



DAVIDSONS
HOMES

STYLISH
LIVING

Welcome to
Broadnook
Garden Village

Davidsons Homes at

EST 2023

• BROADNOOK •

GARDEN VILLAGE

GREAT
LOCATION



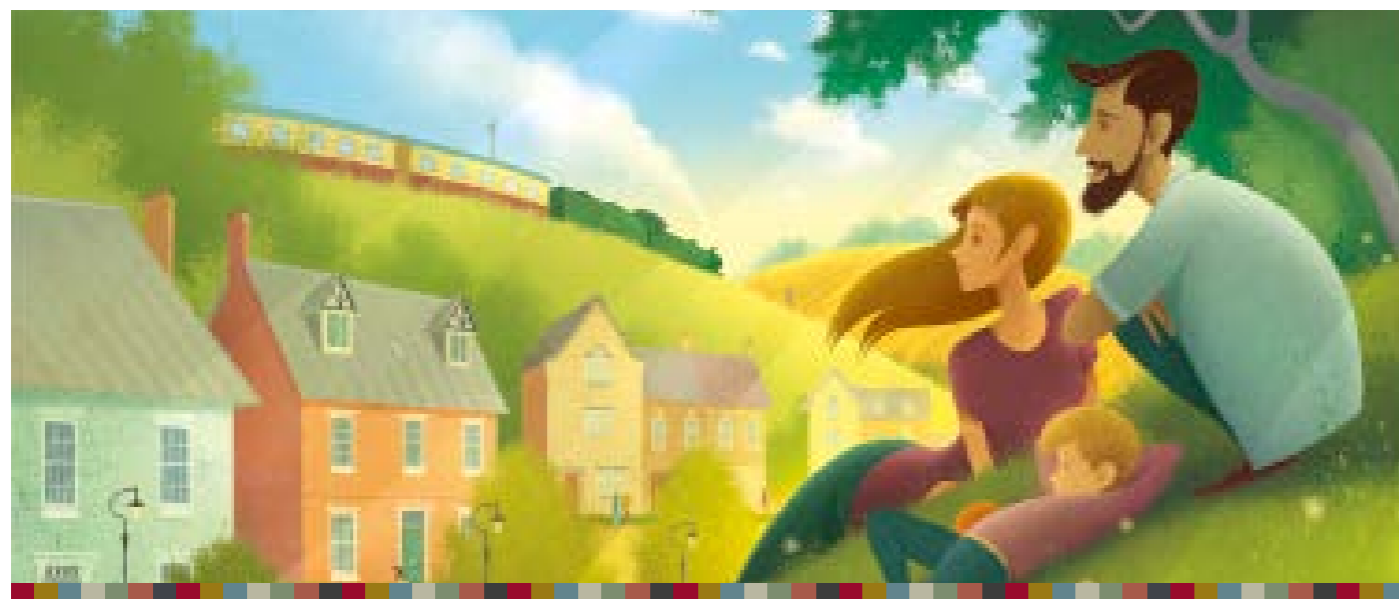
Davidsons Homes is building a selection of 1, 2, 3, 4 & 5 bedroom homes in Broadnook, Leicestershire.

Davidsons Homes' commitment to building beautiful communities is exemplified by Broadnook Garden Village. Created by a consortium sharing the same vision, the newest purpose-built community in Charnwood, Leicestershire combines the best of town and country.

Broadnook Garden Village provides a beautiful setting that serves as a place to grow, whether arriving at your first family home, or finding a peaceful place for the next phase of life's journey. More than high-quality housing that goes above and beyond, Broadnook consists of vast swathes of

landscaping and green space provision that makes the village a beautiful place to live. Sports pitches, play areas, parks, allotments and walking and cycle routes all contribute towards the modern and thriving community that offers an escape from urban living.

