

VERDANT RISE

ASHTON GREEN

A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



TILIA
HOMES

Welcome to Verdant Rise

This collection of two, three, four & five bedroom homes is located on the northern outskirts of Leicester, perfectly placed to enjoy both the city centre and also the spectacular surrounding countryside. Verdant Rise offers convenient access to nearby amenities including supermarkets, a doctors' surgery, shopping centres and schools. You really are spoilt for choice.



Education

Verdant Rise benefits from a great selection of schools, colleges and universities all within easy reach.

Glebelands Primary School

Located less than half a mile away, this community primary school is set within spacious grounds and strives to offer a rich learning environment both in and out of the classroom.

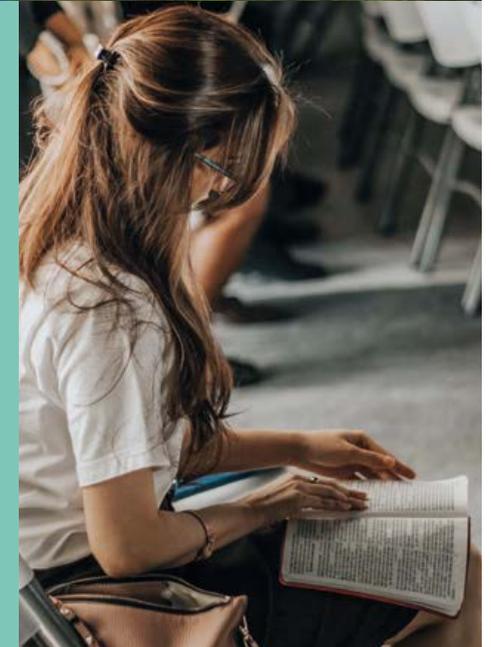
Babington Academy

A mixed secondary school that can be found two miles away in nearby Beaumont Leys and is the lead school in the Learning Without Limits Academy Trust.

Leicester College

With over 20,000 students, Leicester College is the city's leading provider of post-16 learning, offering a wide range of technical and vocational training and qualifications.

Although the schools listed above are nearby, we cannot guarantee admission.





Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

15
min

Leicester City Centre
4.8 miles

18
min

Loughborough
10 miles

40
min

Coventry
30.2 miles



Destinations by train
Leicester Train Station

30
min

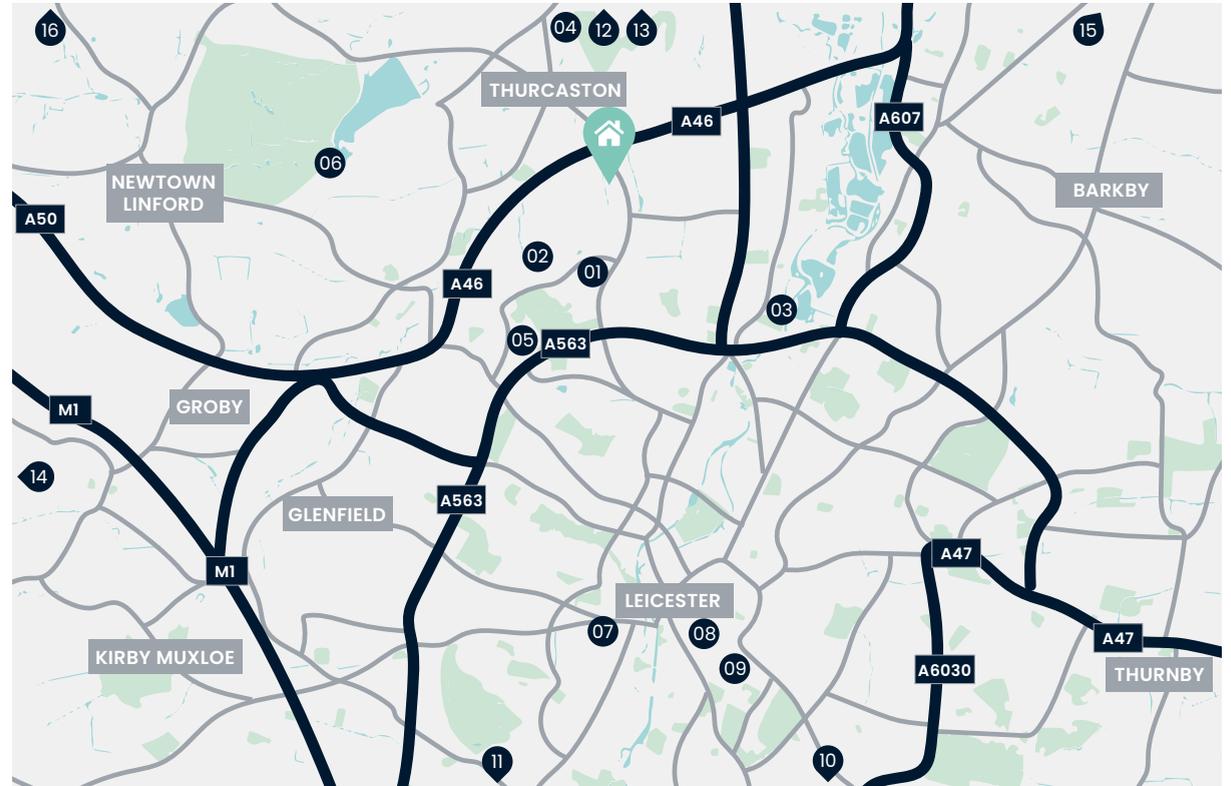
Nottingham

55
min

Birmingham

1 **8**
hr min

London St Pancras



Your nearest transport links



Leicester
Train Station



M1



Birmingham
Airport

Up to 2 Miles

01. Bradgate Bakery
02. Heatherbrook Surgery
03. Watermead Country Park
04. Great Central Railway - Rothley Station

Up to 5 Miles

05. Leicester Leys Leisure Centre
06. Bradgate Park
07. Tesco Superstore
08. Leicester City Centre

Up to 10 Miles

09. Attenborough Arts Centre
10. Leicester Racecourse
11. Aylestone Meadows
12. Loughborough

Up to 25 Miles

13. Nottingham City Centre
14. Twycross Zoo
15. Belvoir Castle
16. Conkers Outdoor Adventure Park

VERDANT RISE

ASHTON GREEN

Verdant Rise has a fantastic selection of two, three, four and five bedroom homes located close to both Leicester city centre and the spectacular surrounding countryside.

2 Bedroom Homes/ Apartments

- The Buxton
- The Pemberton
- Gateway Apartments

3 Bedroom Homes

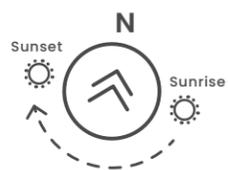
- The Holmewood
- The Maywood
- The Oakwood
- The Redwood V1
- The Redwood V2

4 Bedroom Homes

- The Birchwood
- The Lindford
- The Medford
- The Stamford

5 Bedroom Homes

- The Charlesworth
- The Hemsworth



- | | |
|---|------------------------------------|
| ● - Affordable Homes | LEAP - Local Equipped Area of Play |
| ● - Private Rental Homes | ⊠ - Shed |
| ● - Shared Ownership Homes | SS - Sub Station |
| BS - Bin Store | V - Visitor Parking |
| CS - Cycle Store | |

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. February 2026.

The Buxton

2 Bedroom Home



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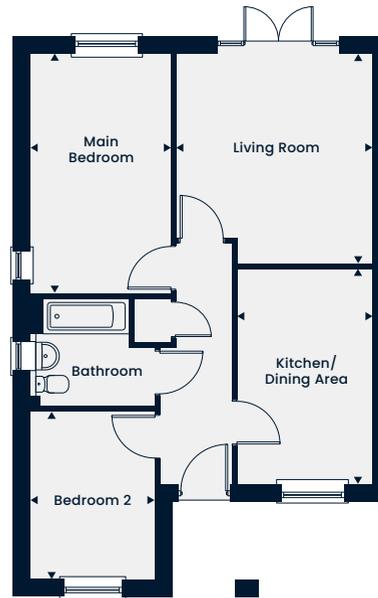


The Buxton

2 Bedroom Home

Total Area 674 sq. ft.

A charming two bedroom bungalow featuring a modern kitchen/dining area, a separate living room and two good-sized bedrooms with easy access to the family bathroom.



Ground Floor

Kitchen/Dining Area	4.26m x 2.66m 14'0" x 8'9"
Living Room	4.15m x 3.86m 13'8" x 12'8"
Main Bedroom	4.75m x 2.75m 15'7" x 9'1"
Bedroom 2	3.31m x 2.43m 10'11" x 8'0"

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. February 2026.



The Pemberton

2 Bedroom Home



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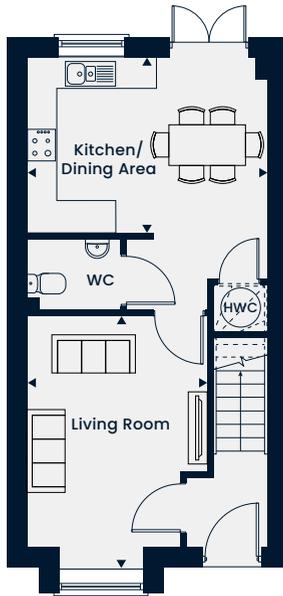


The Pemberton

2 Bedroom Home

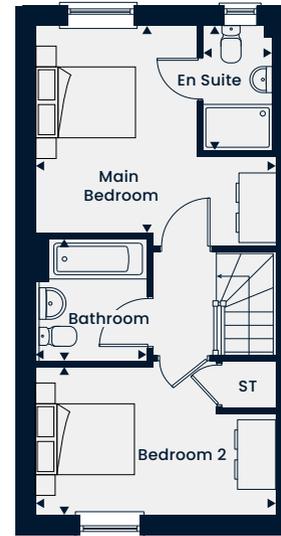
Total Area 776 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.12m x 3.06m 13'6" x 10'0"
Living Room	4.41m x 3.11m 14'5" x 10'2"



