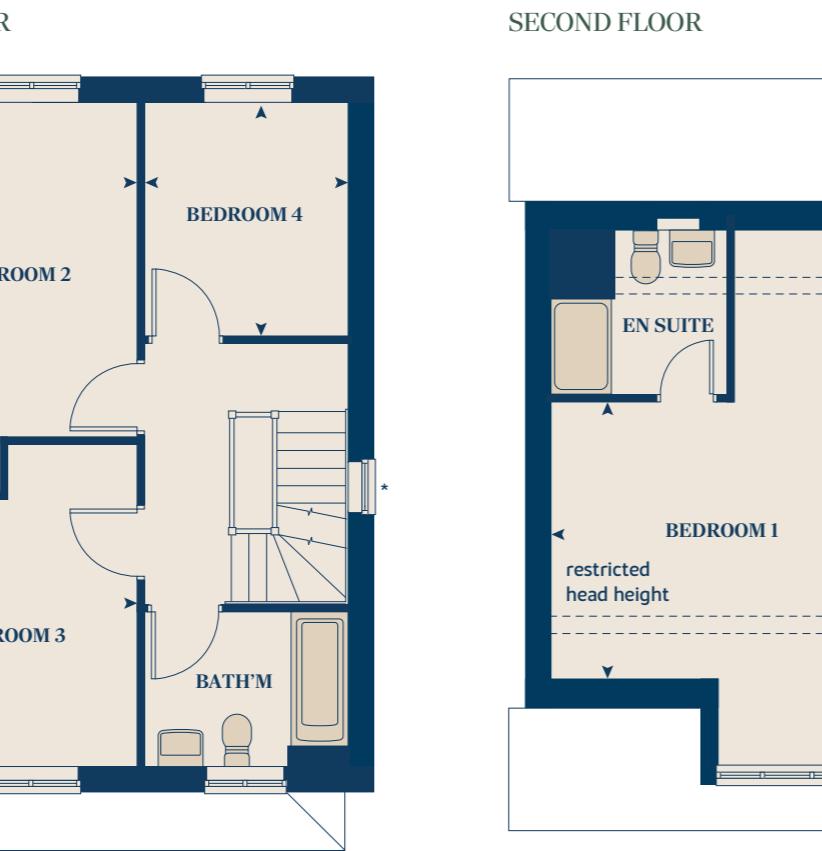
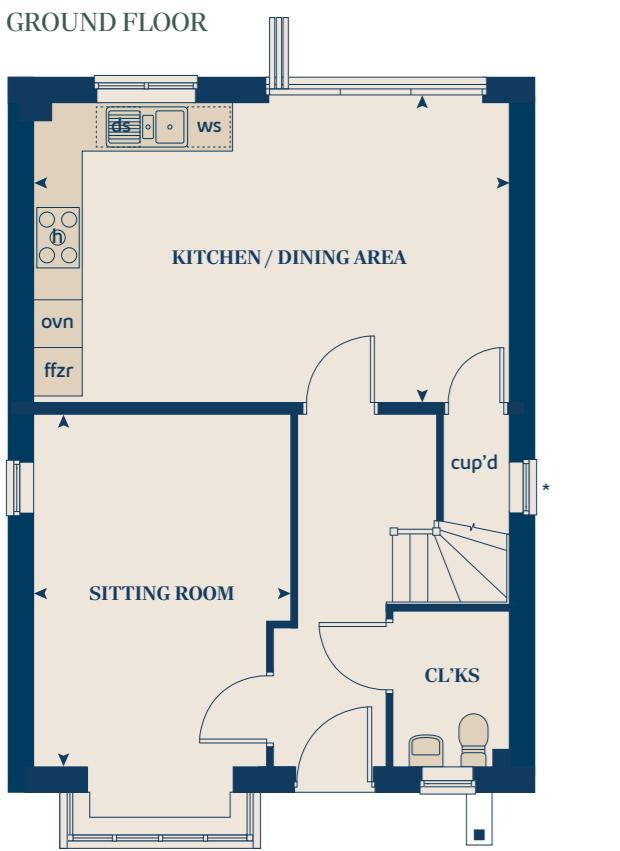
measuring points	ffzs	fridge freezer space	
ws	washing machine space	ds	dishwasher space
h	hob	cup'd	cupboard
ovn	oven		

