

Discover the difference



KILN GATE

1, 2, 3 & 4 bedroom homes
Nile Street, Burslem, ST6 2AF





YOUR HOME

PEOPLE LOVE ST. MODWEN HOMES BECAUSE THEY STAND OUT FROM THE CROWD.

We have developed a wide range of different designs, all planned to provide an excellent environment that maximises the use of available space.

Our high standard specification and quality fittings together with the careful choice of materials ensure that your new St. Modwen home will be something to enjoy long after the initial excitement of moving in has worn off.

Whilst a new St. Modwen home already gives you so much more as standard, we offer a wide range of carefully selected optional extras and upgrades that will help make it even more special. The availability of these extras will depend upon the stage of build of your new home when you reserve.

Each and every new St. Modwen home is built with care by our team of dedicated craftsmen and is backed up by a 10 year warranty to give you complete peace of mind.



YOUR COMMUNITY



St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.





YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





DEVELOPMENT LAYOUT

- The Paris (1342 / 1371)**
4 bedroom home
- The Becket (1210)**
4 bedroom home
- The Edwena (1036 / 1021)**
3 bedroom home
- The Kea (936 / 922)**
3 bedroom home
- The Webster (936 / 922)**
3 bedroom home
- The Houghton (920 / 909)**
3 bedroom home
- The Mirin (838 / 823)**
3 bedroom home
- The Lawrence (790 / 777)**
3 bedroom home
- The Kemble (705 / 692)**
2 bedroom home
- The Alban (637 / 623)**
2 bedroom home
- The Gennings (824 / 814)**
2 bedroom coach house
- The Sabina (599 / 590)**
1 bedroom maisonette (first floor)
- The Selwyn (471 / 463)**
1 bedroom maisonette (ground floor)
- Doulton House (520)**
1 bedroom apartments



Important Notice

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 64041/July 2023





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Calls will be charged at seven pence per minute from a BT landline and may cost considerably more from mobile and other phones. Contact your service provider for more details. Map data ©2020 Google.



THE SELWYN & SABINA

 Sustainable home

- Open plan kitchen/dining/living room
- Fully fitted kitchen with oven and hob
- Main bedroom with built in wardrobe
- Additional bathroom with bath
- Storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

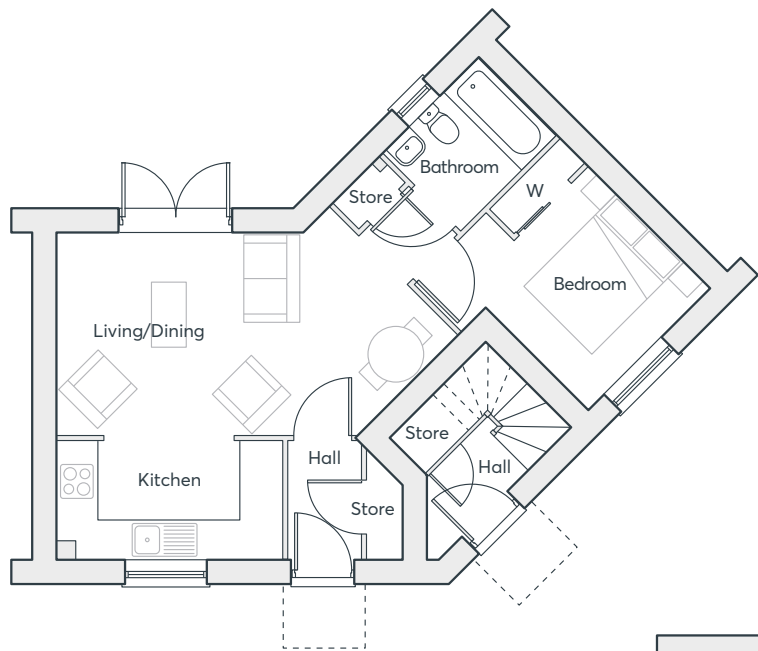
*Please refer to specialist designs for exact locations

**ONE
BEDROOM
MAISONETTE**

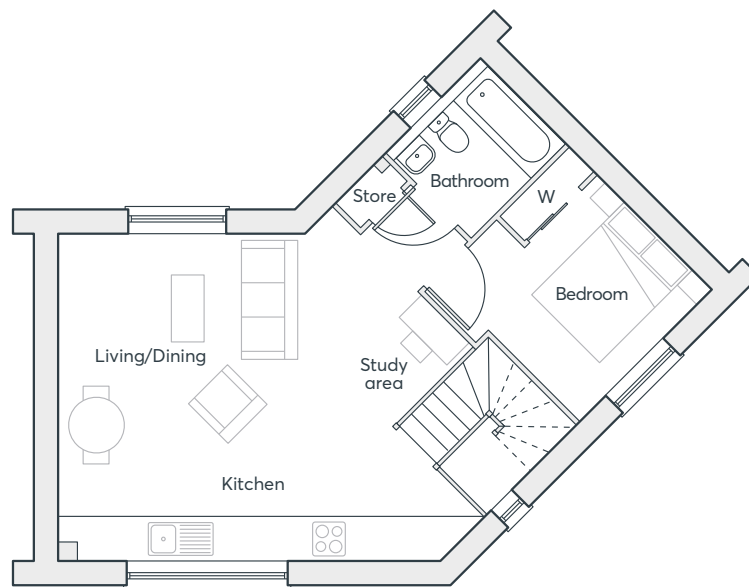
463 &
590 sq. ft.

**KILN GATE
BURSLEM**

 **ST. MODWEN
HOMES**



GROUND FLOOR
The Selwyn 463 sq. ft.



FIRST FLOOR
The Sabina 590 sq. ft.

THE SELWYN & SABINA

 Sustainable home

SELWYN – GROUND FLOOR

Living Room	3.14m × 4.30m	10'4" × 14'1"
Dining Room	2.82m × 1.38m	9'3" × 4'6"
Kitchen	1.86m × 3.52m	6'1" × 11'6"
Bedroom	3.30m × 2.67m	10'10" × 8'9"
Bathroom	1.70m × 2.10m	5'7" × 6'11"

SABINA – FIRST FLOOR

Living/Dining	3.02m × 4.59m	9'11" × 15'1"
Kitchen	2.06m × 6.06m	6'9" × 19'10"
Study Area	3.16m × 1.13m	10'4" × 3'8"
Bedroom	3.12m × 2.91m	10'3" × 9'7"
Bathroom	1.88m × 2.10m	6'2" × 6'11"

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SMP 81331/February 2024

ONE BEDROOM MAISONNETTE

463 &
590 sq. ft.

