

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

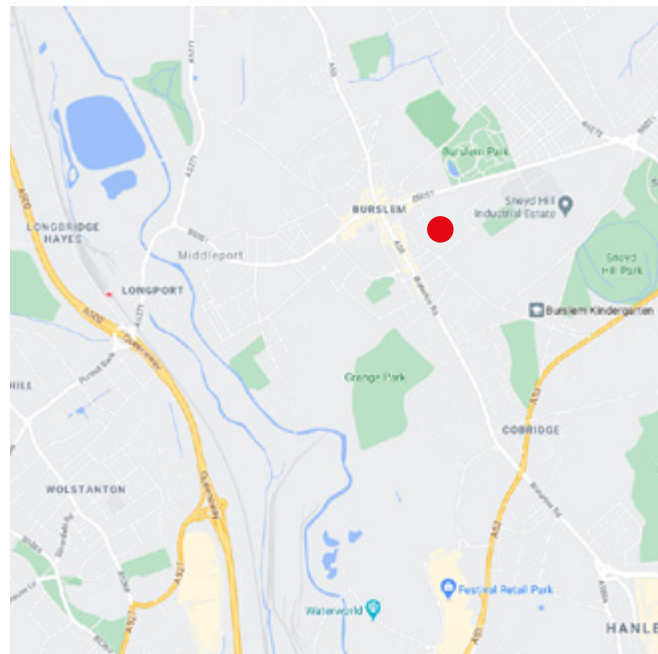
- The Paris (1342 / 1371)**
4 bedroom home
- The Becket (1210)**
4 bedroom home
- The Edwena (1036 / 1021)**
3 bedroom home
- The Kea (936 / 922)**
3 bedroom home
- The Webster (936 / 922)**
3 bedroom home
- The Houghton (920 / 909)**
3 bedroom home
- The Mirin (838 / 823)**
3 bedroom home
- The Lawrence (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 ALBAN V1

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

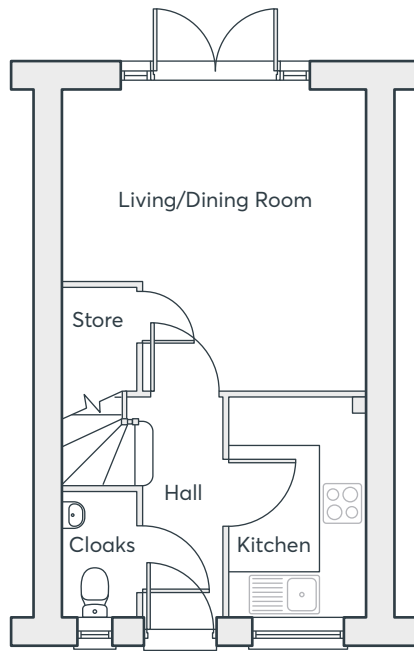
**TWO
BEDROOM
HOME**

637 sq. ft.

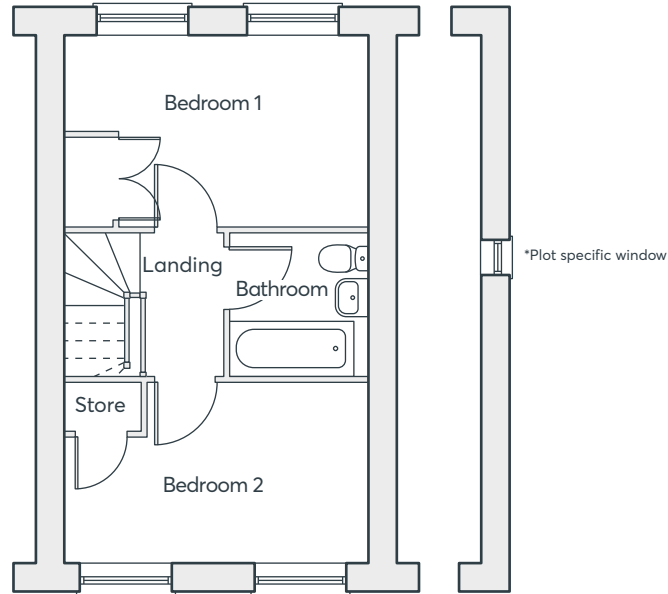
**KILN GATE
BURSLEM**

 **ST. MODWEN
HOMES**

THE ALBAN V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.12m × 4.07m	13'6" × 13'4"
Kitchen	1.87m × 3.01m	6'2" × 9'10"
Bedroom 1	4.12m × 2.60m	13'6" × 8'6"
Bedroom 2	4.12m × 2.45m	13'6" × 8'1"
Bathroom	1.89m × 1.93m	6'2" × 6'4"