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	METRES	FEET/INCHES
Kitchen / dining area	5.99 x 3.78	19' 8" x 12' 4"
Sitting room	4.43 x 3.23	14' 6" x 10' 7"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	4.90 x 3.34	16' 0" x 10' 11"
Bedroom 3	3.37 x 3.34	11' 0" x 10' 11"
Bedroom 4	2.93 x 2.57	9' 7" x 8' 5"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.35 x 3.50	14' 3" x 11' 6"

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

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

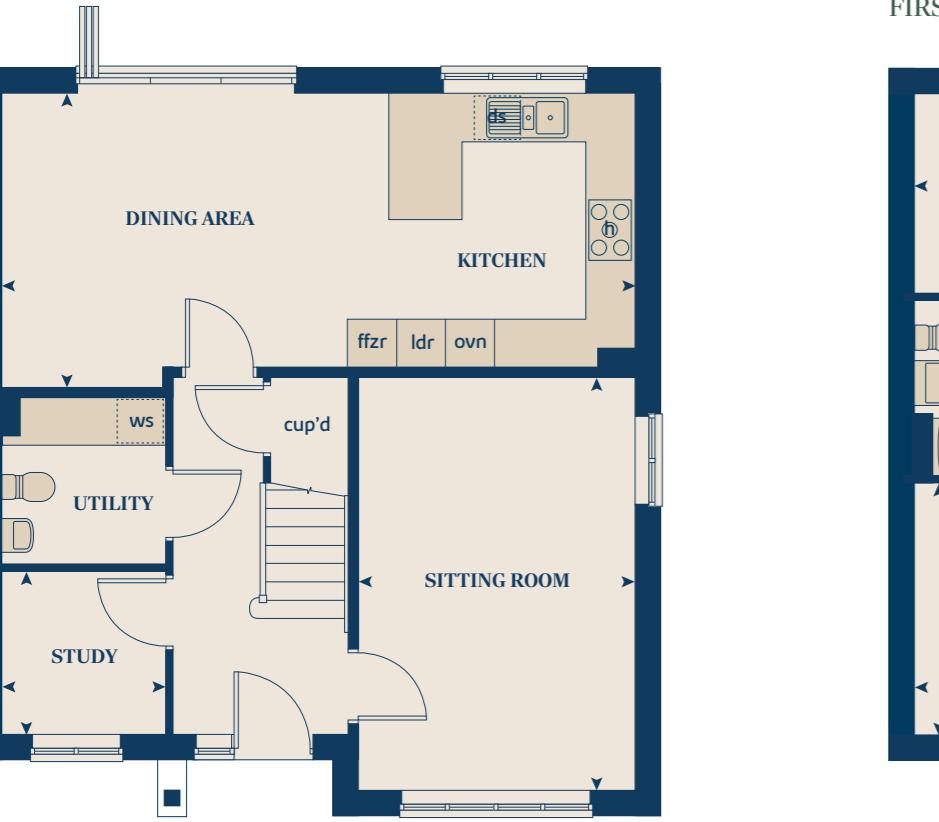
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

4 bedroom home

GROUND 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	ffrz	fridge freezer
h	hob	ds
ovn	oven	cup'd
		cupboard