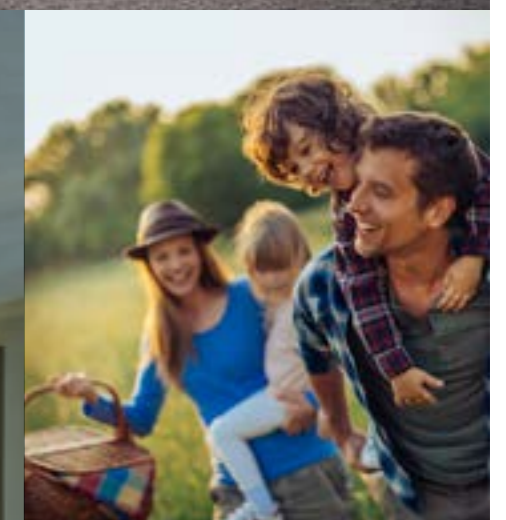
Whether a single person, professional couple, growing family or looking to downsize within a blossoming community, Davidsons Homes at Broadnook Garden Village offers a safe, healthy and stylish future in which to flourish.



LEICESTER
TOWN CENTRE
ONLY 15mins
AWAY



LEICESTERSHIRE'S
FIRST GARDEN
SUBURB



MODERN,
PURPOSE-BUILT
COMMUNITY THAT
FEELS LIKE A VILLAGE
BEDDED INTO THE
LAND FOR CENTURIES

Stylish Living



THREE
GENERATIONS OF
THE WILSON
FAMILY HAVE
TAKEN PRIDE IN
BUILDING HOMES IN
THIS AREA



EACH DAVIDSONS
HOME IS BUILT
WITH CARE AND
CRAFTSMANSHIP
OTHERWISE IT'S
NOT A DAVIDSONS
HOME

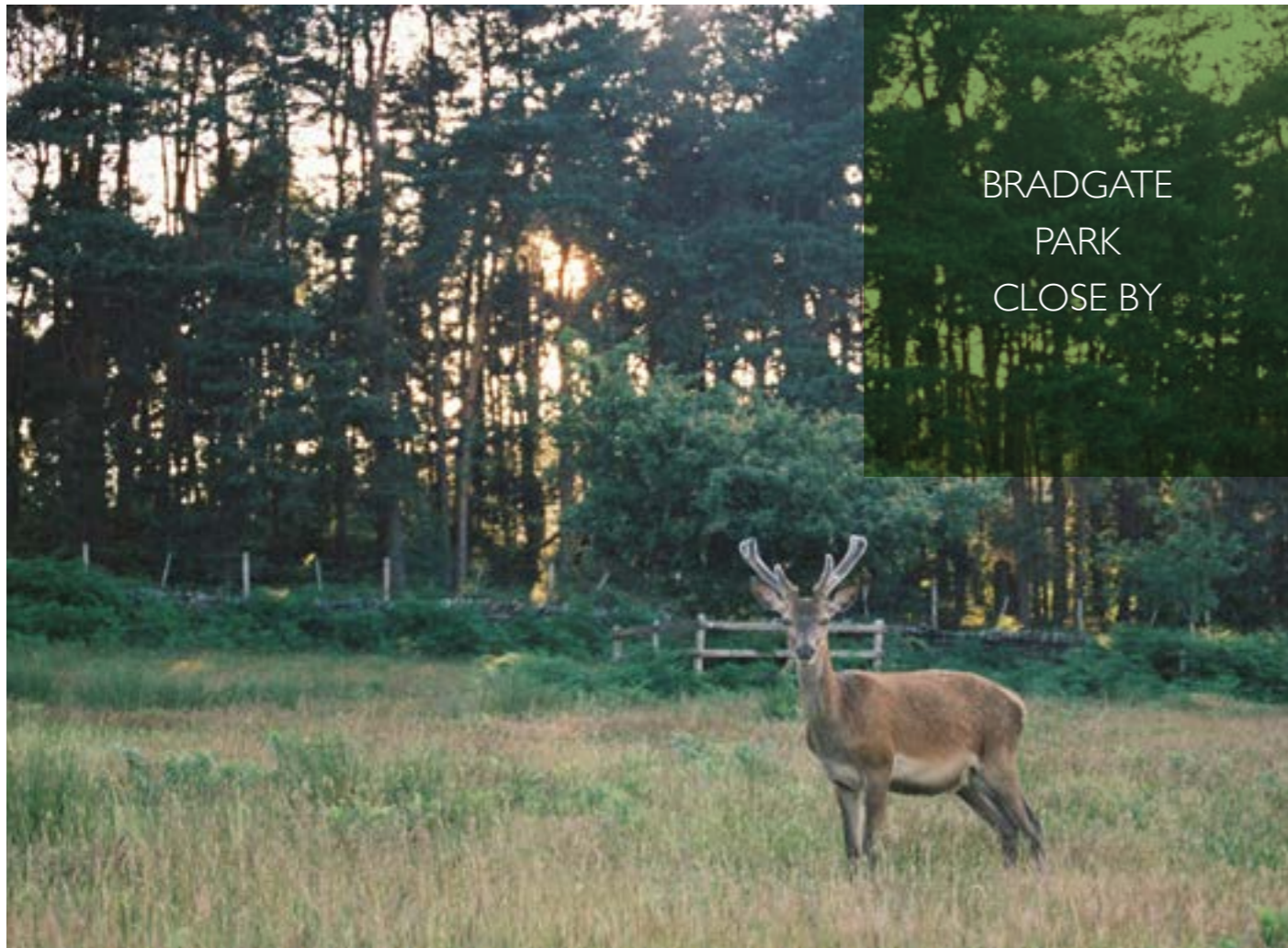
Building homes not
only for you, but for
generations to come.

