



BROADMAYNE

BASILDON

Two and three-bedroom homes for Private Sale



Welcome to Broadmayne

Find your place to thrive at Broadmayne, an exciting new community in Basildon featuring 18 brand new two and three-bedroom homes. Thoughtfully crafted for modern living, these homes offer the space, comfort, and quality you need to make your next move with confidence.

Ideally positioned for effortless everyday living, Broadmayne places you moments from excellent local amenities, schools and tranquil green spaces, while direct rail links keep London within easy reach.

Whether you're taking your first step onto the property ladder or seeking the perfect new family home, Broadmayne invites you to become part of a welcoming, well-connected community in the heart of South Essex.



Where every detail fits your lifestyle

Every detail at Broadmayne has been designed with you in mind. Stylish, practical and built to last, these two and three-bedroom homes come with private gardens and allocated parking with electric vehicle charging points, making life easier, greener, and more enjoyable.

Spacious layouts go beyond national standards, giving you room to live, work and relax. Modern kitchens, durable flooring and cosy carpets make every home ready to move into and enjoy from day one.

More than just houses, Broadmayne is a welcoming community. Set in a peaceful spot yet just minutes from Basildon's Festival Leisure Park, Sporting Village, town centre and fast rail links into London, it offers the perfect balance of calm, convenience and connection.

Broadmayne - your home, your future.





Your destination for living, dining and leisure



Festival Leisure Park

Basildon is a lively town with something for everyone. Eastgate Shopping Centre offers over 90 high-street favourites, including Primark, New Look, Holland & Barrett, and HMV, plus plenty of coffee shops to take a break. For a more distinctive experience, explore the town centre's independent shops or the bustling Pitsea Market, where more than 80 stalls showcase fresh produce, fashion, and unique vintage finds.

From casual coffee stops to lively nights out, Basildon has something for every mood. Enjoy a wide variety of dining options, from popular restaurants at Festival Leisure Park to scenic waterfront meals at The Quays. For evenings out, enjoy classic pub dining at The Beehive, cocktails delivered to your door from The Prim & Proper, or a wide selection of cuisines from local favourites including Eyna, Orleto Lounge and The Coriander.

Whether you're grabbing brunch with friends, enjoying a relaxed dinner, or discovering hidden culinary gems, Basildon blends convenience, variety, and atmosphere, making it the perfect backdrop to everyday life.

Life at Broadmayne puts everything within easy reach, whether it's shopping, dining, or catching up with friends.

From relaxed evenings out to weekend shopping trips, Basildon offers the perfect mix of convenience and choice, all just minutes from your door.



Festival Leisure Park



Move, play, thrive



If staying active is part of your lifestyle, Broadmayne places you close to some of Basildon's best sports and leisure facilities. Just a short distance away, Eversley Leisure Centre offers a wide range of activities to support health and wellbeing, including group fitness classes, a 25-metre, four-lane swimming pool, and a floodlit 3G artificial football pitch.

For even more choice, the recently refurbished Basildon Sporting Village (2025) is a state-of-the-art venue featuring an Olympic-size swimming pool, a 12-station gym, an eight-court sports hall, an indoor climbing wall, a 400m running track, and extensive athletics facilities.

Outdoor enthusiasts are also well catered for: Festival Wakeboard and Aqua Park offers water-based fun with inflatable trampolines and slides, while golf lovers can enjoy nearby clubs such as Basildon Golf Course, host of the PGA East Anglian Open, Langdon Hills Golf & Country Club with its scenic 27-hole course, and The Burstead Golf Club with an 18-hole course, driving range, and putting green.

From swimming and climbing to golf, group fitness, and community sports, Basildon offers something for everyone all just minutes from your doorstep at Broadmayne.



