

Broadnook Garden Village

Broadnook







There's no place like home

Putting customers first

Building homes is what Amplus does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





Home is where love resides

Nestled to the south of Rothley and by the ancient woodland, Broadnook offers the warmth of a traditional village with all the convenience of contemporary living.

Designed for everyday living

At Broadnook, a home is just the beginning. Wide tree-lined avenues like Central Walk invite you to stroll past beautiful homes and welcoming local shops, leading directly into generous green parkland. Whether it's an early morning cycle, an after-school walk or a quiet coffee in a nearby café, life here is made to be lived outdoors as much as in.



Everything on your doorstep

From nurseries and schools to healthcare, cafés and community spaces, Broadnook has been designed to suit every stage of life. It's a place where young families grow, neighbours meet for a weekend walk and where community flourishes in shared space such as sports facilities and scenic routes through the countryside. With essential amenities close at hand, there's little need to travel far.

Well connected

Broadnook is perfectly positioned, with the A6 and A46 moments away, making commuting to nearby towns and cities effortless and offering the best of both worlds.

Whether you're putting down roots, raising a family, or simply seeking a better pace of life, Broadnook isn't just a place to live, it's a place to thrive.




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Development Plan



 Affordable rent

 Developers properties

2 bedroom homes

 The Coppice

3 bedroom homes

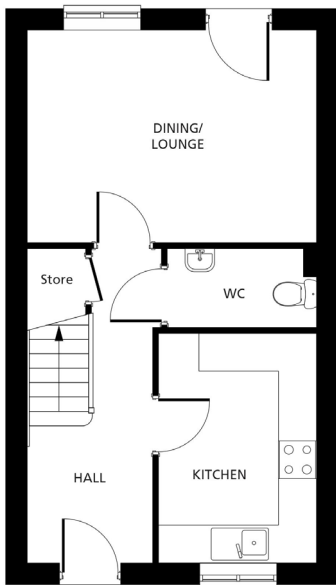
 The Spinney

This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.

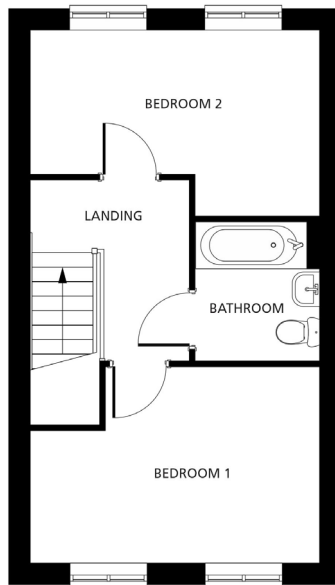


Plot 138 & 139

The Coppice



Ground Floor



First Floor

Kitchen
2.44m x 3.50m
8'0" x 11'5"

Dining/Lounge
4.45m x 3.28m
14'6" x 10'8"

Bedroom 1
4.45m x 3.03m
14'6" x 9'9"

Bedroom 2
4.45m x 2.87m
14'6" x 9'4"

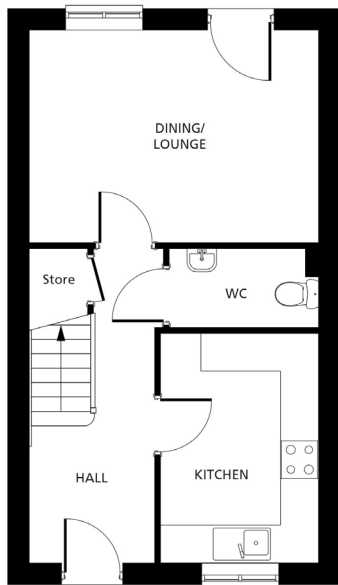
All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.

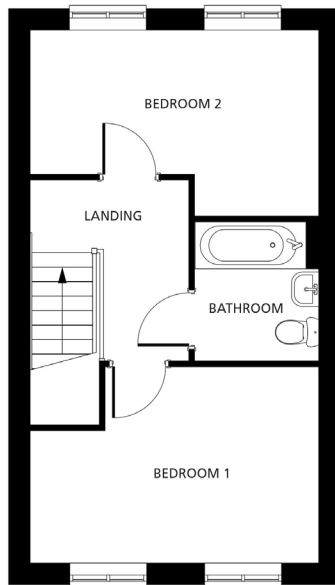


Plot 223 & 224

The Coppice



Ground Floor



First Floor

Kitchen
2.44m x 3.50m
8'0" x 11'5"

Dining/Lounge
4.45m x 3.28m
14'6" x 10'8"

