



A superbly located select development of only ten 3 bedroom family homes



# Premium city living that's away from it all

Abbey Wharf is a one-of-a-kind place to call home. With a choice of 10 stunning three-bedroom homes, it perfectly combines the charm of a tranquil location with the convenience of being just a short stroll from the centre of Leicester.

Ideal for young professionals, families, and downsizers alike, these homes tick every box. Each property offers the very best in modern living, complete with energy-saving features for a greener lifestyle and lower energy bills.

What makes these homes truly desirable is their enviable location. Nestled in a welcoming neighbourhood with an urban village feel, Abbey Park is just across the road - a place to enjoy life at its most tranquil, listening to the wind in the trees and the River Soar flowing gently by all within view of the historic ruins of Leicester Abbey.

When you're ready for a change of pace, Leicester city centre is just a short stroll away, offering a vibrant mix of shops, dining, and culture. With homes designed for style, space, and quality, Abbey Wharf is the perfect choice for those seeking a relaxed lifestyle without missing out on the excitement of the city.

## It's all at Abbey Wharf

- Adjacent to the extensive grounds of Abbey Park
- Walking distance to Leicester's city centre and to the Golden Mile shopping district
- Energy-saving features for a greener home and lower bills
- Great range of local shops, eateries, bars and more
- Excellent choice of local schools and in walking distance to the Nuffield Gym and Asda Superstore
- Public transport and attractions on your doorstep.
- Proximity for M1 access as well as A46 to Nottingham and the A47 to Peterborough

## The natural choice for eco-friendly living

We're passionate about creating environmentally friendly, energy-efficient homes, and Abbey Wharf is no exception. Motion Homes are built using the latest construction techniques and eco-friendly features, helping to reduce both your carbon footprint and your energy bills - good news for the environment and your pocket.



### Solar panels

Your home comes equipped with the latest Solar PV panels, producing clean, renewable energy that helps reduce your bills while being better for the planet. Whether you're running appliances, charging your phone, or simply keeping the lights on, you'll be making the most of free energy every day.



### EV charging

Enjoy convenient and cost-effective charging. With the latest smart chargers, your car will always be ready to go, whether it's for the daily commute, a trip to the shops, or off for a day out.



### Low energy bulbs

These are the switched-on way to brighten your home and save energy.



### Improved insulation

Enjoy a warmer home while using less energy, thanks to high levels of insulation in the external walls and loft, as well as insulated beam-and-block flooring.



### Gas combi-boiler

These highly efficient, highly rated boilers provide hot water on demand and programmable central heating whenever you need it.



Motion Homes is part of Morro Partnerships and is committed to building homes and creating communities in which families and individuals can thrive.

Morro Partnerships has been building homes for over 35 years, specialising in brownfield regeneration and affordable housing, playing a key role in addressing the UK's housing crisis.

Over this time, we've developed strong, long-standing relationships with local suppliers and built capabilities across our office teams and tradespeople, enabling us to consistently deliver high-quality homes and vibrant communities.

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BY MORRO



Creating homes  
that move you

What makes a house a home?  
It's not bricks and mortar.  
Or that ideal location.  
It's the coming together of  
family and friends.  
Creating special moments  
that are cherished forever.

Motion Homes is proud to build homes of distinction across the West and East Midlands. Though our developments may differ, our vision remains the same – to create thriving communities through modern, high-quality homes that move you every day. By championing energy-efficient building techniques and environmentally friendly features, we aim to leave a lasting legacy.

**Pelham** Homes

Abbey Wharf is a joint venture development between Pelham Homes and Motion Homes. Home buyers may see evidence of this on site and also in the contract pack to purchase homes.

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# Abbey Wharf Specification



## Making your home your own

We have a range of options to help you personalise your new home such as an integrated dishwasher or an integrated fridge freezer, your bathroom shower enhanced to full height with additional tiling and shower screen or maybe adding turfing and extra paving to your new garden. These will be build stage specific so it's worth asking our Sales Adviser about which homes may offer you this opportunity.



motionhomes.co.uk

## Kitchens

- Fully fitted kitchen by Symphony
- Square edged 40mm laminate worktops with matching upstand
- Soft close doors
- Combi boiler within wall unit\*
- Composite 1.5 bowl inset sink
- Single lever sink mixer tap
- Stainless steel 60cm 4 ring gas hob
- Stainless steel splashback behind hob
- Combination oven and grill to 2 and 3 bed homes\*
- Chimney style 60cm extractor hood
- Space and plumbing for a washing machine
- Removable unit for a future integrated dishwasher
- Space for a 60cm fridge freezer