Festival Wakeboard Park



Basildon Sporting Village



Where fun and family come together

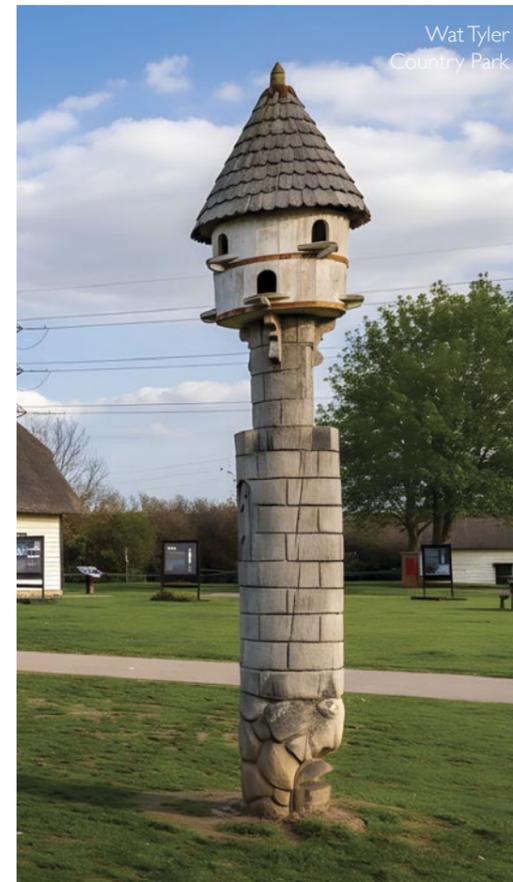
With so many outdoor spaces, entertainment venues and cultural experiences nearby, Broadmayne offers the perfect setting for creating lasting family memories.



Gloucester Park



Wat Tyler Marina



Wat Tyler Country Park

Discover Broadmayne, a community designed for modern family living, surrounded by leisure opportunities and beautiful outdoor spaces. Ideally located near Basildon's most-loved attractions, it's the perfect base for memorable family days out.

Step outside and enjoy Gloucester Park, a scenic green space with walking routes, fishing lakes and nearby Basildon Sporting Village. For even more outdoor adventures, explore Wat Tyler Country Park, offering 125 acres of country walks, wildlife spotting and a children's adventure play area. Nature enthusiasts will also love the Langdon Nature Discovery Centre, Essex Wildlife Trust's largest inland nature reserve, featuring the ever-popular Peter Rabbit Woodland Trail.

When it comes to family entertainment, Basildon delivers variety. Catch the latest blockbusters at Vue Cinema or Cineworld, including IMAX 3D experiences. For fun-filled evenings, the Hollywood Bowl offers 26 ten-pin bowling lanes, an American-style diner, and a lively bar. Go-Karting Basildon provides multi-level tracks with petrol go-karts, perfect for family sessions. Meanwhile, the Towngate Theatre presents an exciting programme of drama, musicals, comedy, concerts and an annual pantomime.

Basildon's family-friendly appeal is set to grow further. Over £16 million in council funding has been secured to improve infrastructure, developing new community facilities and enhancing leisure and recreational spaces across the town.



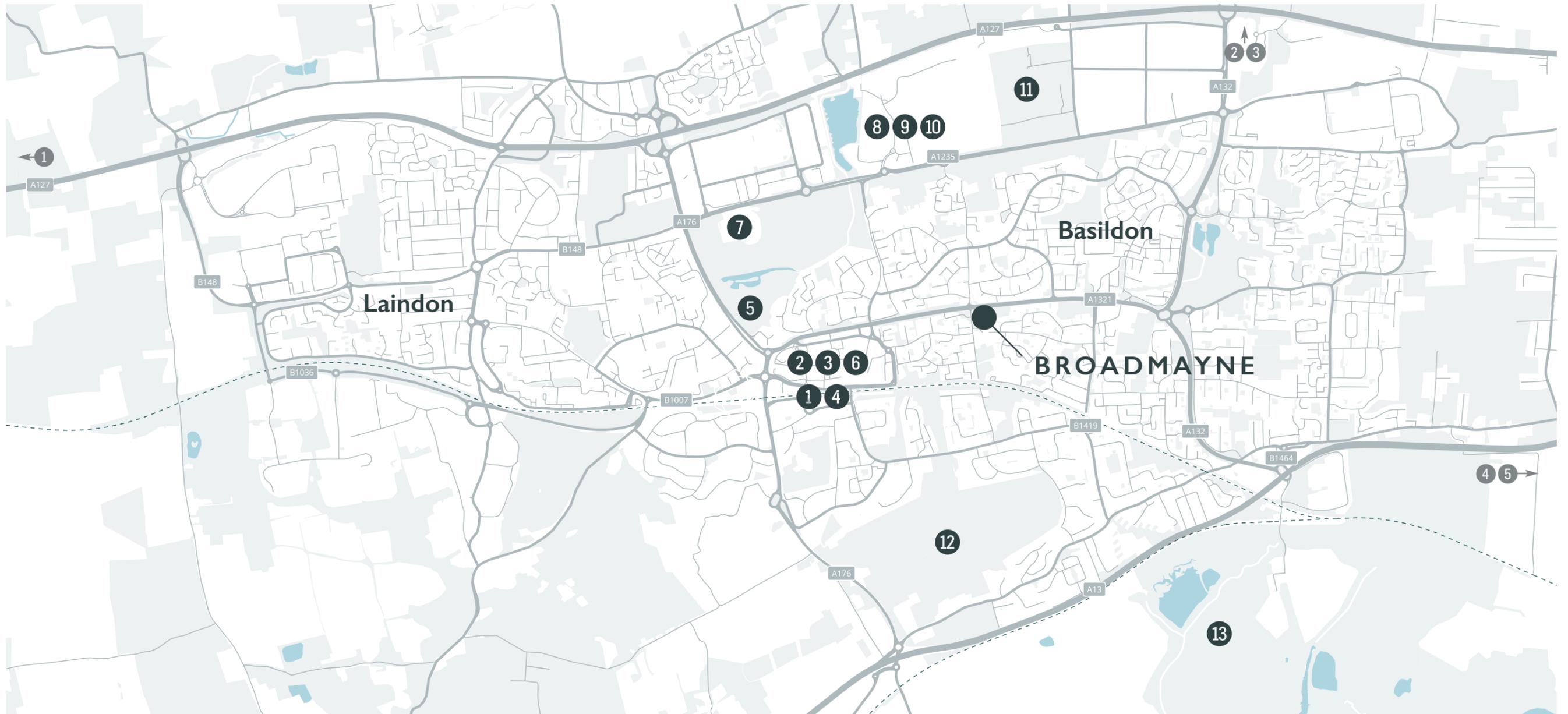
Fenchurch Street Station: 34 mins
Oxford Circus: 53 mins
Canary Wharf DLR: 46 mins