TWO BEDROOM HOME

637 sq. ft.

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.
SMP 64041/March 2024



THE KEMBLE V1

- 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

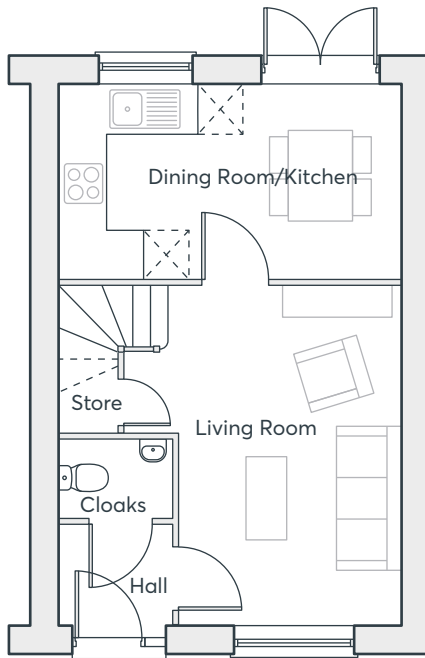
TWO BEDROOM HOME

705 sq. ft.

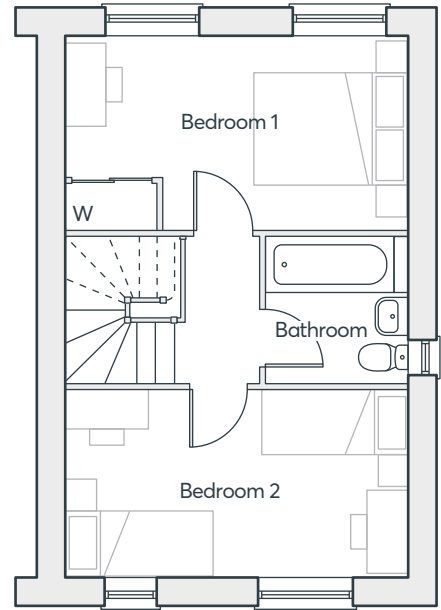
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 **ST. MODWEN
HOMES**

THE KEMBLE V1



GROUND FLOOR



FIRST FLOOR

*Plot specific window

**TWO
BEDROOM
HOME**

705 sq. ft.

Living Room	3.71m × 4.49m	12'2" × 14'9"
Kitchen/Dining	4.57m × 2.58m	15'0" × 8'5"
Cloakroom	1.51m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 2.58m	15'0" × 8'5"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.93m × 1.90m	6'4" × 6'3"

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 **ST.MODWEN
HOMES**



THE MIRIN V1

- Open plan kitchen/dining room with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Downstairs storage cupboard
- Master 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

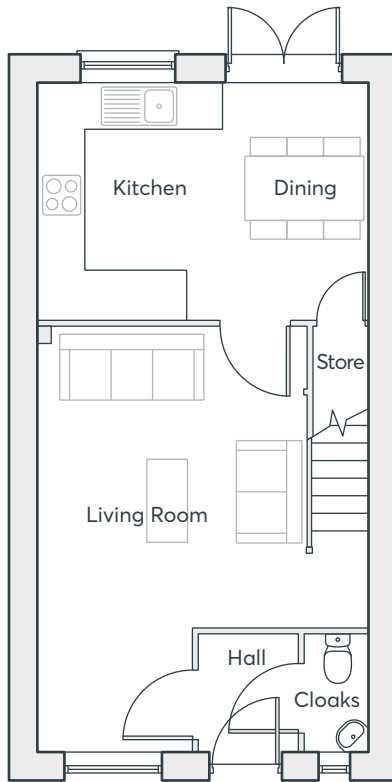
**THREE
BEDROOM
HOME**

838 sq. ft.