 **ST. MODWEN
HOMES**



THE GENNINGS V1

 Sustainable home

- Open plan kitchen/living with Juliet balcony
- Fully fitted kitchen with oven and hob
- Main bedroom with built in wardrobe, en-suite and Juliet balcony
- Family bathroom with bath
- Storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

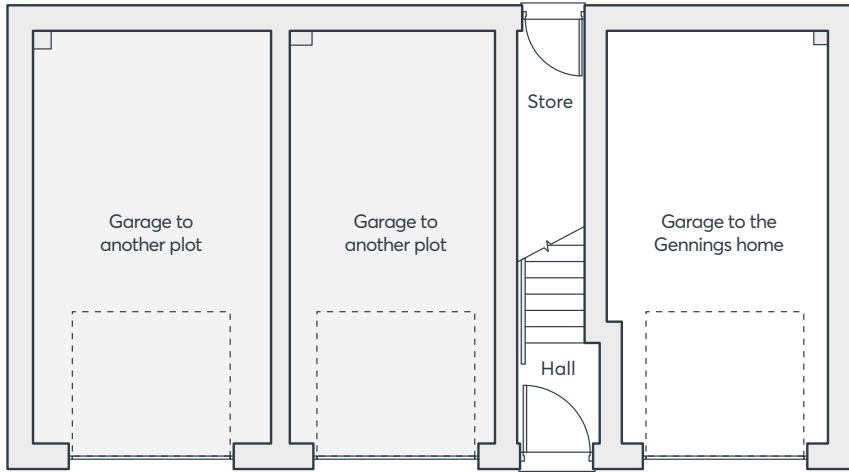
*Please refer to specialist designs for exact locations

**TWO
BEDROOM
HOME**

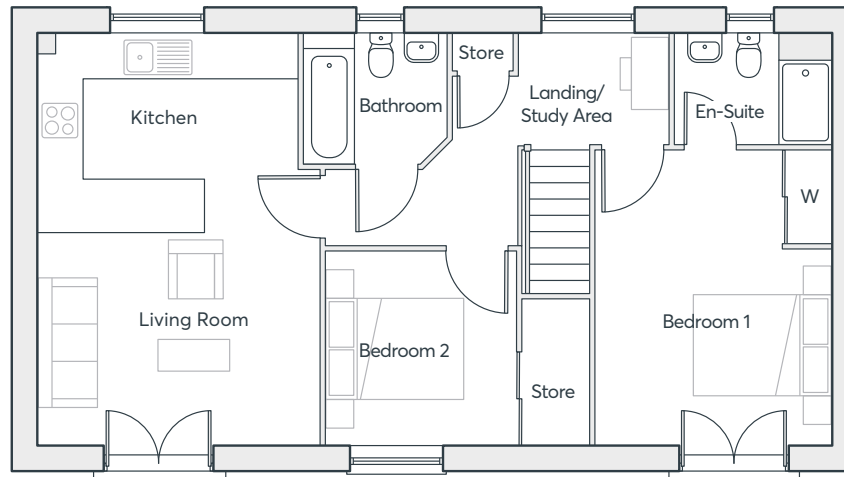
814 sq. ft.

**KILN GATE
BURSLEM**

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

**TWO
BEDROOM
HOME**

814 sq. ft.

THE GENNINGS V1

 Sustainable home

Living Room	3.31m × 4.09m	10'10" × 13'5"
Kitchen	2.68m × 3.78m	8'9" × 12'5"
En-suite	1.58m × 2.27m	5'2" × 7'5"
Bedroom 1	4.31m × 3.43m	14'2" × 11'3"
Bedroom 2	2.84m × 2.80m	9'4" × 9'2"
Bathroom	1.87m × 2.09m	6'2" × 6'10"

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THE ALBAN V1

 Sustainable home

- Open plan Living/dining room with and French doors to the garden
- Separate kitchen
- Downstairs cloakroom
- Two double bedrooms
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

**TWO
BEDROOM
HOME**

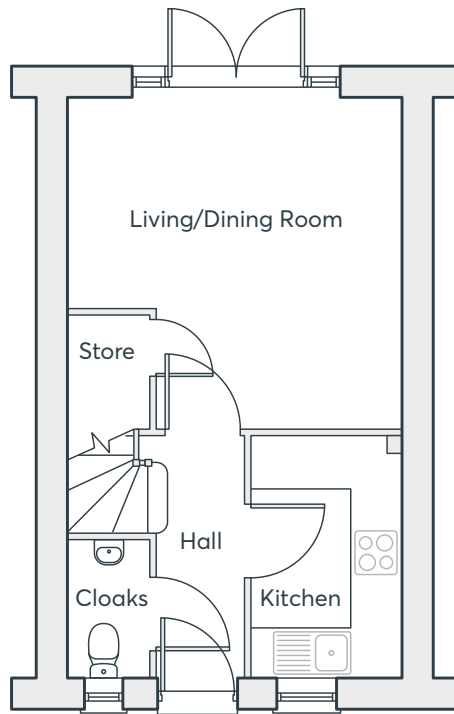
623 sq. ft.

**KILN GATE
BURSLEM**

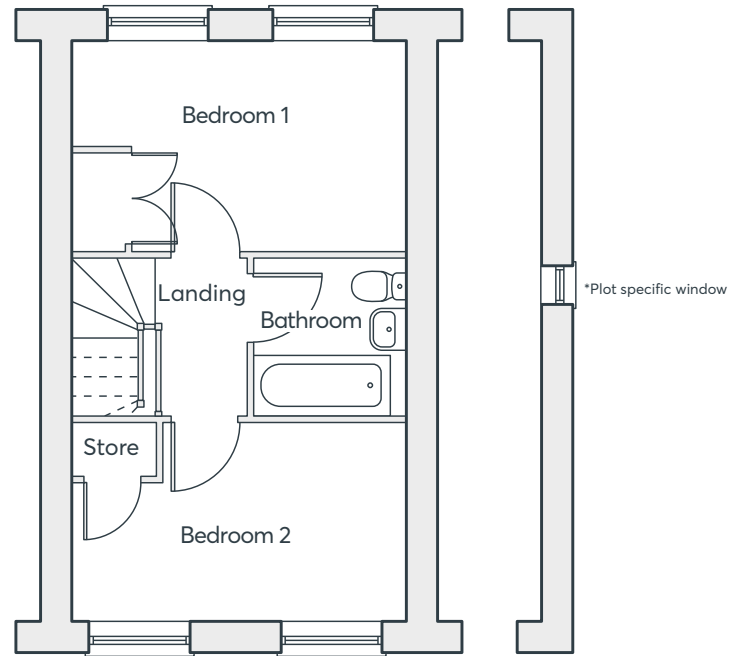
 **ST. MODWEN
HOMES**

THE ALBAN V1

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.04m x 4.07m	13'3" x 13'4"
Kitchen	2.98m x 1.85m	9'9" x 6'1"
Cloakroom	1.70m x .96m	5'7" x 3'2"
Bedroom 1	2.58m x 4.07m	8'5" x 13'4"
Bedroom 2	2.43m x 4.07m	8'0" x 13'4"
Bathroom	1.93m x 1.93m	6'4" x 6'4"

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TWO BEDROOM HOME

623 sq. ft.