London in 34 minutes

Basildon, Essex

Whether commuting or enjoying a day out, London is within easy reach. From Broadmayne, Basildon rail station is just a short walk, with regular trains whisking you to Fenchurch Street in just 34 minutes.

From Fenchurch Street, the city is at your fingertips. Connect to the Circle and District lines at Tower Hill Underground Station or hop on the Docklands Light Railway at Tower Gateway DLR Station. With single tickets to Fenchurch Street starting from under £8, you can experience all that London has to offer without the cost of living in the capital.



But it's not all about London

Broadmayne has everything on the doorstep

By foot

- 1 Basildon Train Station 20 mins
- 2 Towngate Theatre 19 mins
- 3 Basildon Town Centre 15 mins
- 4 Basildon Bus Station 18 mins
- 5 Gloucester Park 18 mins
- 6 Vue Cinema 15 mins
- 7 Basildon Sporting Village 35 mins

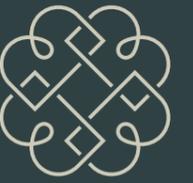
By car

- 8 Festival Leisure Park 13 mins
- 9 David Lloyd Gym 11 mins
- 10 Better Gym 111 mins
- 11 Basildon Sports Club 10 mins
- 12 Basildon Golf Course 6 mins
- 13 Wat Tyler 8 mins

By car

- 1 Brentwood 20 min
- 2 Chelmsford 30 min
- 3 Hanningfield Reservoir 30 min
- 4 London Southend Airport 33 min
- 5 Southend-on-Sea 37 min

Timings are taken from google maps



Your perfect place to belong

At Broadmayne, discover a range of beautifully designed two and three-bedroom homes, perfectly balancing comfort and style. Each home is crafted to the highest modern standards, featuring premium finishes and sustainable construction.

More than just a place to live, Broadmayne is a community where neighbours connect, families flourish, and you'll feel proud to call home.



Kitchen

Gallery Premium Symphony kitchen cabinets and doors in gloss dusk grey

White Cosentino Quartz work surfaces and upstand

Carron Phoenix sink with chrome single lever tap

Electrolux single oven

Electrolux ceramic hob

Electrolux Canopy extractor

Electrolux Integrated fridge/freezer

Electrolux Integrated dishwasher

Electrolux Integrated washer dryer machine



Bathroom and WC

Ideal Standard bath with white gloss bath panel

Ideal Standard glass square top two panel bath screen

Ideal Standard Thermostatic bath/shower mixer

Ideal Standard white integrated basin and pedestal with Ideal Standard mixer

Ideal Standard close-coupled dual flush cistern and soft close toilet seat

Interior Finishes

Brilliant white matt paint to ceiling, walls and doors

600 X 600mm Nicholls & Clarke bone floor tiles to bathroom and WC

300 X 600mm Nicholls & Clarke bone wall tiles to bathroom and WC

Cottage style vertical panel internal doors

Carlisle Brass polished chrome & satin nickel hardware to doors

Laminate Miami oak effect vinyl tile flooring to kitchen, living, dining and hallway