*That's the Davidsons
difference.*

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.





BRADGATE
PARK
CLOSE BY



GREAT FOR FAMILIES
OR YOUNG
PROFESSIONALS ALIKE



CONVENIENT
LOCATION WITHIN EASY
REACH OF BOTH TOWN
AND COUNTRYSIDE

At Davidsons, we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we understand that when building a home it needs to be built with buyers in mind. We create interior spaces that are well thought out and liveable with additional features such as: pre-wired calls for your plasma TV; outside taps for you to water your new garden; power and lighting in your garage; right through soft closing toilet seats. Our kitchens feature top brand appliances and the best quality

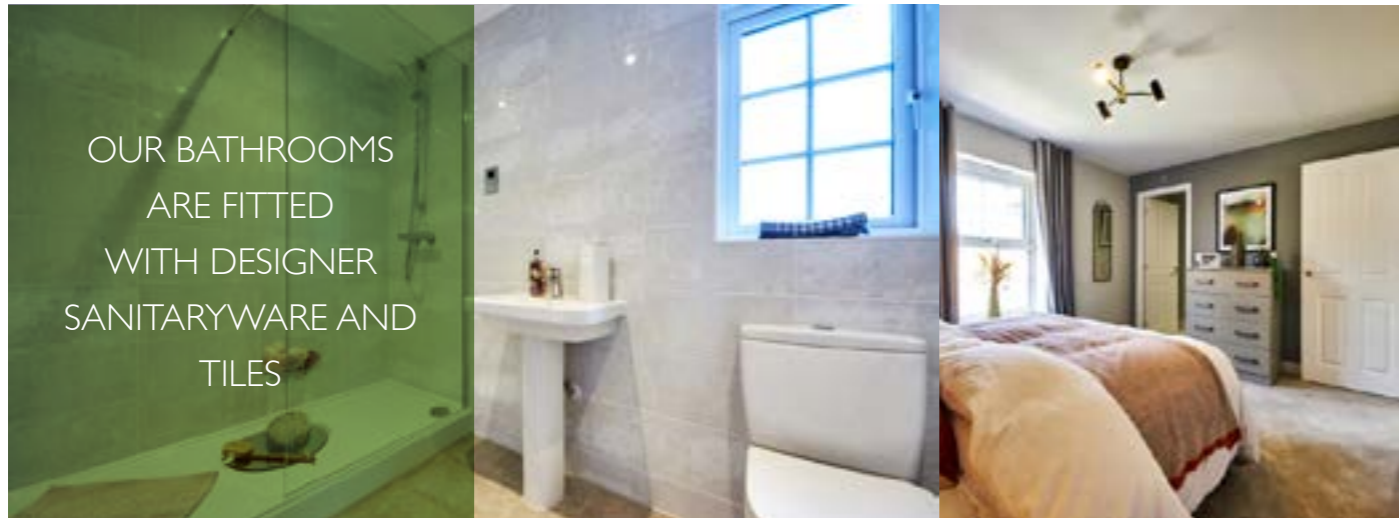
tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.