 **ST.MODWEN HOMES**



THE ALBAN V2

 Sustainable home

- Open plan Living/dining room with and French doors to the garden
- Separate kitchen
- Downstairs cloakroom
- Two double bedrooms
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

**TWO
BEDROOM
HOME**

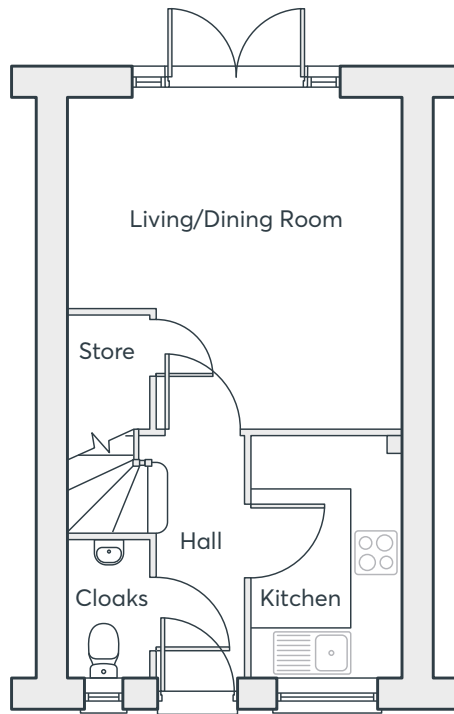
623 sq. ft.

**KILN GATE
BURSLEM**

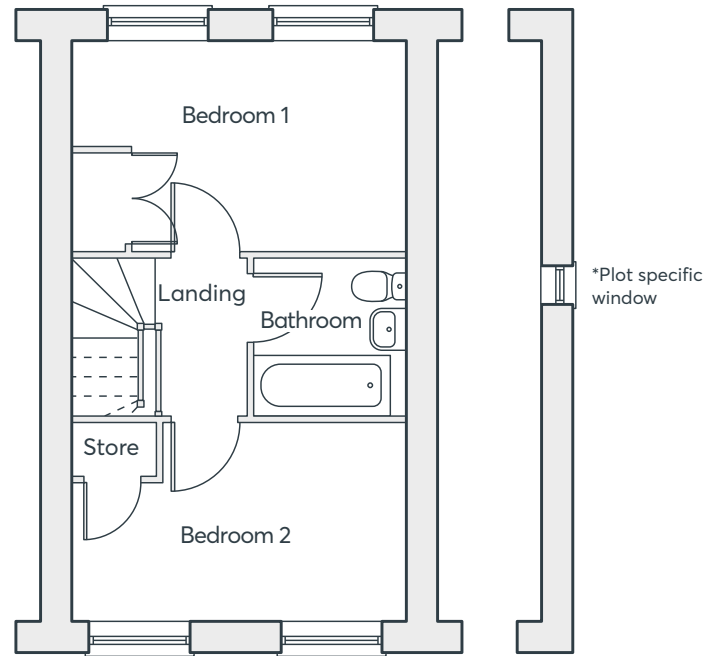
 **ST. MODWEN
HOMES**

THE ALBAN V2

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.04m × 4.07m	13'3" × 13'4"
Kitchen	2.98m × 1.85m	9'9" × 6'1"
Cloakroom	1.70m × .96m	5'7" × 3'2"
Bedroom 1	2.58m × 4.07m	8'5" × 13'4"
Bedroom 2	2.43m × 4.07m	8'0" × 13'4"
Bathroom	1.93m × 1.93m	6'4" × 6'4"

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TWO BEDROOM HOME

623 sq. ft.

 **ST.MODWEN HOMES**

THE KEMBLE V1

 Sustainable home

- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Downstairs storage cupboard
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

**TWO
BEDROOM
HOME**

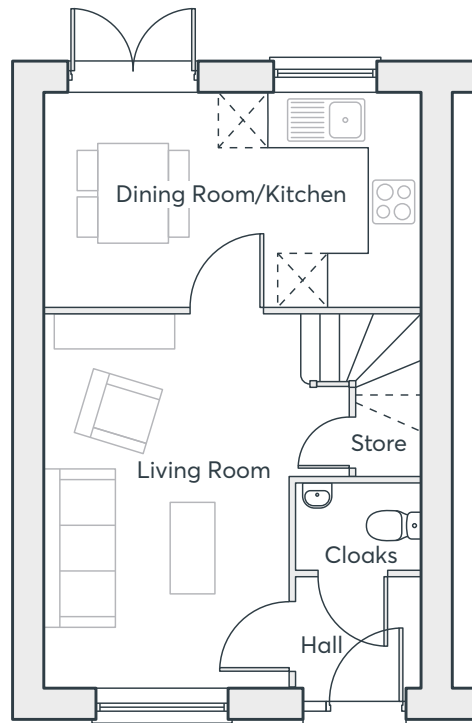
692 sq. ft.

**KILN GATE
BURSLEM**

 **ST. MODWEN
HOMES**

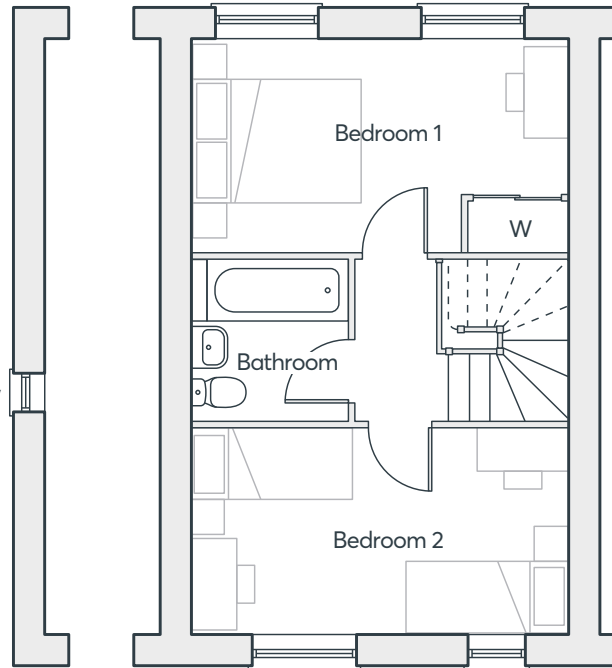
THE KEMBLE V1

 Sustainable home



GROUND FLOOR

*Plot specific window



FIRST FLOOR

Living Room	4.47m × 2.94m	14'8" × 9'8"
Kitchen/Dining	2.55m × 4.52m	8'5" × 14'10"
Cloakroom	1.05m × 1.49m	3'5" × 4'11"
Bedroom 1	2.55m × 4.52m	8'5" × 14'10"
Bedroom 2	2.45m × 4.52m	8'0" × 14'10"
Bathroom	1.94m × 1.93m	6'4" × 6'4"

TWO BEDROOM HOME

692 sq. ft.