New Elford buff carpet throughout bedrooms, stairs and landing



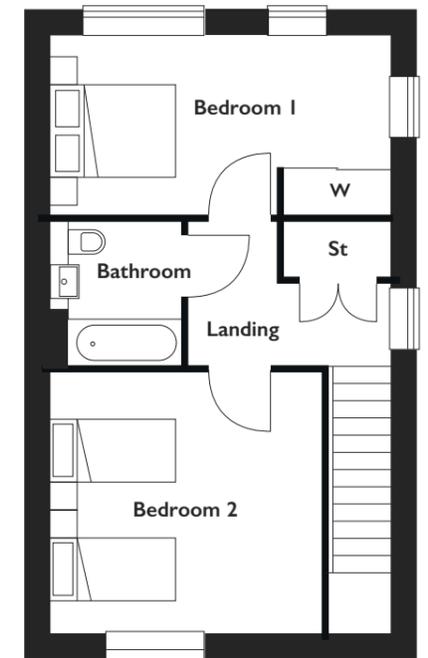
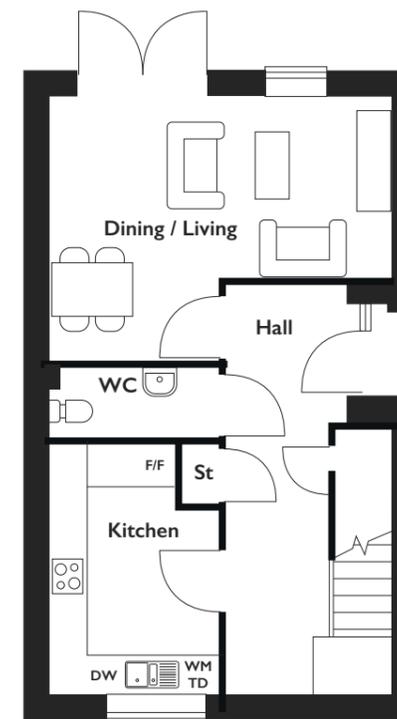
The Tulip

Two bedroom
end-terrace home

Internal area: 86.11m² / 926.87ft²



For illustrative purposes only



Plots 16 & 25 (Plot 25 has opposite handing to the illustration shown)

Living Room
4.9m x 5m
16'10" x 16'40"

Kitchen/ Dining
2.9m x 3.7m
9'51" x 12'14"

Bedroom 1
4.9m x 2.9m
16'10" x 9'51"

Bedroom 2
3.9m x 4m
12'80" x 13'12"

Key: **F/F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

House layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 10% tolerance. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling heights may vary within select apartments. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

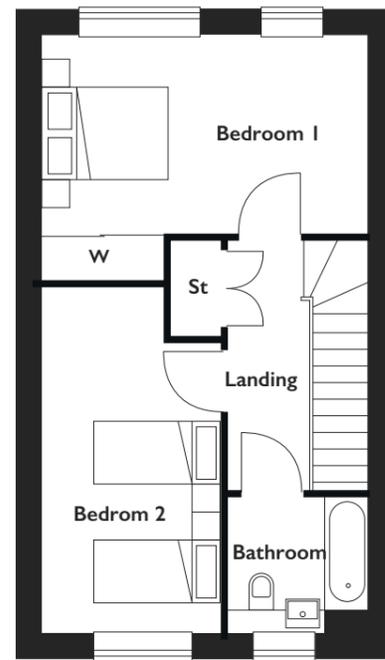
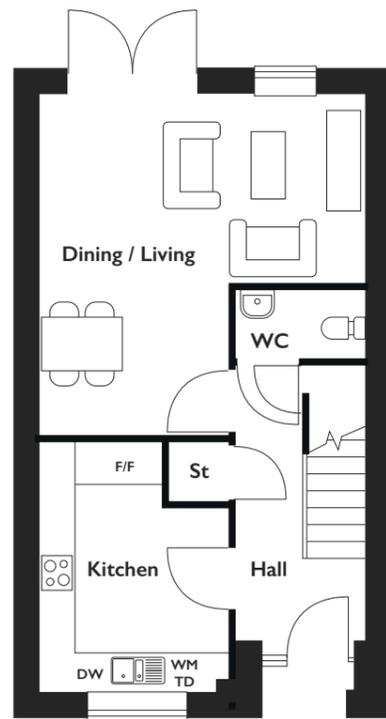
The Dafodil