BUILDERS
&
PLACEMAKERS
Est. 2007

3 Generations of Housebuilders





OUR BATHROOMS
ARE FITTED
WITH DESIGNER
SANITARYWARE AND
TILES



OUR KITCHENS BENEFIT
FROM HIGH END
APPLIANCES AND THE
BEST QUALITY TILES
AND SURFACES



Great Spaces

Elegance



We believe that a great place to live is more than a great home. Parks, shops, sports facilities and places to enjoy your free time are all on your doorstep at Broadnook.

Take a stroll down Central Walk, a spacious tree-lined avenue flanked by beautiful houses and local shops, leading you to walks in a generous green park. Experience Broadnook's thriving, connected, community feel.

Located to the south of Rothley, Broadnook

Garden Village is named after the ancient Broadnook Spinney running through the land.

Broadnook is perfectly placed for access to nearby cities and towns, positioned just off the A6 and A46.

Whether escaping to the country, raising a family, or seeking to be part of a thriving community, discover Broadnook and find your ideal place to live.

THE LOCAL AREA

Places of Interest

within 15mins drive

Bradgate Park Public park in Charnwood Forest	7 miles away
National Space Centre A museum and educational resource covering the fields of space science and astronomy	3.8 miles away
Swithland Reservoir Peaceful reservoir offering a walking trail on 1 side & views of a viaduct carrying steam trains	6 miles away
Birstall Park & Ride Services run every 15 minutes from 7am to Leicester city centre	0.8 miles away
Beacon Hill Country Park Nature area with trails & rustic play equipment for kids, plus unique sculptures carved by chainsaw	8.4 miles away
Rothley Park Golf Club Established over 100 years ago in 1911 Rothley Park Golf Club is situated in a beautiful parkland setting	4 miles away
Watermead Country Park A network of lakes woodlands and nature reserves created from 340 acres of gravel workings	2.2 miles away
Stonehurst Farm Family Farm and Motor Museum is a working farm and a motor museum located in the village of Mountsorrel	2.7 miles away



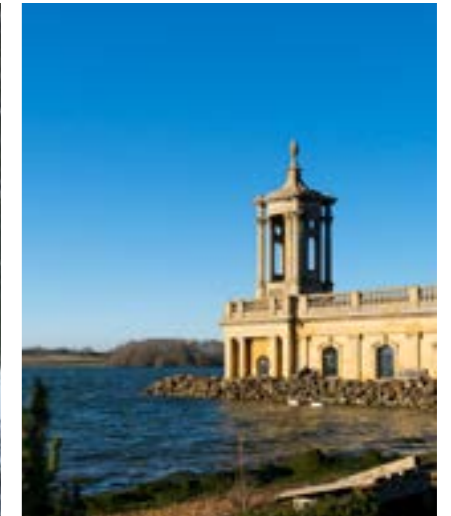
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THE LOCAL AREA