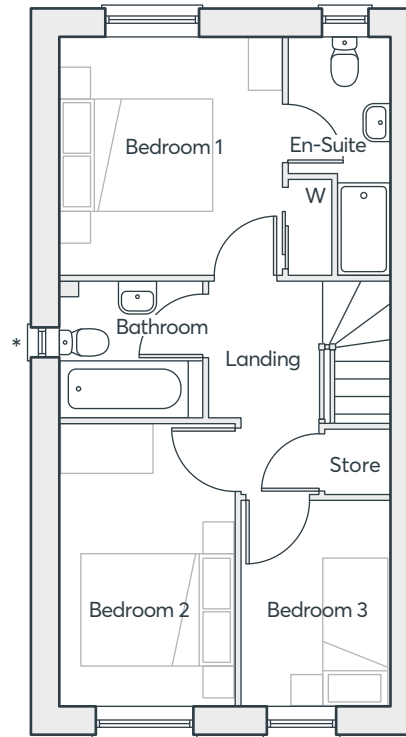
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THE MIRIN V1



GROUND FLOOR



FIRST FLOOR

*Plot specific window

THREE BEDROOM HOME

838 sq. ft.

Kitchen/Dining	4.40m × 3.16m	14'5" × 10'5"
Living room	4.40m × 5.60m	14'5" × 18'4"
Cloakroom	0.86m × 1.56m	2'10" × 5'2"
Bedroom 1	2.90m × 3.16m	9'6" × 10'5"
En-suite	1.40m × 3.16m	4'7" × 10'5"
Bedroom 2	2.26m × 3.71m	7'5" × 12'2"
Bedroom 3	2.05m × 2.71m	6'9" × 8'11"
Bathroom	1.84m × 1.79m	6'1" × 5'11"

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THE HOUGHTON V2

- Front aspect living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master 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

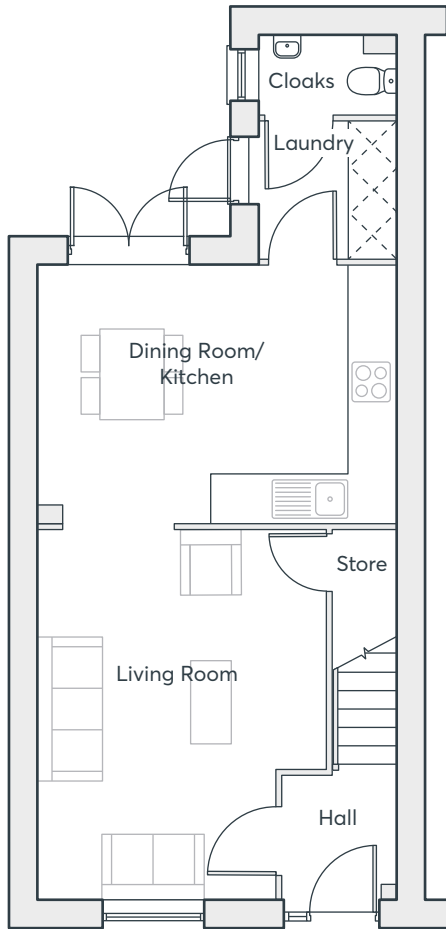
THREE BEDROOM HOME

920 sq. ft.

