



DAVIDSONS
HOMES

Your guide to



EST 2023

• BROADNOOK •

GARDEN VILLAGE

AN EXCEPTIONAL, PICTURESQUE NEW VILLAGE,
ROOTED IN TRADITION, WITH EXCELLENT
SCHOOLS AND SERVICES.

A PICTURE PERFECT PLACE TO CALL HOME.

Broadnook is a place to grow and flourish. Set against the fairytale backdrop of Charnwood and the National Forest, every tree-lined street, every traditionally built new home leads to a new story; a new way of life, with togetherness and community at its heart. This is where the perfect day, leads to the perfect night; where families of all generations are welcomed. So, if you're ready to live the dream lifestyle, we're ready to help you make it yours.



WHERE YOU KNOW YOU BELONG.

Broadnook is a village to put down roots. Its pretty high street is home to shops, cafés, a pub, and a GP surgery; its vibrant community hub runs a calendar of events and activities for you to take part in; and there are lush green spaces for you to walk, cycle, wander and dream.

You can even watch vintage steam trains roll by from the village's special viewing platform, or hop on board at nearby Rothley station. There's local theatre, too; and nearby heritage trails, golf and more. When you live in Broadnook Garden Village, you never have to venture far to find what you love.





ARTISAN FOOD & LOCAL BREWS.

The picturesque new high street sets the scene for Broadnook's eclectic mix of food and drink.

Shop locally sourced produce in the Farm Shop, essentials in the General Store, meet friends for coffee and cake in the café, or enjoy supper together with drinks at the pub.

Beyond Broadnook, there are other venues to try, like Michelin-starred farm-to-plate restaurant, John's House in Mountsorrel; the highly rated gastropub at former-cricketer Stewart Broad's Griffin in Swithland, or Rothley Fisheries for mouth-melting fish and chips. All are within 5 miles of the village.



A FAIRYTALE SETTING, FOR LIFE, REIMAGINED.

Welcome to a greener way of life. Not just in the sustainable homes we're building but in the nature that lies all around.

Up to 50% of Broadnook is open green space; it has parks to relax in, ponds to spot wildlife; there are allotments for growing; plus an amphitheatre and outdoor sports areas, too.

Located in the magical setting of Charnwood and the National Forest, it is also a gateway to inspiring local vistas including Bradgate Park, Beacon Hill, and Watermead Country Park.

It's a place to re-charge and re-connect. A place you'll feel proud to call home.

BRIGHT OPPORTUNITIES FOR INSPIRED LEARNING.

Life in Broadnook ignites imaginations and those with young families will benefit from the unique setting and a choice of highly rated primary and secondary schools.

A purpose built day care nursery and a primary school are being built on site, offering two-form entry and brand new facilities for little ones to learn in. There are other options, too, including Rothley Church of England Primary School (0.5 miles) and Christ Church & Saint Peter's CofE Primary School (3.7 miles).

For children aged 11-18 years, popular local schools include The Cedars Academy, Wreake Valley Academy, and Rawlins; all within 5 miles of home.



BEAUTIFULLY CONNECTED.

Part of Broadnook's charm lies in its prime Charnwood location. Served by excellent transport links, Broadnook blends seamless travel with an idyllic lifestyle.

Direct routes via the A6 and the M1 make light work of commuting to Leicester, Nottingham, and Derby. But if you prefer the train, Loughborough station is just 7.6 miles away, with connections to major local cities and journey times to London St Pancras of just over an hour.

Planning to hit pause and head abroad? East Midlands Airport is less than 15.5 miles away and operates flights to destinations right across Europe.





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Broadnook Garden Village
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