Two bedroom terrace home

Internal area: 85.87m² / 924.29ft²



For illustrative purposes only



Plots 17, 18, 19 & 20

Living Room
4.9m x 5m
16'10" x 16'40"

Kitchen/ Dining
2.9m x 3.7m
9'51" x 12'14"

Bedroom 1
4.9m x 2.9m
16'10" x 9'51"

Bedroom 2
2.7m x 5.1m
8'86" x 16'73"

Key: **F/F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

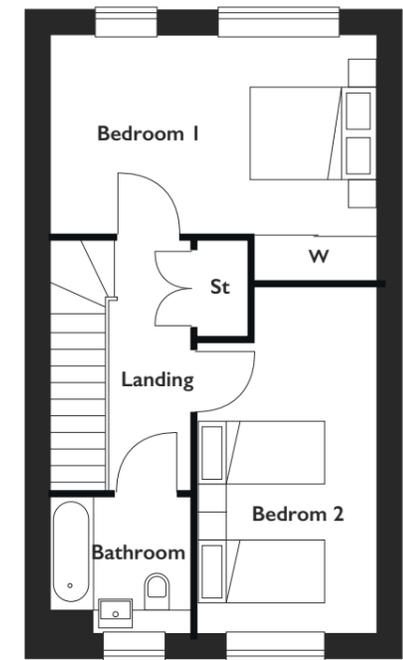
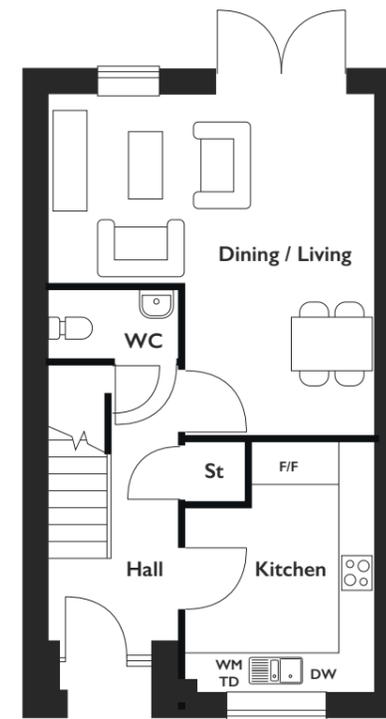
The Crocus

Two bedroom terrace home

Internal area: 86.14m² / 927.19ft²



For illustrative purposes only



Plots 21, 22, 23 & 24

Living Room
5.1m x 3.9m
16'73" x 12'80"

Kitchen/ Dining
2.6m x 3.7m
8'53" x 12'14"

Bedroom 1
5.1m x 2.7m
16'73" x 8'86"

Bedroom 2
4m x 3.9m
13'12" x 12'80"

Key: **F/F** Fridge Freezer **DW** Dishwasher
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The Lily

Three bedroom terrace home

Internal area: 100.3m² / 1079.61ft²



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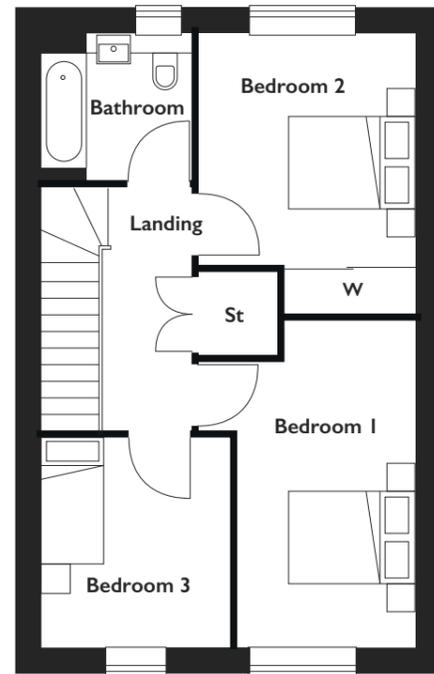
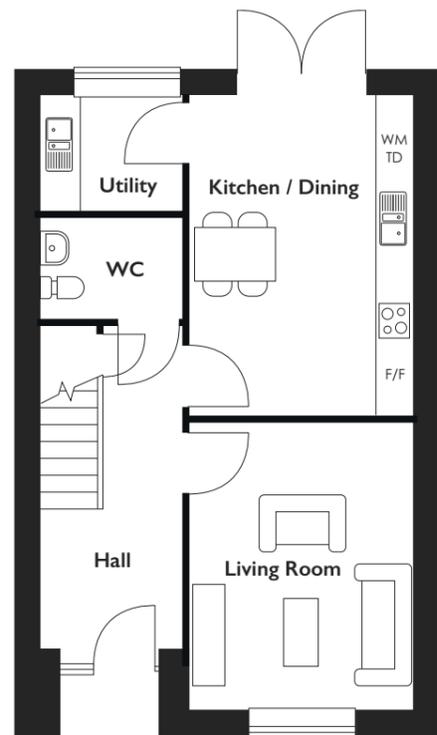
The Clover