First Floor

Main Bedroom	4.12m x 3.62m 13'6" x 11'10"
En Suite	2.16m x 1.20m 7'1" x 3'11"
Bedroom 2	4.12m x 2.56m 13'6" x 8'4"
Bathroom	2.15m x 1.92m 7'0" x 6'3"

WC – Cloakroom

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The Oakwood

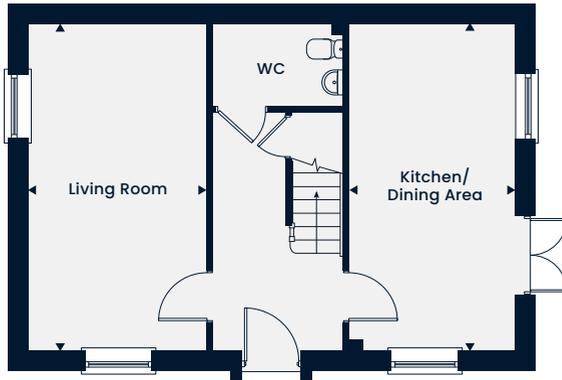
3 Bedroom Home



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A modern three bedroom home with a spacious living room and a large open-plan kitchen/dining area with double doors leading out to the garden. Upstairs there is the main bedroom which benefits from an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.72m x 2.86m 18'9" x 9'4"
Living Room	5.72m x 3.08m 18'9" x 10'1"



First Floor

Main Bedroom	4.40m x 2.86m 14'5" x 9'4"
En Suite	2.86m x 1.19m 9'4" x 3'10"
Bedroom 2	3.33m x 3.29m 10'11" x 10'9"
Bedroom 3	3.33m x 2.31m 10'11" x 7'6"
Bathroom	2.15m x 1.87m 7'0" x 6'1"

WC – Cloakroom

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The Maywood

3 Bedroom Home



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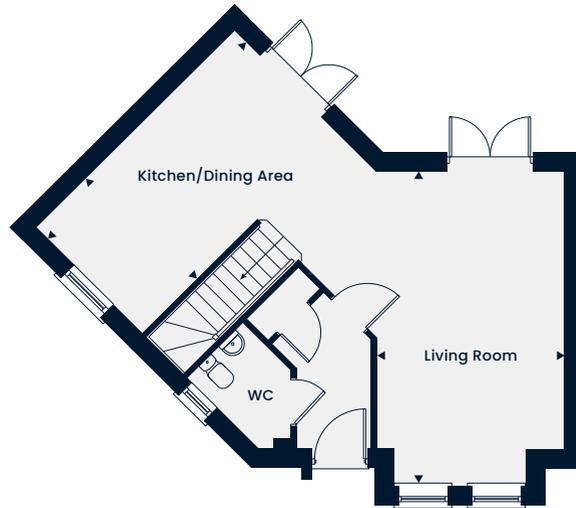


The Maywood

3 Bedroom Home

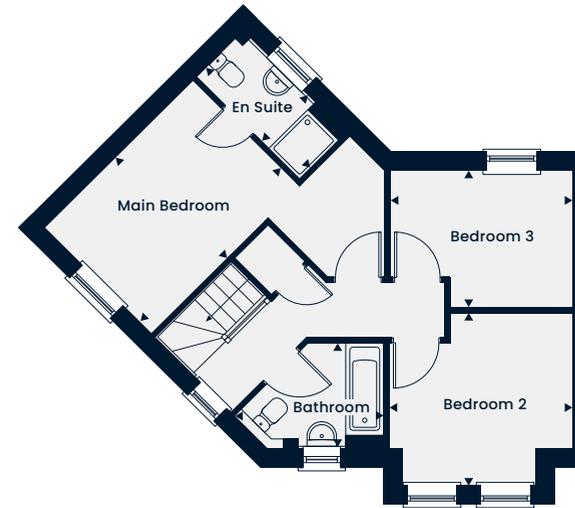
Total Area 1,072 sq. ft.

A delightful three bedroom home which benefits from an open-plan kitchen/dining area and living room, both areas have double doors leading out to the garden. On the first floor there is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



Ground Floor

Kitchen/Dining Area	5.13m x 2.76m 16'10" x 9'0"
Living Room	5.81m x 3.41m 19'0" x 11'2"



First Floor

Main Bedroom	3.84m x 2.76m 12'7" x 9'0"
En Suite	2.65m x 1.15m 8'8" x 3'9"
Bedroom 2	3.36m x 3.19m 11'3" x 10'5"
Bedroom 3	3.33m x 2.52m 10'11" x 8'3"
Bathroom	2.73m x 1.90m 8'11" x 6'2"