## Bathrooms, En-suite and WC

- Roca white sanitary ware including bath, wc and basins
- Hansgrohe single stem basin mixer tap
- Hans Grohe bath mixer shower with riser bar and glass screen
- Porcelanosa high level tiling to bath and splash tiles to basin

## Electrical

- Pendant light fittings to rooms
- Downlighters in white to kitchens, bathrooms and en suites
- Extractor fans to bathrooms and en-suites
- Switch plates and sockets in white – USB socket to key locations
- Electric shower to en-suites
- External lights to front and rear entrances
- Solar panels provided to all home styles\*
- EV charging points for electric vehicles\*
- TV and BT points to living room-additional BT point to store\*
- Low energy lighting
- Electric shaver socket in bathroom and en-suite
- Alarm spur for future alarm system

## Security

- Multi point locking front and rear doors
- Smoke detectors

## Finishes

- Panelled style doors in white
- White emulsion finished walls and ceilings
- White satin finish to window sills, staircase, skirting and architraves
- Contemporary profile skirting and architraves
- Interior door furniture in satin finish

## Heating

- Gas central heating with Nest Smart wireless controller
- White finished radiators
- Chrome finish heated towel radiators to bathrooms and en-suites

## General

- Front gardens turfed and planted subject to plot design
- Rear gardens left unturfed ready for your own design scheme
- Paving to property perimeter and rear garden -design varies by homestyle
- Timber fencing or brick wall enclosing the rear garden with gate-dependant on plot location
- Grey PVCu windows and doors
- Outdoor tap to rear gardens where applicable

\* Where design permits

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### Please Note:

Specification may vary for reasons such as our policy of continuous improvement, availability of materials or other circumstances beyond our control.