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THE LAWRENCE V1

 Sustainable home

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

**THREE
BEDROOM
HOME**

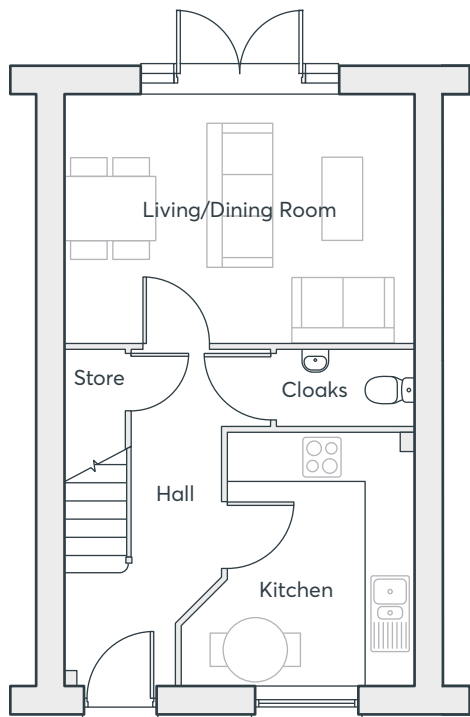
777 sq. ft.

**KILN GATE
BURSLEM**

 **ST. MODWEN
HOMES**

THE LAWRENCE V1

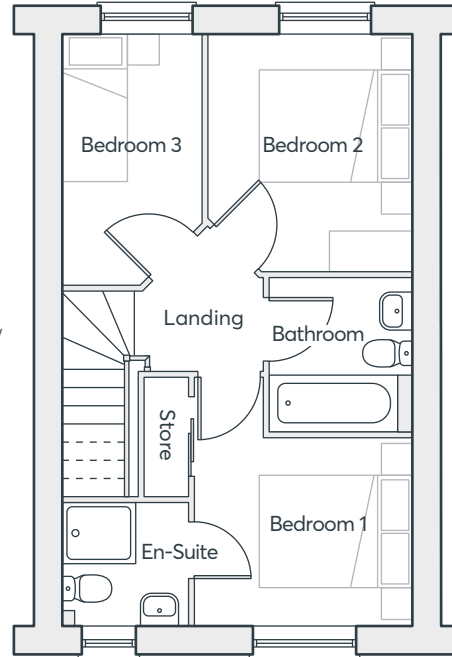
 Sustainable home



GROUND FLOOR



*Plot specific window



FIRST FLOOR



*Plot specific window

Living Room	3.21m × 2.74m	10'6" × 9'0"
Dining Room	3.21m × 1.90m	10'6" × 6'3"
Kitchen	3.33m × 3.07m	10'11" × 10'1"
Cloakroom	1.08m × 1.82m	3'6" × 5'11"
Bedroom 1	3.35m × 2.87m	11'0" × 9'5"
En-suite	1.63m × 1.68m	5'4" × 5'6"
Bedroom 2	3.10m × 2.69m	10'2" × 8'10"
Bedroom 3	3.21m × 1.86m	10'6" × 6'1"
Bathroom	2.03m × 1.88m	6'8" × 6'2"

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**THREE
BEDROOM
HOME**

777 sq. ft.

 **ST.MODWEN
HOMES**



THE LAWRENCE V4

 Sustainable home

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

**THREE
BEDROOM
HOME**

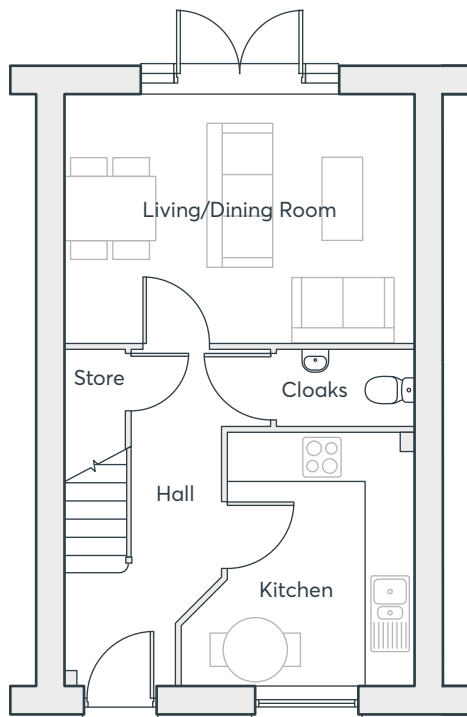
777 sq. ft.

**KILN GATE
BURSLEM**

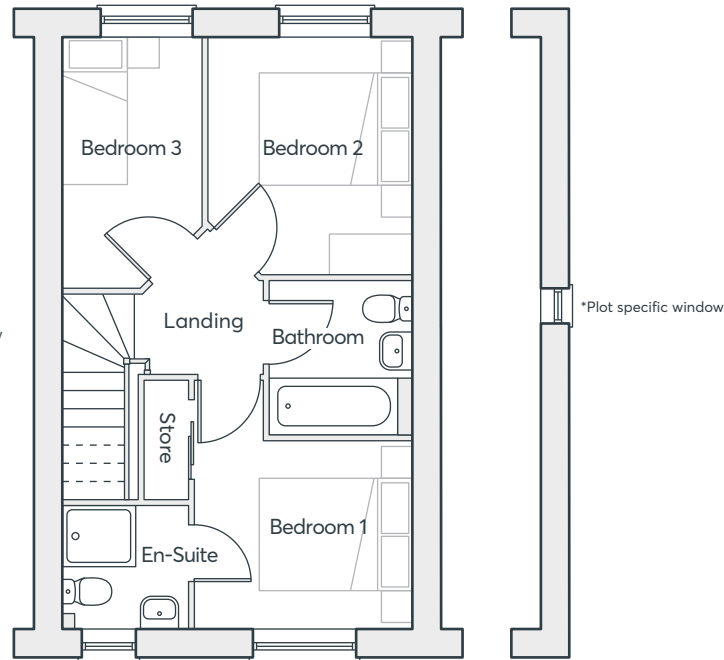
 **ST. MODWEN
HOMES**

THE LAWRENCE V4

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Living Room	3.21m × 2.74m	10'6" × 9'0"
Dining Room	3.21m × 1.90m	10'6" × 6'3"
Kitchen	3.33m × 3.07m	10'11" × 10'1"
Cloakroom	1.08m × 1.82m	3'6" × 5'11"
Bedroom 1	3.35m × 2.87m	11'0" × 9'5"
En-suite	1.63m × 1.68m	5'4" × 5'6"
Bedroom 2	3.10m × 2.69m	10'2" × 8'10"
Bedroom 3	3.21m × 1.86m	10'6" × 6'1"
Bathroom	2.03m × 1.88m	6'8" × 6'2"

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THREE BEDROOM HOME

777 sq. ft.