Two bedroom terrace home

Internal area: 88.52m² / 952.81ft²



For illustrative purposes only



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WM Washing Machine **W** Wardrobe **St** Storage

Plots 26, 27, 28 & 29

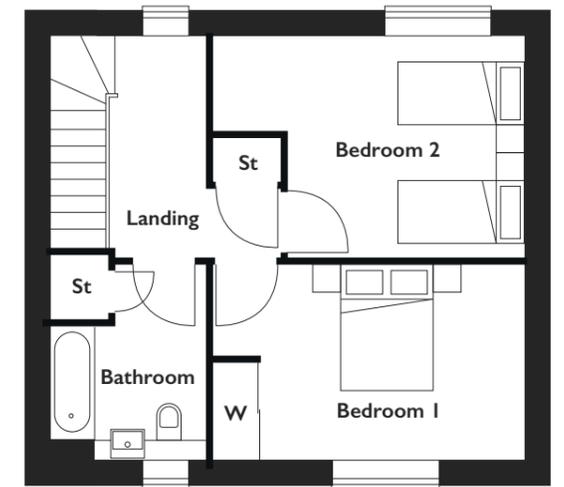
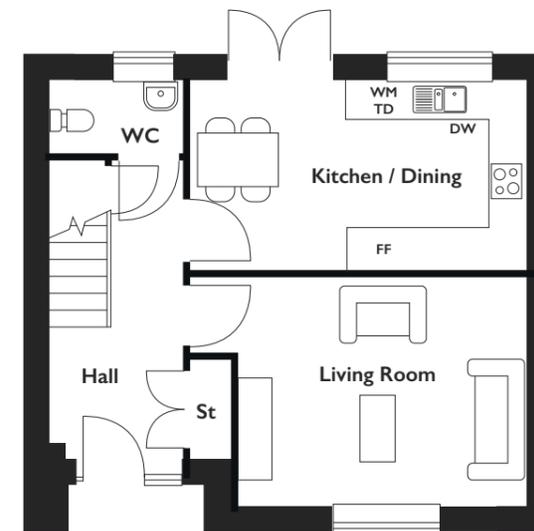
Living Room
3.3m x 4.2m
10'83" x 13'78"

Kitchen/ Dining
3.3m x 4.7m
10'83" x 15'42"

Bedroom 1
2.6m x 4.8m
8'53" x 15'75"

Bedroom 2
3.3m x 3.4m
10'83" x 11'15"

Bedroom 3
2.8m x 3.2m
9'20" x 10'60"



Key: **F/F** Fridge Freezer **DW** Dishwasher
WM Washing Machine **W** Wardrobe **St** Storage

Plots 30, 31, 32 & 33

Living Room:
4.9m x 5m
16'10" x 16'40"

Kitchen/ Dining:
2.9m x 3.7m
9'51" x 12'14"

Bedroom 1
4.9m x 2.9m
16'10" x 9'51"

Bedroom 2
2.7m x 5.1m
8'86" x 16'73"

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Ribbon cutting at the launch of Ghyllgrove Place

About Sempra Homes

Sempra Homes offers something for everyone, from singles and couples looking to buy their first home, to families looking for that much-needed extra space, as well as those looking to downsize and enjoy their retirement with the comforts and security that new build homes offer.

As a buyer of a Sempra home you will have peace of mind, in the knowledge that Sempra Homes has a vested interest in the future of the local environment.

We put our customers first

When it comes to after-sales, we take ongoing customer satisfaction very seriously and are committed to maintaining our homes to the exacting standards that our buyers expect of us - for years to come.



building a brighter future...





Find us on   
www.semprahomes.co.uk