WC – Cloakroom

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The Holmewood

3 Bedroom Home



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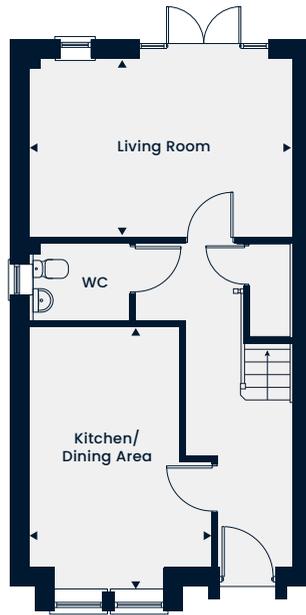


The Holmewood

3 Bedroom Home

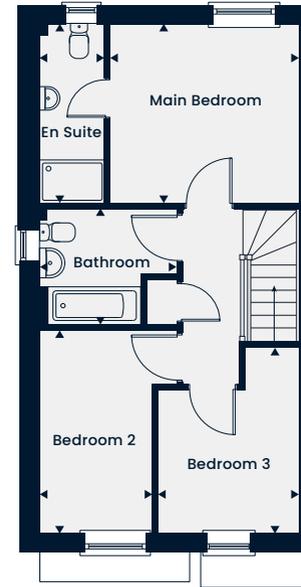
Total Area 997 sq. ft.

The Holmewood is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden and an open-plan kitchen/dining area complete the ground floor. Upstairs there is the main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.88m x 3.33m 16'0" x 10'11"
Living Room	4.79m x 3.15m 15'8" x 10'4"



First Floor

Main Bedroom	3.45m x 3.31m 11'4" x 10'10"
En Suite	3.31m x 1.20m 10'10" x 3'11"
Bedroom 2	3.75m x 2.13m 12'3" x 7'0"
Bedroom 3	3.46m x 2.57m 11'4" x 8'5"
Bathroom	2.52m x 2.15m 8'3" x 7'0"

WC – Cloakroom

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The Redwood V2

3 Bedroom Home



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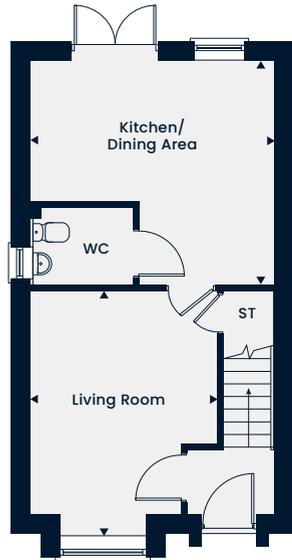


The Redwood V2

3 Bedroom Home

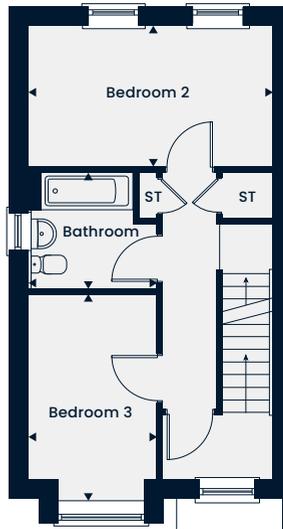
Total Area 1,195 sq. ft.

A modern three bedroom home set over three floors with a spacious living room leading through to the kitchen/dining area on the ground floor with double doors leading out to the garden. The first floor offers two good-sized bedrooms and a family bathroom. The top floor features galleried ceilings, the main bedroom, en suite and dressing room.



Ground Floor

Kitchen/Dining Area
4.46m x 4.17m | 14'7" x 13'8"
Living Room
4.53m x 3.44m | 14'10" x 11'3"



First Floor

Bedroom 2
4.46m x 2.61m | 14'7" x 8'6"
Bedroom 3
3.83m x 2.35m | 12'6" x 7'8"
Bathroom
2.35m x 2.15m | 7'8" x 7'0"



Second Floor

Main Bedroom
4.74m x 3.44m | 15'6" x 11'3"
Dressing Room
4.46m x 1.65m | 14'7" x 5'4"
En Suite
1.87m x 1.87m | 6'1" x 6'1"

- - - - Reduced Head Height ☒ - Rooflight ST - Storage WC - Cloakroom

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The Redwood V1

3 Bedroom Home



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The Redwood VI

3 Bedroom Home

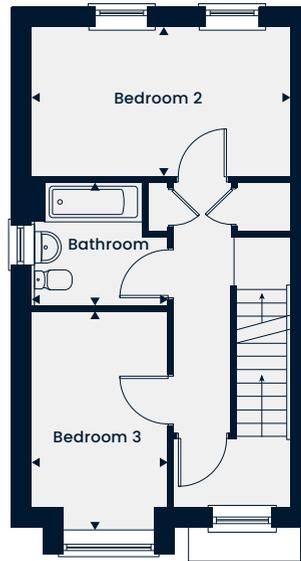
Total Area 1,245 sq. ft.

A modern three bedroom home set over three floors with a spacious living room leading through to the kitchen/dining area on the ground floor with double doors leading out to the garden. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite and dressing room.