 **ST. MODWEN HOMES**

THE MIRIN V1

 Sustainable home

- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Downstairs storage cupboard
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

**THREE
BEDROOM
HOME**

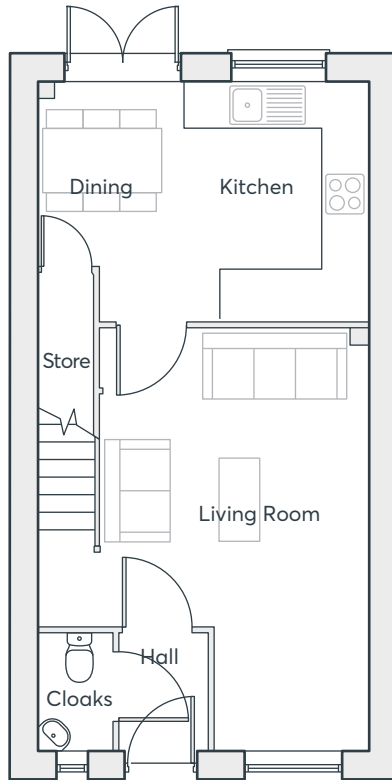
823 sq. ft.

**KILN GATE
BURSLEM**

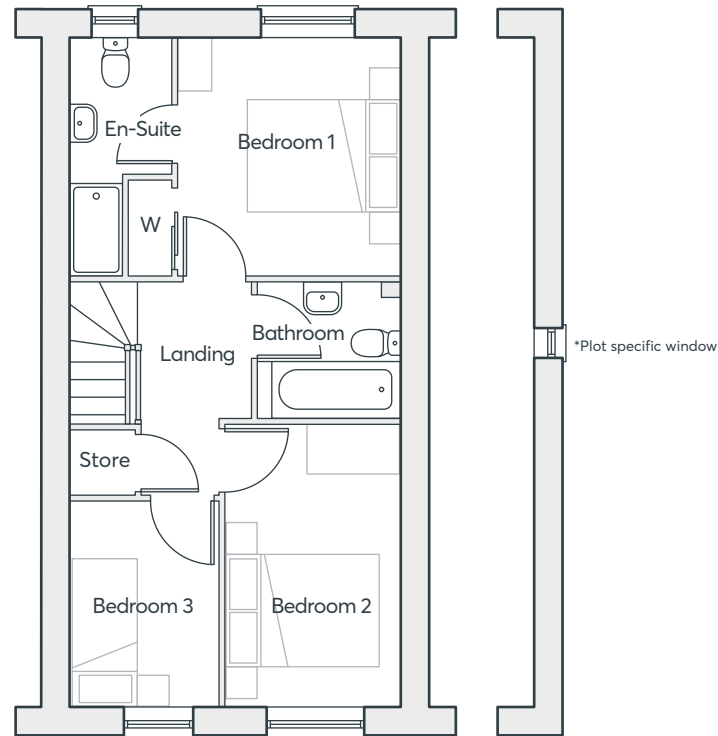
 **ST.MODWEN
HOMES**

THE MIRIN V1

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Kitchen	3.15m x 2.46m	10'4" x 8'1"
Dining Room	3.15m x 1.89m	10'4" x 6'2"
Living Room	5.56m x 4.35m	18'3" x 14'3"
Cloakroom	1.56m x 1.01m	5'1" x 3'4"
Bedroom 1	3.11m x 2.85m	10'3" x 9'4"
En-suite	1.79m x 1.41m	5'10" x 4'7"
Bedroom 2	3.71m x 2.21m	12'2" x 7'3"
Bedroom 3	2.71m x 2.05m	8'11" x 6'9"
Bathroom	1.80m x 1.87m	5'11" x 6'2"

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THREE BEDROOM HOME

823 sq. ft.

 **ST.MODWEN
HOMES**



THE MIRIN V2

 Sustainable home

- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Downstairs storage cupboard
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

**THREE
BEDROOM
HOME**

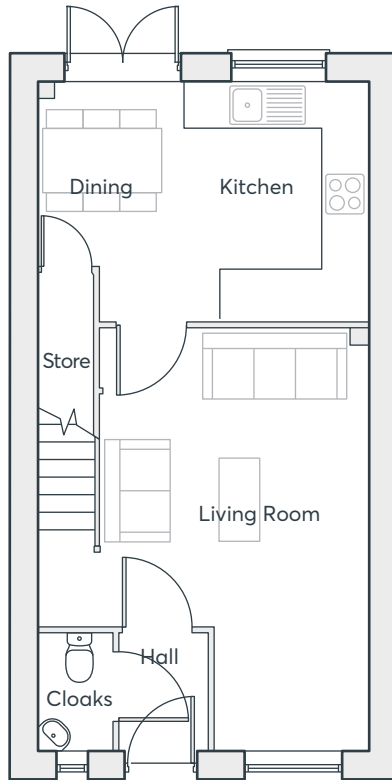
823 sq. ft.