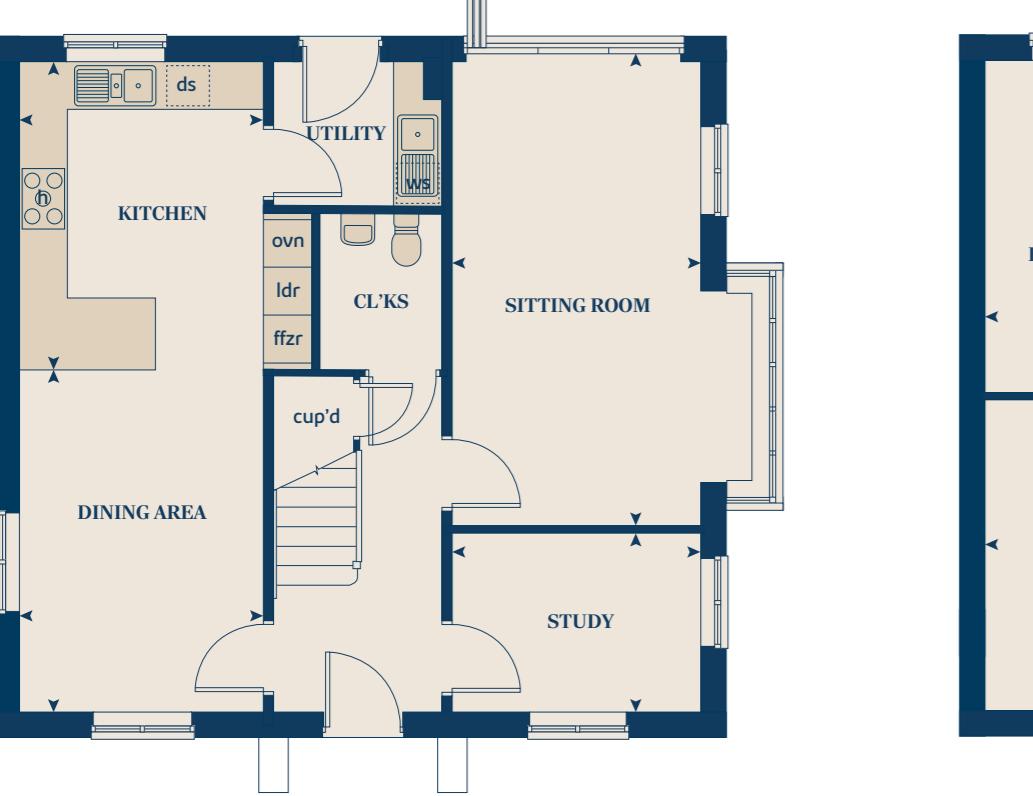
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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

4 bedroom home

GROUND FLOOR



FIRST FLOOR



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	ffzr	fridge freezer
h	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 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	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	ffrz	fridge freezer
h	hob	ds
ovn	oven	cup'd
		cupboard

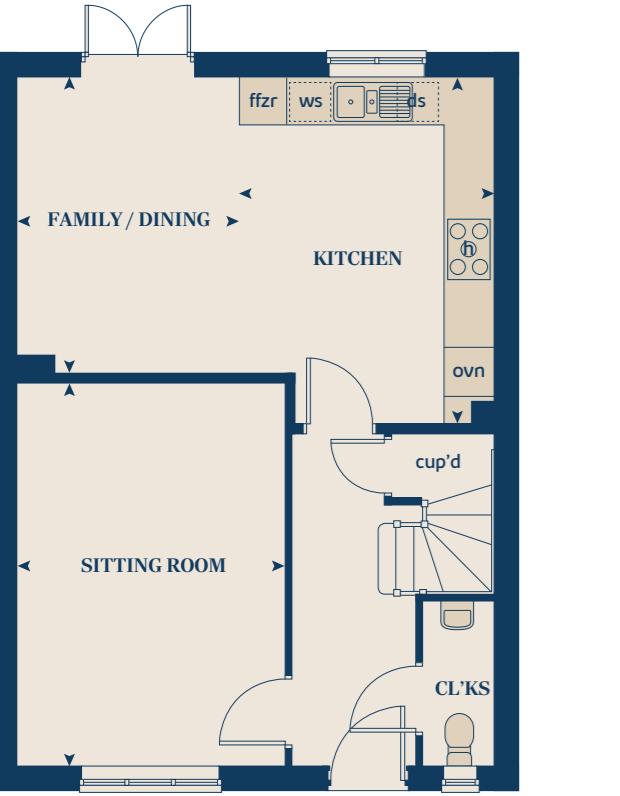
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales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