Ground Floor

Kitchen/Dining Area
4.46m x 4.17m | 14'7" x 13'8"
Living Room
4.53m x 3.44m | 14'10" x 11'3"



First Floor

Bedroom 2
4.46m x 2.61m | 14'7" x 8'6"
Bedroom 3
3.83m x 2.35m | 12'6" x 7'8"
Bathroom
2.35m x 2.15m | 7'8" x 7'0"



Second Floor

Main Bedroom
4.74m x 4.46m | 15'6" x 14'7"
Dressing Room
4.46m x 2.26m | 14'7" x 5' 4"
En Suite
1.87m x 1.87m | 6'1" x 6'1"

WC – Cloakroom

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The Lindford

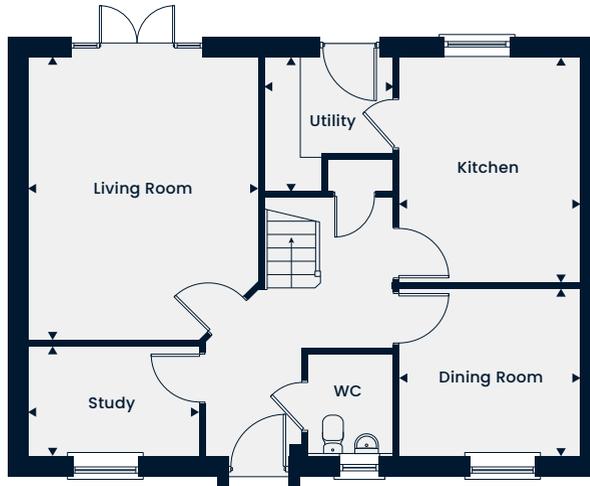
4 Bedroom Home



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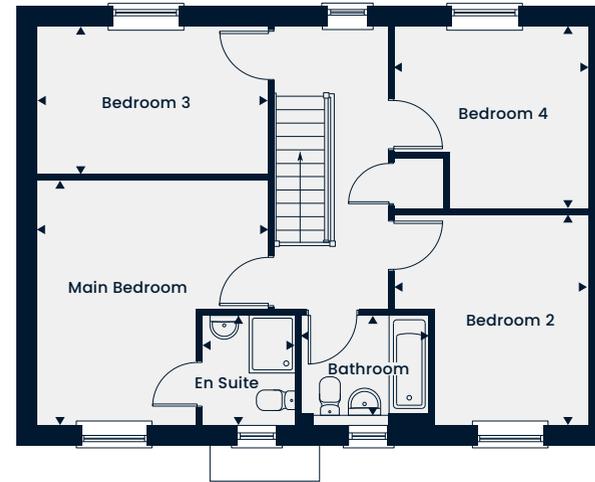


A delightful four bedroom home featuring a separate kitchen, dining room, living room and a study downstairs. On the first floor the main bedroom has an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen	3.93 x 3.10m 12'10" x 10'2"
Dining Room	3.10m x 2.91m 10'2" x 9'6"
Living Room	4.93m x 3.95m 16'2" x 12'11"
Study	2.96m x 1.91m 9'8" x 6'3"
Utility	2.33m x 2.17m 7'8" x 7'1"



First Floor

Main Bedroom	4.25m x 4.00m 13'11" x 13'1"
En Suite	1.91m x 1.61m 6'3" x 5'3"
Bedroom 2	3.67m x 3.36m 12'0" x 11'0"
Bedroom 3	4.00m x 2.58m 13'1" x 8'5"
Bedroom 4	3.36m x 3.17m 11'2" x 10'4"
Bathroom	2.21m x 1.91m 7'3" x 6'3"

WC – Cloakroom

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The Medford

4 Bedroom Home



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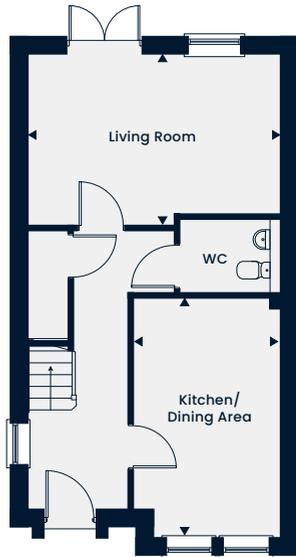


The Medford

4 Bedroom Home

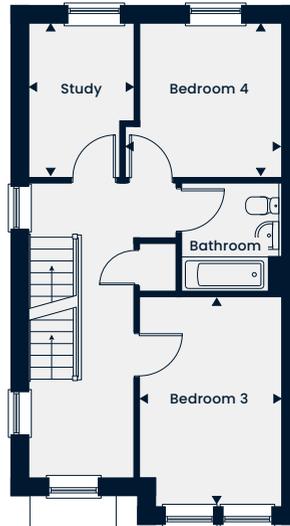
Total Area 1,474 sq. ft.

A modern four bedroom home set over 3 floors. The ground floor comprises of a kitchen/dining area and a separate living room with double doors leading into the garden. The first floor consists of bedroom 3 and 4, a study and a bathroom. The main bedroom and bedroom 2 are found on the top floor, complete with an en suite to both rooms.