**KILN GATE
BURSLEM**

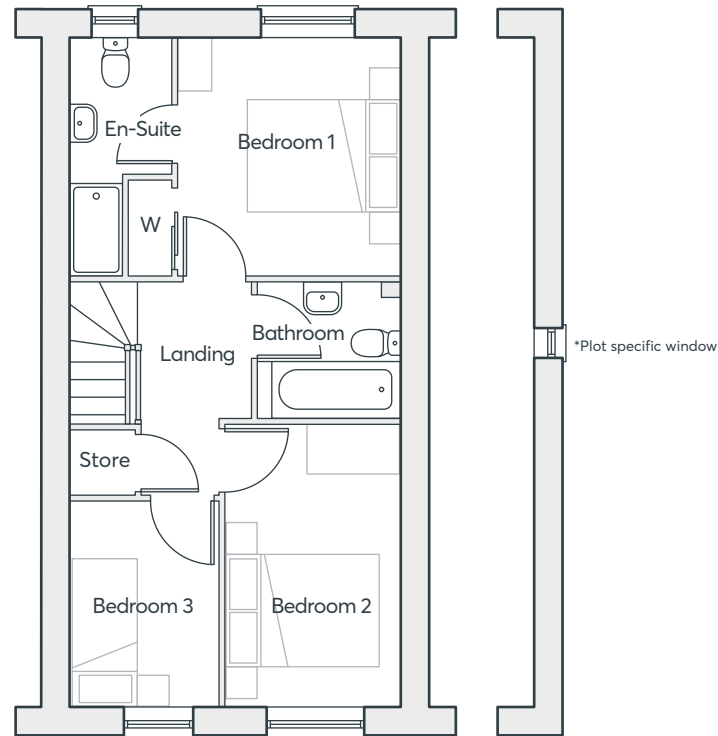
 **ST.MODWEN
HOMES**

THE MIRIN V2

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Kitchen	3.15m × 2.46m	10'4" × 8'1"
Dining Room	3.15m × 1.89m	10'4" × 6'2"
Living Room	5.56m × 4.35m	18'3" × 14'3"
Cloakroom	1.56m × 1.01m	5'1" × 3'4"
Bedroom 1	3.11m × 2.85m	10'3" × 9'4"
En-suite	1.79m × 1.41m	5'10" × 4'7"
Bedroom 2	3.71m × 2.21m	12'2" × 7'3"
Bedroom 3	2.71m × 2.05m	8'11" × 6'9"
Bathroom	1.80m × 1.87m	5'11" × 6'2"

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SMP 81331/February 2024

THREE BEDROOM HOME

823 sq. ft.

 **ST.MODWEN
HOMES**



THE HOUGHTON V1

 Sustainable home

- Front aspect living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

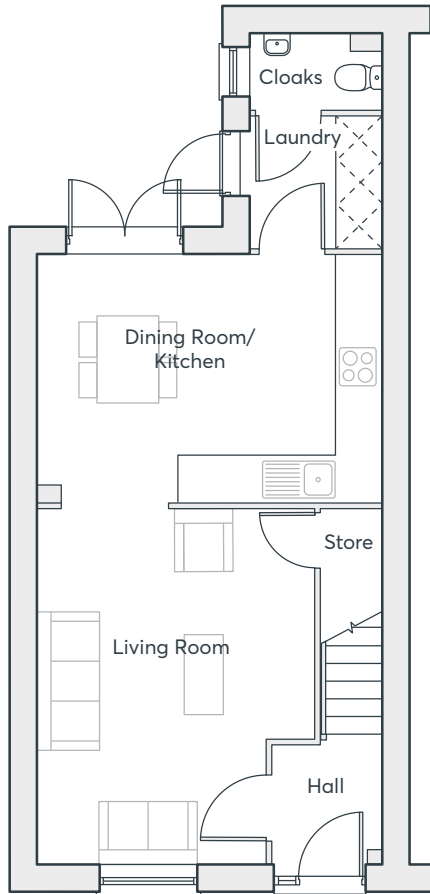
*Please refer to specialist designs for exact locations

**THREE
BEDROOM
HOME**

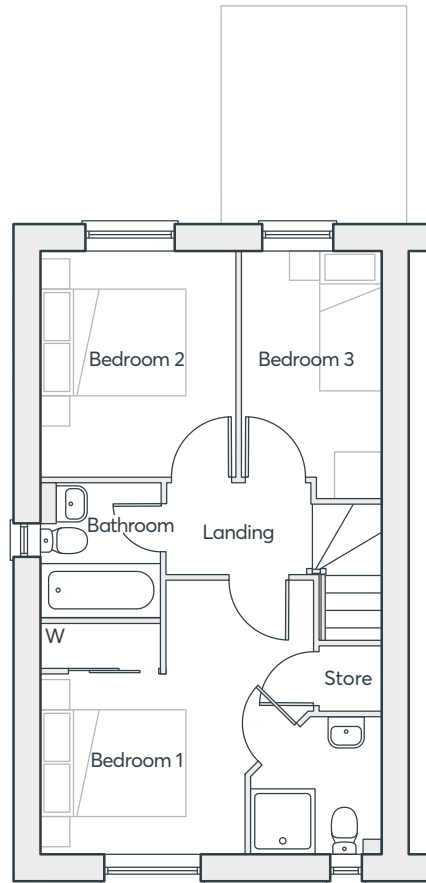
909 sq. ft.

**KILN GATE
BURSLEM**

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE HOUGHTON V1

 Sustainable home

Living Room	4.84m x 3.80m	15'11" x 12'6"
Dining Room	3.42m x 2.10m	11'2" x 6'11"
Kitchen	3.42m x 2.64m	11'2" x 8'8"
Laundry	1.84m x 1.82m	6'0" x 6'0"
Cloakroom	1.02m x 1.82m	3'4" x 6'0"
Bedroom 1	3.77m x 3.80m	12'5" x 12'6"
En-suite	1.77m x 1.80m	5'10" x 5'11"
Bedroom 2	3.01m x 2.74m	9'10" x 9'0"
Bedroom 3	3.42m x 1.92m	11'2" x 6'3"
Bathroom	1.97m x 1.70m	6'6" x 5'7"

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THREE BEDROOM HOME

909 sq. ft.





THE WEBSTER V2

 Sustainable home

- Open plan dining/kitchen with and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Main bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

THREE BEDROOM HOME

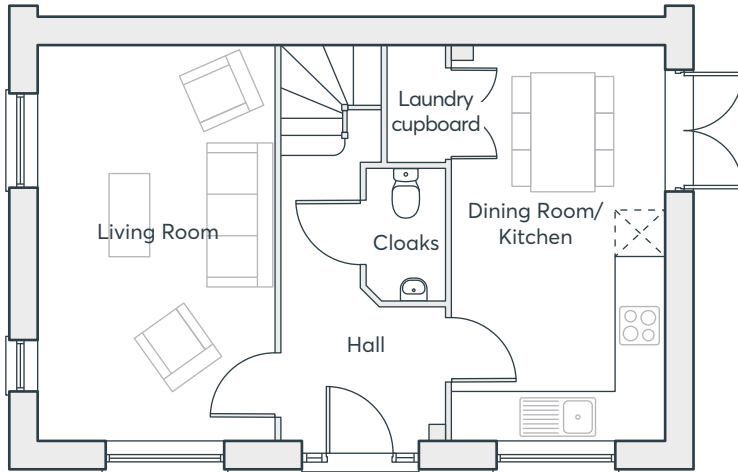
922 sq. ft.