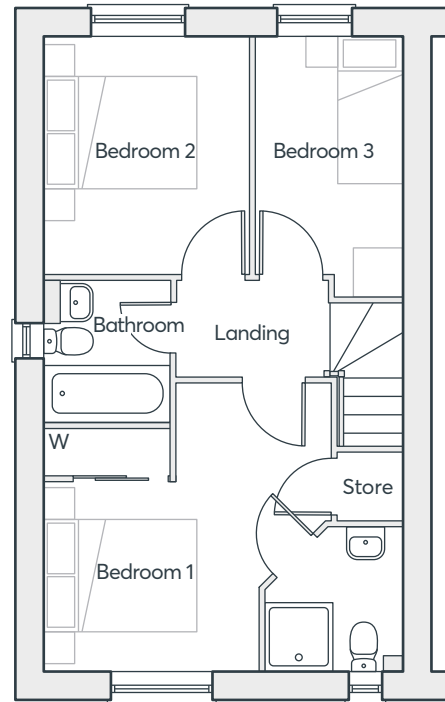
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 **ST. MODWEN
HOMES**

THE HOUGHTON V2



GROUND FLOOR



FIRST FLOOR

THREE BEDROOM HOME

920 sq. ft.

Living Room	4.87m × 3.18m	16'0" × 10'5"
Kitchen/Dining	4.76m × 3.44m	15'7" × 11'3"
Laundry	1.83m × 1.81m	6'0" × 5'11"
Cloakroom	1.83m × 1.05m	6'0" × 3'5"
Bedroom 1	3.19m × 2.86m	10'6" × 9'5"
En-suite	1.80m × 1.92m	5'11" × 6'4"
Bedroom 2	3.15m × 2.74m	10'4" × 9'0"
Bedroom 3	3.44m × 1.92m	11'3" × 6'4"
Bathroom	1.70m × 1.88m	5'6" × 5'7"

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THE WEBSTER V4

- 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
- Master 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

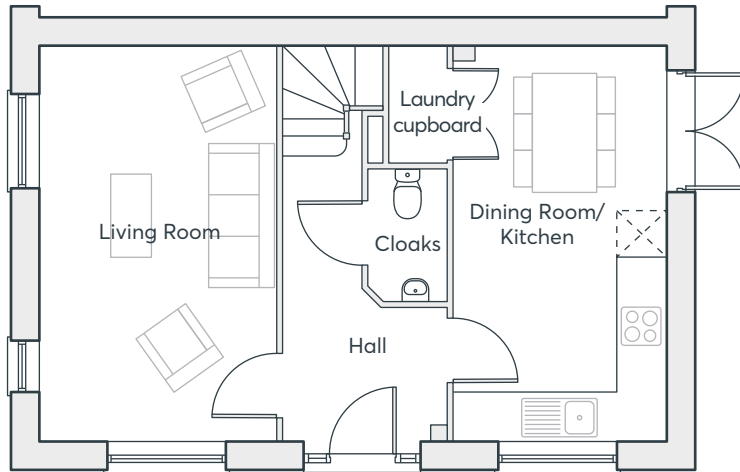
THREE BEDROOM HOME

936 sq. ft.

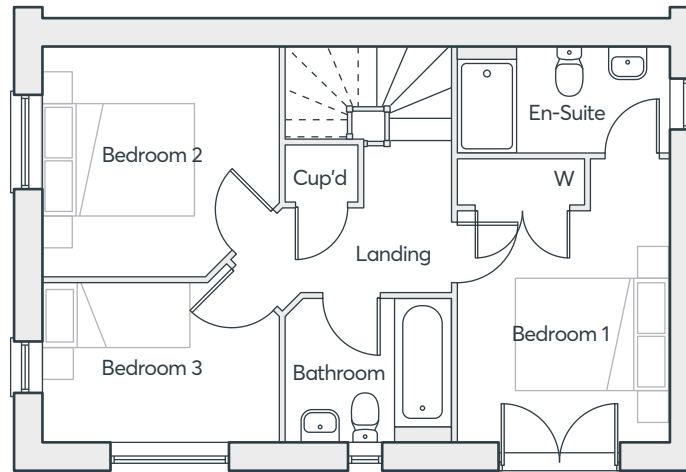
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 **ST. MODWEN
HOMES**

THE WEBSTER V4



GROUND FLOOR



FIRST FLOOR

Living Room	3.07m x 5.25m	10'1" x 17'3"
Kitchen/Dining	2.77m x 5.25m	9'1" x 17'3"
Cloakroom	1.03m x 1.75m	3'4" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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THREE BEDROOM HOME

936 sq. ft.





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

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