# Site Plan

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# Site Plan

3 bedroom homes

## Block A

Plots: 01, 02 & 03

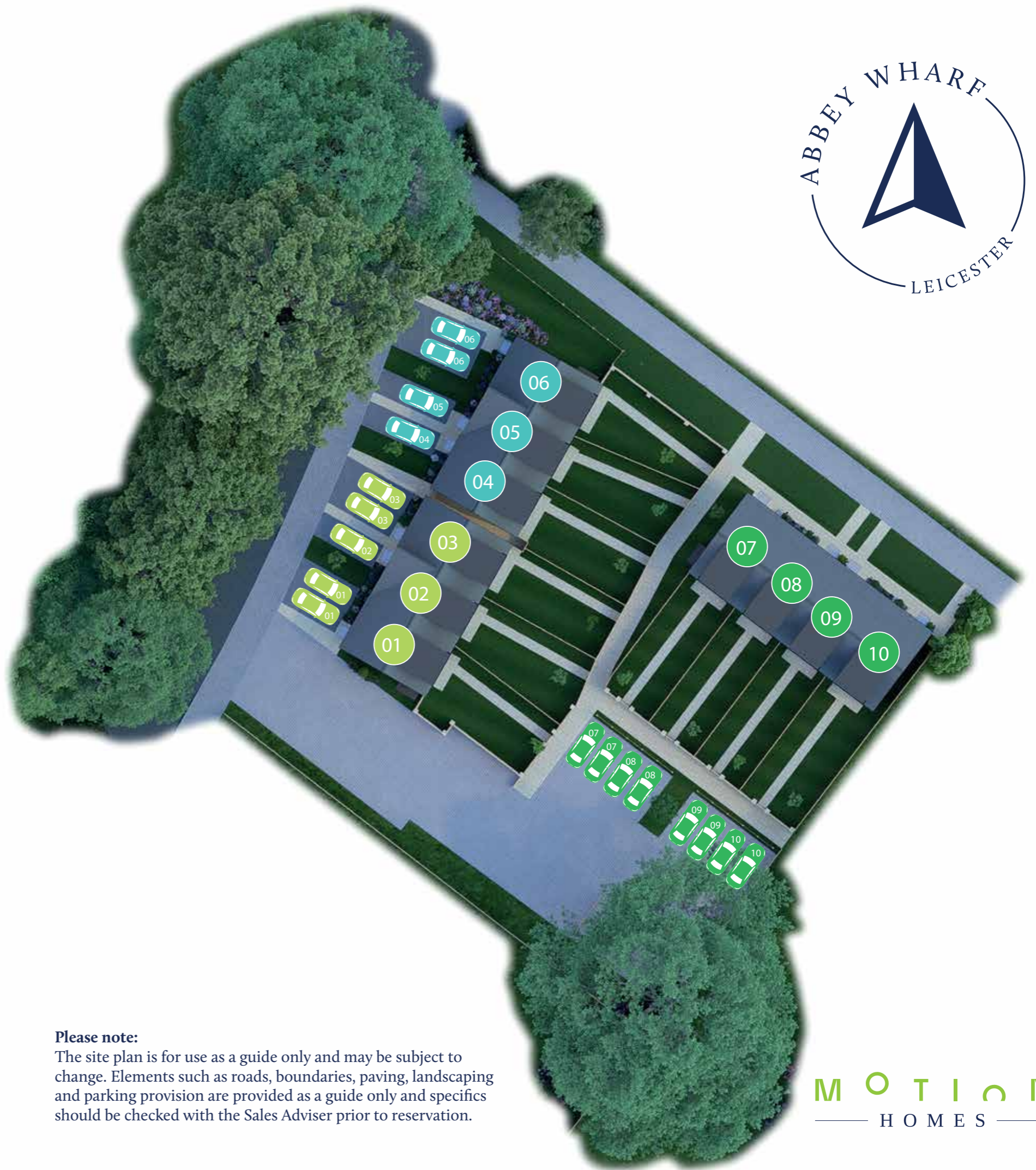
## Block B

Plots: 04, 05 & 06

## Block C

Plots: 07, 08, 09 & 10

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**Please note:**

The site plan is for use as a guide only and may be subject to change. Elements such as roads, boundaries, paving, landscaping and parking provision are provided as a guide only and specifics should be checked with the Sales Adviser prior to reservation.

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# The Lime

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# The Lime

3 bedroom homes

## Ground Floor

- 1 Kitchen / Dining 5085mm x 3010mm 16'6" x 9'8"
- 2 WC 1900mm x 1450mm 6'2" x 4'7"
- 3 Living Room 3980mm x 3870mm 13'0" x 12'6"

## First Floor

- 4 Bedroom 2 5085mm x 3010mm 16'6" x 9'8"
- 5 Bathroom 1900mm x 2150mm 6'2" x 7'0"
- 6 Bedroom 3 2795mm x 3870mm 9'1" x 12'6"

## Second Floor

- 7 Bedroom 1 2600mm x 5205mm 8'5" x 17'0"
- 8 En-Suite 1900mm x 2345mm 6'2" x 7'6"

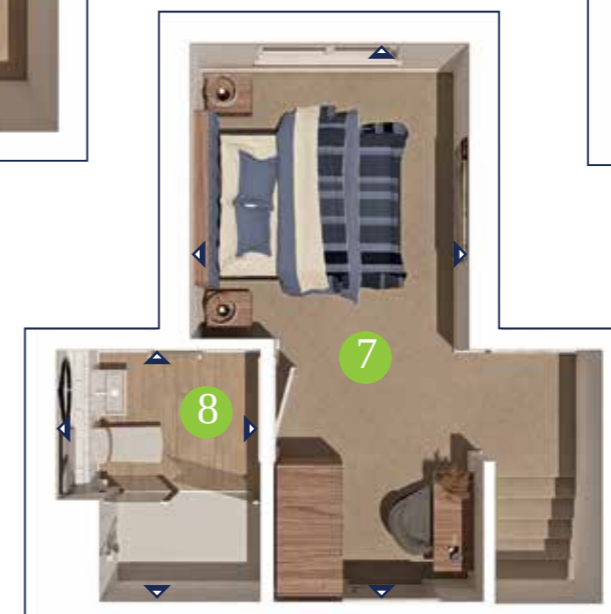
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Ground Floor



First Floor



Second Floor

▶ Longest measurement taken

**Please note:**

Please note that these floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plans, please speak to your dedicated Sales Adviser. All dimensions are + or -50mm and floor plans are not shown to scale. The computer generated image is for illustrative purposes only and is not an accurate representation of each property. There will be variances dependent on the site.



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## Commuting couldn't be easier

Whether for work or leisure, travel is effortless when you live at Abbey Wharf. If you work in Leicester, you can leave the car at home and reach the city centre on foot in under half an hour. For journeys further afield, the M1 is around a 15-minute drive away, or you can catch a train from Leicester Station. With regular services nationwide, you can be in Birmingham New Street in under 50 minutes and London St Pancras in just over an hour. And for local trips, a wide choice of bus routes run in and out of the city centre.

## Find us

Abbey Meadows is located on Wolsey Island close to the city centre and is accessed from Abbey park Road and can be identified on approach by the industrial heritage preserved Wolsey hosiery company chimney.

## Abbey Wharf, Abbey Meadows, Leicester, LE4 5FU

### Please note:

Please note that all distances shown on this map are approximate and for illustrative purposes only. For further information, please speak to your Sales Advisor.

Revision 2 at May 2026

All enquiries call

0116 262 0022

**Connells**

or email

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MOTION HOMES **Pelham** Homes

Abbey Wharf is a joint development between Pelham Homes and Motion Homes.

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