KILN GATE
BURSLEM

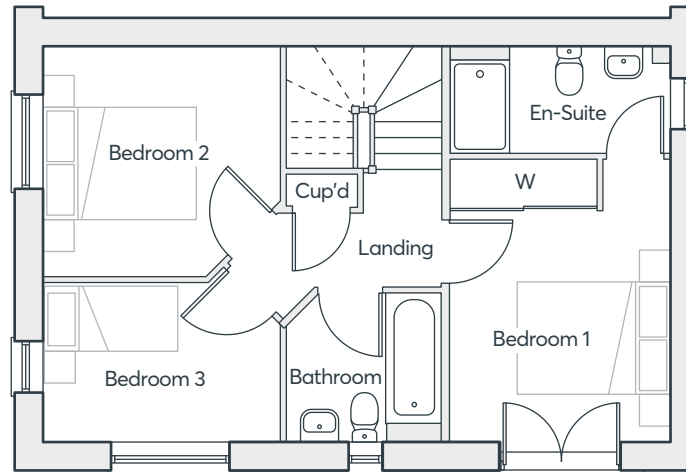
 **ST. MODWEN
HOMES**

THE WEBSTER V2

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m × 3.06m	17'1" × 10'0"
Dining Room	2.18m × 2.89m	7'2" × 9'6"
Kitchen	3.02m × 2.90m	9'11" × 9'6"
Cloakroom	1.59m × .90m	5'3" × 2'11"
Laundry	1.70m × .74m	5'7" × 2'5"
Bedroom 1	3.69m × 2.91m	12'1" × 9'7"
En-suite	1.40m × 2.93m	4'7" × 9'7"
Bedroom 2	3.03m × 3.12m	9'11" × 10'3"
Bedroom 3	2.08m × 3.09m	6'10" × 10'2"
Bathroom	1.93m × 2.00m	6'4" × 6'7"

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THREE BEDROOM HOME

922 sq. ft.





THE KEA V1

 Sustainable home

- Open plan dining/kitchen with and French doors to the garden
- Separate living room with French doors to the garden
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Main bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Upstairs storage cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to specialist designs for exact locations

**THREE
BEDROOM
HOME**

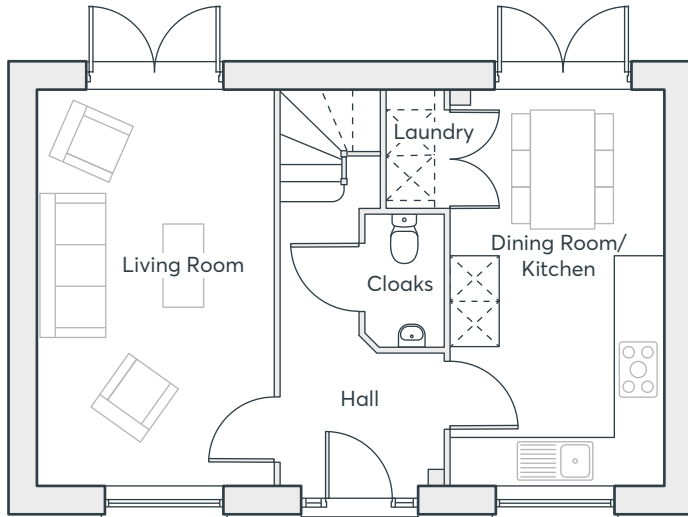
922 sq. ft.

**KILN GATE
BURSLEM**

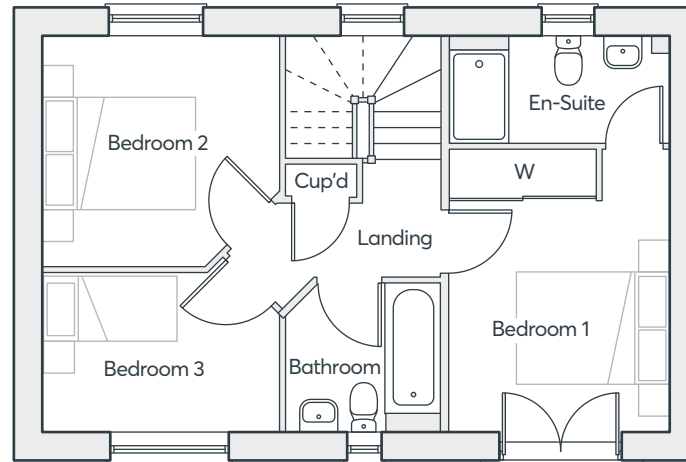
 **ST. MODWEN
HOMES**

THE KEA V1

 Sustainable home



GROUND FLOOR



FIRST FLOOR

Living Room	5.20m × 3.06m	17'1" × 10'0"
Dining Room	2.17m × 2.90m	7'2" × 9'6"
Kitchen	3.02m × 2.89m	9'11" × 9'6"
Cloakroom	1.59m × .90m	5'3" × 3'0"
Laundry	1.70m × .74m	5'7" × 2'5"
Bedroom 1	3.69m × 2.91m	12'1" × 9'7"
En-suite	1.43m × 2.93m	4'8" × 9'7"
Bedroom 2	3.03m × 3.12m	9'11" × 10'3"
Bedroom 3	2.08m × 3.09m	6'10" × 10'2"
Bathroom	1.93m × 2.00m	6'4" × 6'7"

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THREE BEDROOM HOME

922 sq. ft.

 **ST. MODWEN HOMES**



THE EDWENA V1

 Sustainable home

- Open plan kitchen/dining/living room with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry cupboard
- Under stairs storage cupboard
- Main bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

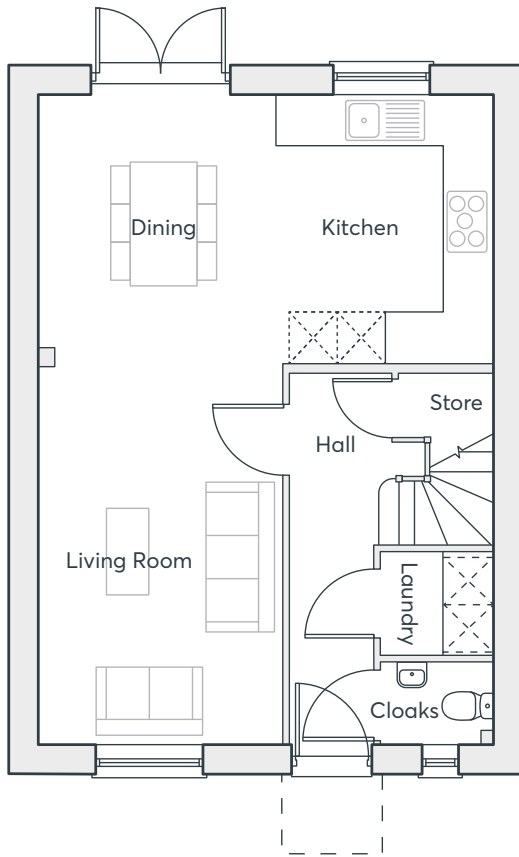
*Please refer to specialist designs for exact locations