Places of Interest

within 40mins drive

Fosse Park One of Britain's biggest out-of-town shopping parks and it is situated in Enderby parish	10.3 miles away
Meridian Leisure Park Cinema, eating out and entertainment	5.3 miles away
Highcross Shopping Centre Over 80 of the most imaginative and desirable shops, catering for all your fashion and lifestyle needs	4.8 miles away
Rutland Water One of the largest man made lakes in Europe	27 miles away
Ragdale Hall Spa Six pools, heat and water experiences in the Thermal Spa, fitness and treatments all under one roof	9.8 miles away
East Midlands Airport International airport in the East Midlands of England	16.4 miles away
University of Leicester Botanic Garden One of England's few remaining fully operational nineteenth-century windmills	8 miles away
Calke Abbey Grade I listed country house near Ticknall	25 miles away



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THE LOCAL AREA

Places of Interest

Bars & Restaurants

The Griffin Inn Stylish country inn with exposed beams and stone walls, plus traditional food and a function room	4.3 mile away
The Bluebell Modern British food, artizan pizza and real ales in country-chic pub with open fire and terrace	2.8 miles away
Miller and Carter Elegant steakhouse featuring 30-day aged British & Irish beef, cocktails & prix-fixe lunch specials	2.2 miles away
The Mannor house Privately owned and run. Gastro pub and freehouse that has won several awards	5.2 miles away
Johns House One Michelin Star fine dining restaurant located in Mountsorrel	2.4 miles away
The Old Bulls Head A modern airy gastropub offering a seasonal British menu with Mediterranean flourishes	6.4 miles away
Bodega Cantina Leicester A South American inspired neighbourhood cantina & cocktail bar	8.2 miles away



Distances may vary from each site

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THE LOCAL AREA

Places of Interest

Cafés & Bakeries

Roots deli Family run farm shop, based on a working farm in Barkby Thorpe	7.5 miles away
Dobbie's Rothley Chain retailer of garden products, many locations with plant nurseries, food halls & restaurants	1.8 miles away
Rustic Kitchen Mountsorrel Rustic Kitchen & Deli offers high quality artisan products for you to enjoy	3.1 miles away
PUBLIC Mountsorrel Coffee x Bakery x Plants	3 miles away
Pretzels, Quorn Family run coffee shop with deli in the heart of Quorn	4.5 miles away
The New World Cafe A place to meet up with friends over a frothy cappuccino or to bring the family for breakfast/lunch	3.1 miles away
Bom Bom Patisserie Sweet and savoury food prepared and baked daily	7.7 miles away



Distances may vary from each site

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TRANSPORT LINKS



Leicester Railway Station

8.7 miles away
Trains to Birmingham every 20mins
Trains to London every 30mins

Drive Times

to Leicester (via A6)	15mins
to London (via M1)	2hr 45mins
to Birmingham (via M6, M69)	1hr
to Loughborough (via A6)	15mins
to Nottingham (via A46)	37mins



Airports

Birmingham (BHX)	50mins
East Midlands Airport (EMA)	24mins
London Luton (LTN)	1 hr 29mins
London Heathrow (LHR)	2hr 20mins
Manchester (MAN)	1 hr 52mins

Distances may vary from each site

LOCAL AMENITIES



Supermarkets

Sainsburys	4.6 miles away
Tesco Extra	5.1 miles away
ASDA	3.8 miles away

Hospital, A&E, Doctors

Leicester General Hospital	8.5 miles away
Charnwood Surgery	1.8 miles away
Alpine House Surgery	1.9 miles away
Greengate Medical Centre	1.7 miles away



Gyms & Leisure Centres

Fitness Factory Leicester	6.2 miles away
The Warehouse Gym	3.6 miles away
Pure Gym	5.6 miles away

Nurseries

Church View Nursery Leicester
Banana Moon Day Nursery
5 Star Club
High Hopes Day Nursery

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LOCAL SCHOOLS

Christ Church & Saint Peter's Cofe Primary School

3.7 miles away

Ofsted Good

Rothley Church of England Primary School

0.5 miles away

Ofsted Outstanding

The Cedars Academy

1.9 miles away

Ofsted Good

Sileby Redlands Community Primary School

3.7 miles away

Ofsted Good

Ratcliffe College

5.1 miles away

Independent

Loughborough Grammar School

6.3 miles away

Independent

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Broadnook Garden Village
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