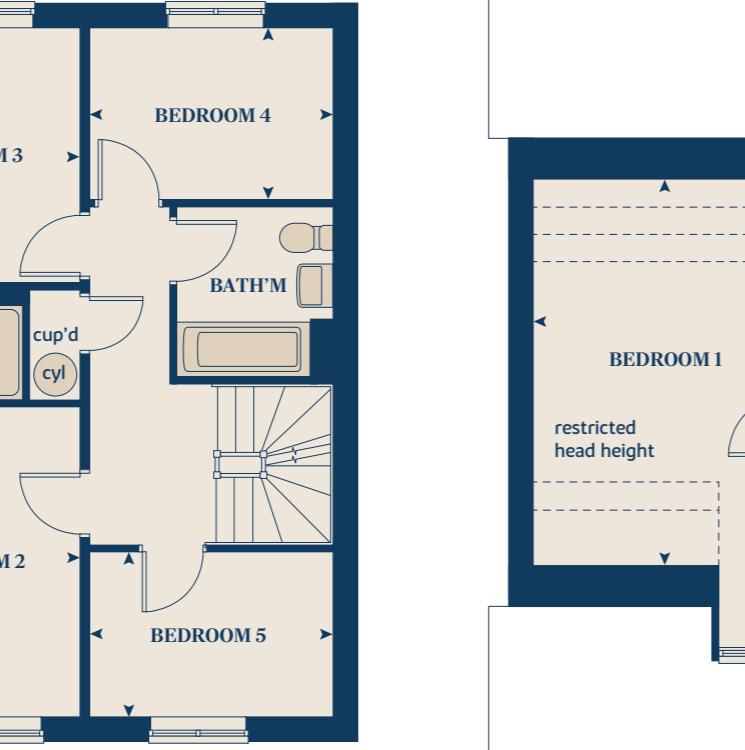
THE REDWOOD

5 bedroom home

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

	METRES	FEET/INCHES
Kitchen	4.40 x 3.10	14' 6" x 10' 2"
Family / dining	3.76 x 2.96	12' 4" x 9' 9"
Sitting room	4.86 x 3.40	16' 0" x 11' 2"

FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 2	3.94 x 2.85	12' 11" x 9' 4"
Bedroom 3	3.24 x 2.85	10' 8" x 9' 4"
Bedroom 4	3.09 x 2.18	10' 2" x 7' 2"
Bedroom 5	3.09 x 2.08	10' 2" x 6' 10"

SECOND FLOOR

	METRES	FEET/INCHES
Bedroom 1	4.97 x 4.50	16' 4" x 14' 10"

measuring points	cyl	cylinder
ws washing machine space	ffrz	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.



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.

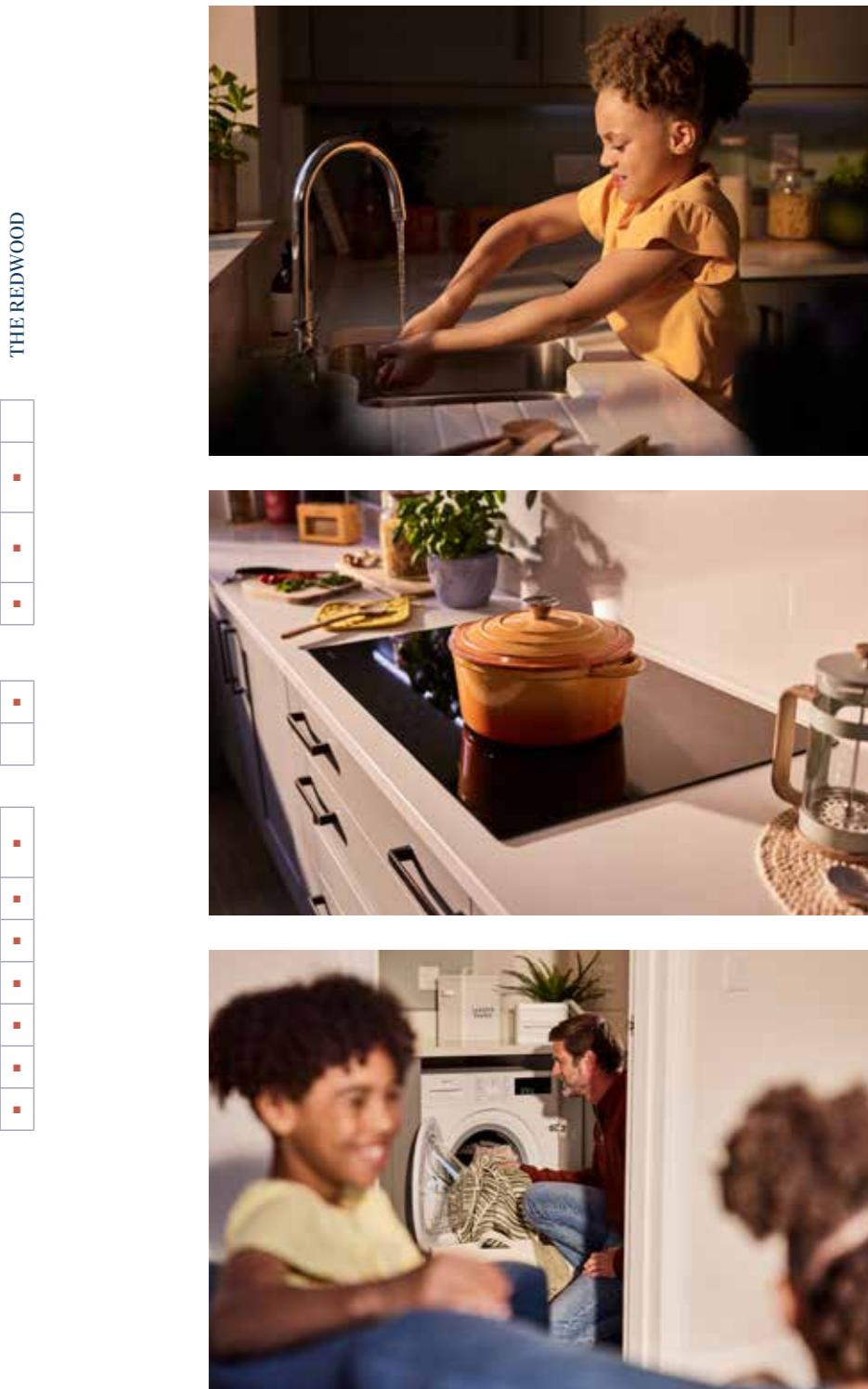
■ Fitted as standard - included in the property