Bedroom 1
4.45m x 3.03m
14'6" x 9'9"

Bedroom 2
4.45m x 2.87m
14'6" x 9'4"

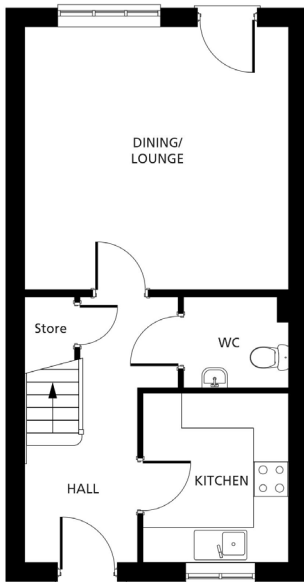
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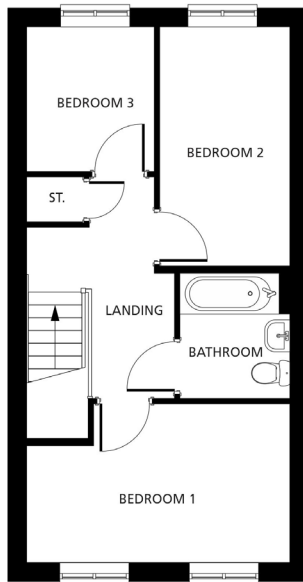


Plot 140 & 141

The Spinney



Ground Floor



First Floor

Kitchen
2.54m x 2.95m
8'3" x 9'8"

Dining/Lounge
4.58m x 4.56m
15'0" x 14'10"

Bedroom 1
4.58m x 2.76m
15'0" x 9'0"

Bedroom 2
2.29m x 4.15m
7'5" x 13'7"

Bedroom 3
2.23m x 2.51m
7'3" x 8'2"

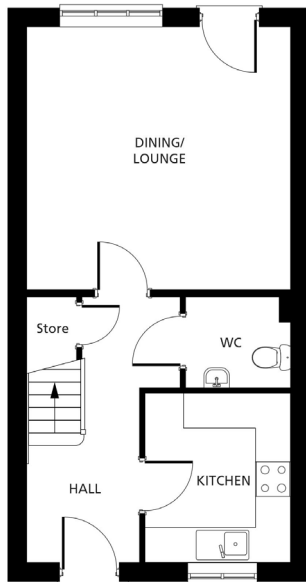
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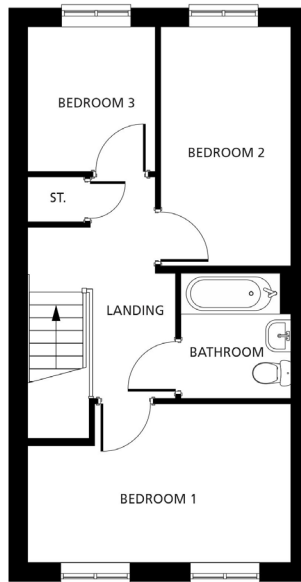


Plot 212

The Spinney



Ground Floor



First Floor

Kitchen
2.54m x 2.95m
8'3" x 9'8"

Dining/Lounge
4.58m x 4.56m
15'0" x 14'10"

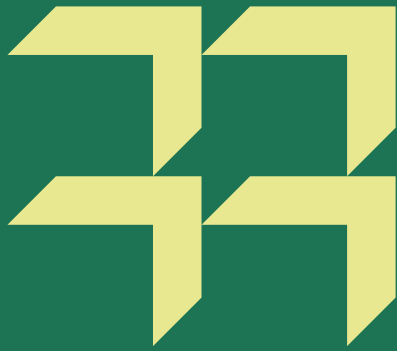
Bedroom 1
4.58m x 2.76m
15'0" x 9'0"

Bedroom 2
2.29m x 4.15m
7'5" x 13'7"

Bedroom 3
2.23m x 2.51m
7'3" x 8'2"

All dimensions are maximum sizes

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Our commitment to you

Before you move

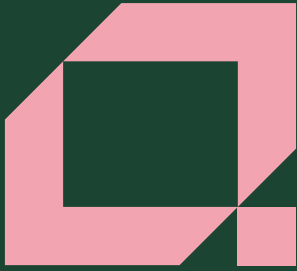
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.


We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or newhomessales@amplius.co.uk







For sales enquiries

Amplius, K2, Timbold Drive, Kents Hill,
Milton Keynes MK7 6BZ

 0345 601 9095

 newhomessales@amplius.co.uk

 amplius.co.uk

Further information relating to Amplius can be accessed via our
website: amplius.co.uk

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