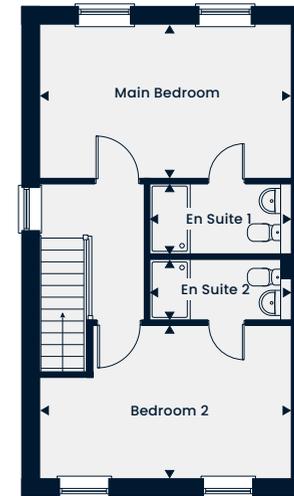
Ground Floor

Kitchen/Dining Area
4.74m x 2.86m | 15'6" x 9'4"
Living Room
4.91m x 3.36m | 16'1" x 11'0"



First Floor

Bedroom 3
4.13m x 2.76m | 13'6" x 9'0"
Bedroom 4
3.04m x 3.03m | 9'11" x 9'11"
Study
3.04m x 2.05m | 9'11" x 6'9"



Second Floor

Main Bedroom
4.91m x 3.04m | 16'1" x 9'11"
En Suite 1
2.75m x 1.40m | 9'0" x 4'7"
Bedroom 2
4.91m x 3.03m | 16'1" x 9'11"
En Suite 2
2.76m x 1.20m | 9'0" x 3'11"

WC – Cloakroom

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The Birchwood

4 Bedroom Home



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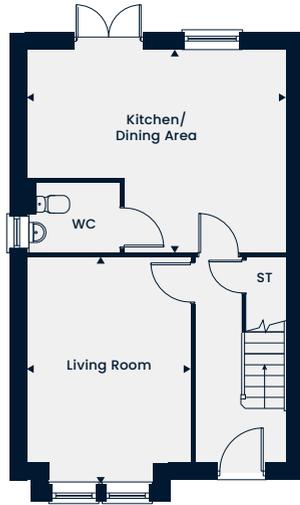


The Birchwood

4 Bedroom Home

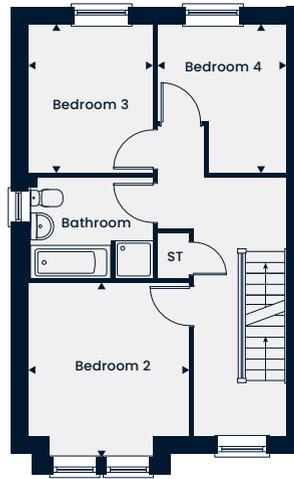
Total Area 1,483 sq. ft.

A modern four bedroom home set over three floors with a spacious living room and kitchen/dining area with double doors leading to the garden. The first floor has three good-sized bedrooms and a family bathroom. The top floor boasts a study and an expansive main bedroom with an en suite.



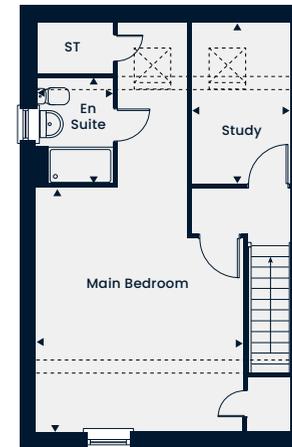
Ground Floor

Kitchen/Dining Area
5.47m x 4.33m | 17'9" x 14'2"
Living Room
4.72m x 3.46m | 15'4" x 11'3"



First Floor

Bedroom 2
3.63m x 3.42m | 11'9" x 11'2"
Bedroom 3
3.18m x 2.64m | 10'4" x 8'6"
Bedroom 4
3.18m x 2.73m | 10'4" x 8'9"
Bathroom
2.64m x 2.14m | 8'6" x 7'0"



Second Floor

Main Bedroom
5.24m x 4.43m | 17'2" x 14'6"
En Suite
2.27m x 1.65m | 7'4" x 5'4"
Study
3.51m x 2.13m | 11'6" x 7'0"