* Subject to stage of construction

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 house types 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.

KITCHEN		3 bedroom THE BEECH	4 bedroom THE ASPEN THE WILLOW THE BRIAR	5 bedroom THE MULBERRY THE REDWOOD
Choice of standard range kitchen (doors & worktops)*	■			
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 with built-in single Indesit under worktop oven stainless steel splashback and curved glass chimney hood	■			
Hotpoint hob with built-in Hotpoint double high level oven, with glass splashback and curved glass chimney hood				
Fridge / freezer space	■			
Integrated (Indesit) 50 / 50 fridge freezer				
Space for integrated dishwasher with plumbing and electrics	■			
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)		3 bedroom THE BEECH	4 bedroom THE ASPEN THE WILLOW THE BRIAR	5 bedroom THE MULBERRY THE REDWOOD
Ideal Standard contemporary white sanitaryware	■			
Ideal Standard contemporary white Concept Air sanitaryware suite with Aqua blade WC technology	■			
Rainhead shower to en suite				
Handheld hair wash attachment in bathroom	■			

DOORS AND WINDOWS		3 bedroom THE BEECH	4 bedroom THE ASPEN THE WILLOW THE BRIAR	5 bedroom THE MULBERRY THE REDWOOD
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to stand alone shower cubicle)*	■			
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to stand alone shower cubicle)*	■			
Second shower en suite to selected bedrooms				
GENERAL		3 bedroom THE BEECH	4 bedroom THE ASPEN THE WILLOW THE BRIAR	5 bedroom THE MULBERRY THE REDWOOD
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■			
PV solar panels	■			
Electric Vehicle Charging Point	■			
Outside tap	■			
External light fitted to front porch and wiring for external light to rear door	■			
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 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

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.



GREENER BY DESIGN



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:

107 HEDGEHOG HIGHWAYS	WASTE WATER HEAT RECOVERY SYSTEMS	72 VEHICLE CHARGING POINTS	99 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.



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!





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
Cleeve Hall, Cheltenham Road, Bishop's Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

Produced by the Vistry Group Design Studio.
When you have finished with this brochure please recycle it.

DS13171 / 08.25



The logo for Bovis Homes. It features a stylized bird in flight above the word 'Bovis'. The 'o' in 'Bovis' is replaced by a sunburst or flame-like graphic. Below 'Bovis' is the word 'Homes' in a bold, sans-serif font. Underneath 'Homes' is the text 'Est. 1885'.