**THREE
BEDROOM
HOME**

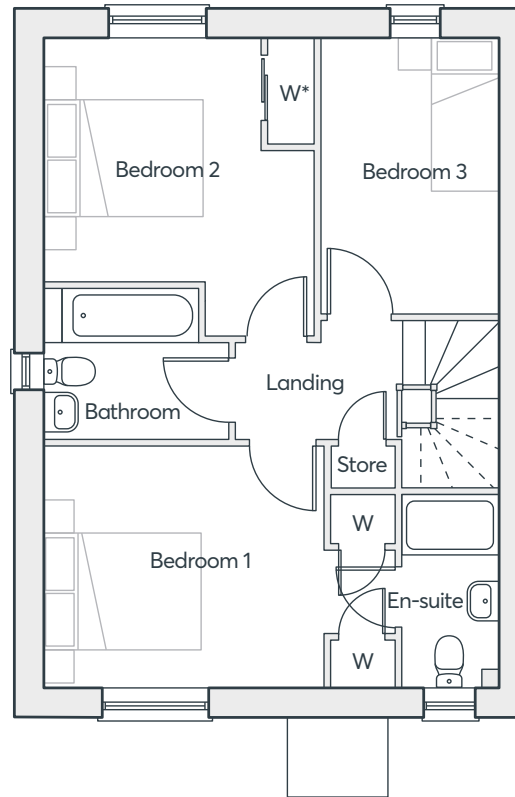
1,021 sq. ft.

**KILN GATE
BURSLEM**

 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR (*Optional/Sales extra)

THE EDWENA V1

 Sustainable home

Living Room	4.83m × 3.03m	15'10" × 9'11"
Dining Room	3.41m × 3.03m	11'2" × 9'11"
Kitchen	3.41m × 2.74m	11'2" × 9'0"
Cloakroom	1.03m × 1.43m	3'4" × 4'8"
Laundry	1.30m × 1.43m	4'3" × 4'8"
Bedroom 1	3.03m × 3.53m	9'11" × 11'7"
En-suite	2.41m × 1.20m	7'11" × 3'11"
Bedroom 2	3.07m × 3.42m	10'1" × 11'3"
Bedroom 3	3.47m × 2.25m	11'5" × 7'5"
Bathroom	1.95m × 1.93m	6'5" × 6'4"

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THREE BEDROOM HOME

1,021 sq. ft.

 **ST. MODWEN HOMES**



THE PARIS V4

 Sustainable home

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Main bedroom with en-suite and fitted wardrobes
- Additional bedroom, study and bathroom on the first floor
- Two double bedrooms and a further bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

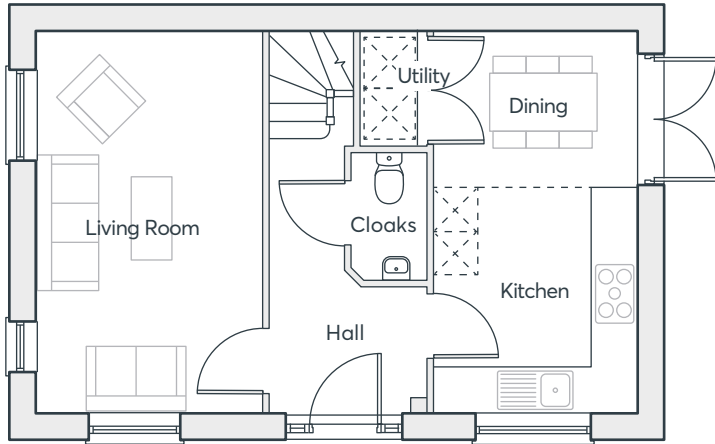
*Please refer to specialist designs for exact locations

**FOUR
BEDROOM
HOME**

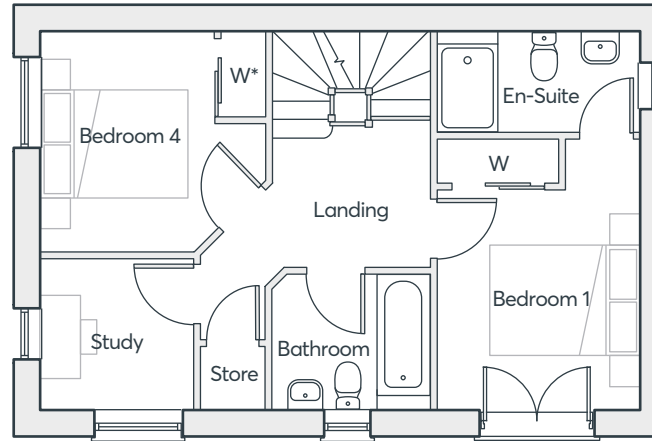
1,371 sq. ft.

**KILN GATE
BURSLEM**

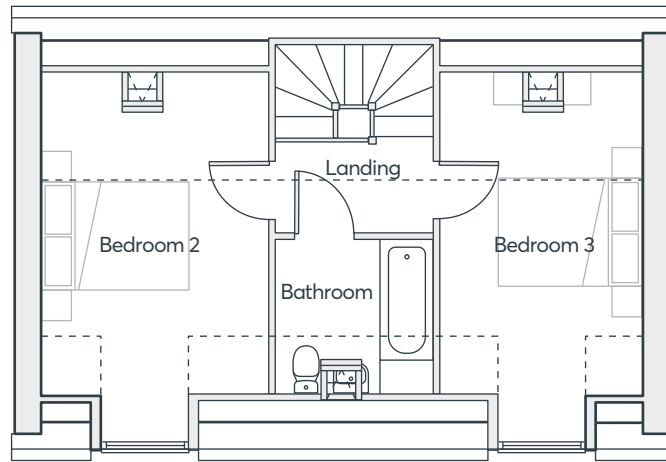
 **ST.MODWEN
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GROUND FLOOR



FIRST FLOOR (*Optional wardrobe at an additional cost.)



SECOND FLOOR

THE PARIS V4

 Sustainable home

Living Room	5.20m × 3.06m	17'1" × 10'0"
Dining Room	2.17m × 2.89m	7'2" × 9'6"
Kitchen	3.03m × 2.89m	9'11" × 9'6"
Utility	1.55m × 0.83m	5'1" × 2'9"
Cloakroom	1.75m × 0.90m	8'9" × 3'0"
Bedroom 1	3.72m × 2.80m	12'2" × 9'2"
Bedroom 4	3.03m × 3.12m	9'11" × 10'3"
En-suite	1.39m × 2.96m	4'7" × 9'8"
Bathroom 1	1.90m × 2.16m	6'3" × 7'1"
Study	2.08m × 2.11m	6'10" × 6'11"
Bedroom 2	5.20m × 3.12m	17'1" × 10'3"
Bedroom 3	5.20m × 2.80m	17'1" × 9'2"
Bathroom 2	2.05m × 2.14m	6'9" × 7'0"

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FOUR BEDROOM HOME

1,371 sq. ft.

 **ST.MODWEN HOMES**



Please speak to our Sales Consultant
if you need this in another format

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stmodwenhomes.co.uk