- - - - Reduced Head Height ☒ - Rooflight ST - Storage WC - Cloakroom

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The Stamford

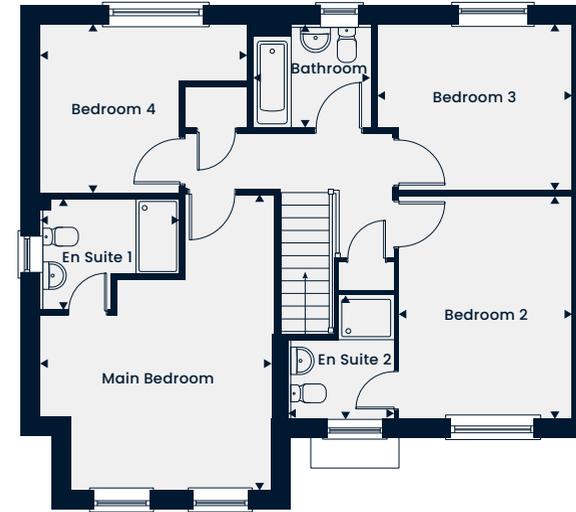
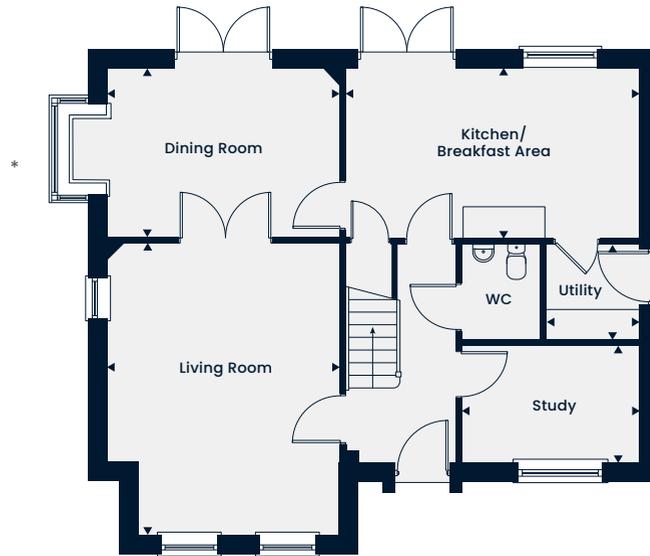
4 Bedroom Home



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A charming four bedroom home featuring a spacious kitchen/breakfast area, a separate living room, and a dining room with double doors to the garden. A utility and study complete the ground floor. The first floor comprises of the main bedroom and second bedroom, both feature an en suite. There are two further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Breakfast Area	5.36m x 3.16m 17'7" x 10'4"
Dining Room	4.23m x 3.12m 13'0" x 10'2"
Living Room	5.39m x 4.23m** 17'8" x 13'10"***
Study	3.26m x 2.12m 10'8" x 6'11"
Utility	1.80m x 1.71m 5'10" x 5'7"

First Floor

Main Bedroom	5.48m x 4.29m 17'11" x 14'1"
En Suite 1	2.51m x 2.06m 8'2" x 6'9"
Bedroom 2	4.09m x 3.17m 13'5" x 10'4"
En Suite 2	2.23m x 2.11m 7'4" x 6'11"
Bedroom 3	3.58m x 3.08m 11'9" x 10'1"
Bedroom 4	3.81m x 3.12m 12'6" x 10'2"
Bathroom	2.17m x 1.87m 7'1" x 6'1"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. *Bay window to plots 80, 225 & 307 only. **Excludes bay window. February 2026.



The Charlesworth

5 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

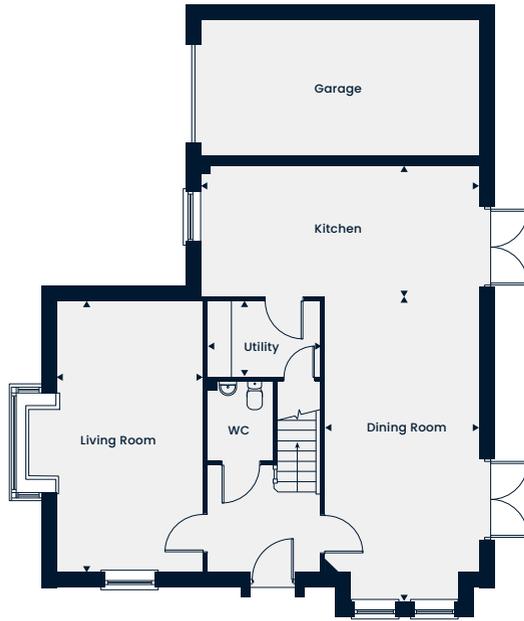


The Charlesworth

5 Bedroom Home

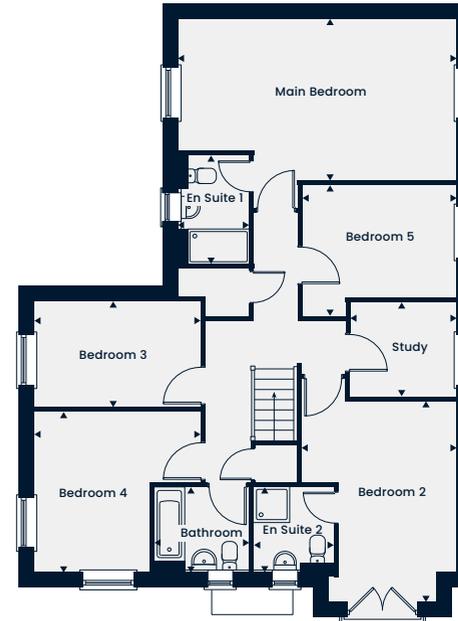
Total Area 1,973 sq. ft.

A beautiful L-shaped five bedroom home featuring a spacious kitchen with an adjoining utility room and double doors leading to the garden. An adjacent dining room with double doors provides additional access to the garden and separate living room. Upstairs the main bedroom and bedroom 2 both feature an en suite, while three further bedrooms, a study and family bathroom complete the first floor. This home also benefits from a garage.



Ground Floor

Kitchen	6.26m x 2.94m 20'6" x 9'7"
Dining Room	6.97m x 3.45m 22'10" x 11'3"
Living Room	6.14m x 3.27m* 20'2" x 10'8"*
Utility	2.49m x 1.71m 8'2" x 5'7"



First Floor

Main Bedroom	6.26m x 3.66m 20'6" x 12'0"	Bedroom 4	3.76m x 3.64m 12'4" x 11'11"
En Suite 1	2.47m x 1.58m 8'1" x 5'2"	Bedroom 5	3.48m x 2.98m 11'5" x 9'9"
Bedroom 2	4.57m x 3.50m 14'11" x 11'6"	Study	2.41m x 2.14m 7'10" x 7'0"
En Suite 2	1.93m x 1.79m 6'4" x 5'10"	Bathroom	2.15m x 1.93m 7'0" x 6'4"
Bedroom 3	3.76m x 2.41m 12'4" x 7'10"		

WC – Cloakroom

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The Hemsworth

5 Bedroom Home



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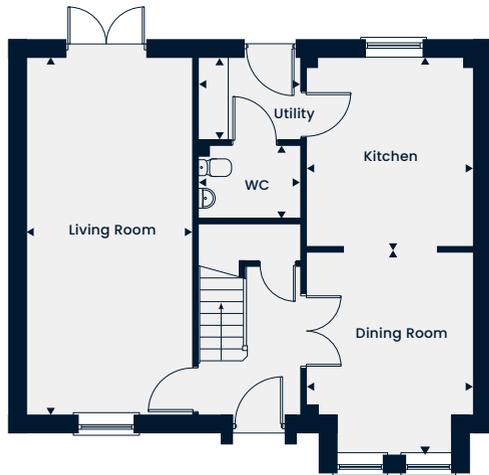


The Hemsworth

5 Bedroom Home

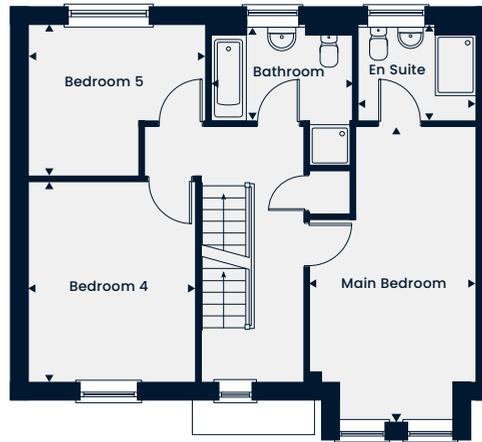
Total Area 1,860 sq. ft.

A well-proportioned five bedroom home set over three floors featuring a spacious living room with double doors leading to the garden and a separate open-plan kitchen/dining room with an adjoining utility room. The first floor offers the main bedroom with en suite, two further bedrooms and a family bathroom. On the second floor two bedrooms can be found and bedroom 2 benefits from an en suite.



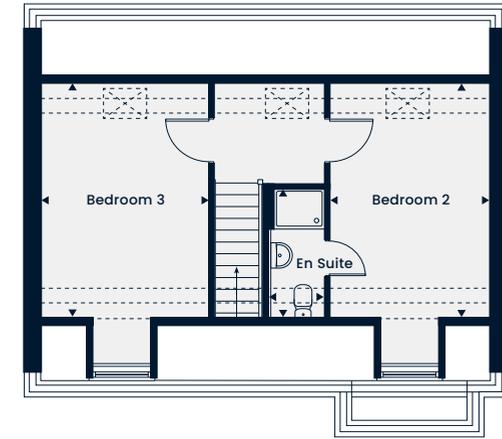
Ground Floor

Kitchen	3.73m x 3.25m 12'2" x 10'7"
Dining Room	4.03m x 3.25m 13'2" x 10'7"
Living Room	7.04m x 3.25m 23'1" x 10'8"
Utility	1.98m x 1.45m 6'6" x 4'9"



First Floor

Main Bedroom	5.84m x 3.26m 19'2" x 10'8"
En Suite	2.31m x 1.90m 7'6" x 6'2"
Bedroom 4	3.96m x 3.25m 12'11" x 10'8"
Bedroom 5	3.46m x 2.99m 11'4" x 9'9"
Bathroom	2.78m x 1.90m 9'1" x 6'2"



Second Floor

Bedroom 2	4.62m x 3.11m* 15'2" x 10'2"*
En Suite	2.55m x 1.06m 8'4" x 3'5"
Bedroom 3	4.62m x 3.28m* 15'2" x 10'9"*

- - - Reduced Head Height ☒ - Rooflight WC - Cloakroom

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Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



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The benefits of buying new

When you buy a home from Tilia Homes, you receive a 10-year NHBC Buildmark policy, ensuring long-term protection.

You will also receive a two-year builder warranty from Tilia Homes starting at legal completion and an additional eight years of structural insurance cover from a warranty provider (e.g. NHBC and LABC), which we hope gives you peace of mind in your new home.



Energy Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



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