



ST AIDAN'S GARDEN
BRANSTON

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LOVELL
HOMES

PRESENTS



ST AIDAN'S GARDEN
BRANSTON



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WELCOME TO



ST AIDAN'S GARDEN
BRANSTON

Just moments from lively market town Burton-on-Trent, St Aidan's Garden offers a stunning selection of 2, 3 & 4 bedroom homes for couples and families alike.

Designed to provide the best of modern living, first-time buyers and families looking for space to thrive will adore these homes built to stand the test of time with their thoughtfully designed specification and versatile living spaces.

Part of St Aidan's Garden's charm is its easy access to Burton-on-Trent, with a range of amenities just minutes from the development, including health services, and an eclectic selection of cafes and shops. Burton-on-Trent also enjoys strong links to Birmingham and Derby through its proximity to the A38, perfect for commuters and day trips.

At Lovell, we prioritise customer satisfaction from start to finish, and our spectacular new homes at St Aidan's Garden are sure to not disappoint.





Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Wild Walk show home interior



Spectrum@Houlton show home interior



Spectrum@Houlton show home interior



Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.





SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

Wild Walk show home interior

**At Lovell we believe your home should be more than about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start,
making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



ST AIDAN'S GARDEN
BRANSTON



LIFE AT
ST AIDAN'S GARDEN

From its spot on the edge of Burton-on-Trent, St Aidan's Garden enjoys strong links to local amenities, offering a range of leisure, entertainment, and retail opportunities.

The town is well-equipped for residents at St Aidan's Garden, with a doctor's surgery, pharmacy, dental surgery, and Sainsbury's supermarket within easy reach. Popular food options include all-you-can-eat Chinese buffet Wing Wah, Café B and the Hideaway, perfect for family meals or brunch with friends. Burton-on-Trent also offers a plethora of independent shops for retail therapy, from high-street fashion brand to stylish home goods.

Families also benefit from well-rated primary schools within walking distance and the local high school just a short drive away, plus a leisure complex and playground close by for children, perfect for afternoons outside and local activities.

With the development's position on the edge of the town, nature lovers will love the open green spaces on their doorstep, including the local Sinai Park Woodlands, the parks nestled along the River Trent, and Branston Water Park offering lakeside walks for all weathers.



ST AIDAN'S GARDEN
BRANSTON



River Trent, Burton-on-Trent



PLACES TO SEE,
LOCATIONS TO EXPLORE

Alton Towers is also accessible for a fun family day out with exciting roller coasters and rides.

St Aidan's Garden also offers the chance to delve into local history, including four National Trust within half an hour's drive and plenty of local museums celebrating Burton-on-Trent's proud history of brewing and pottery.



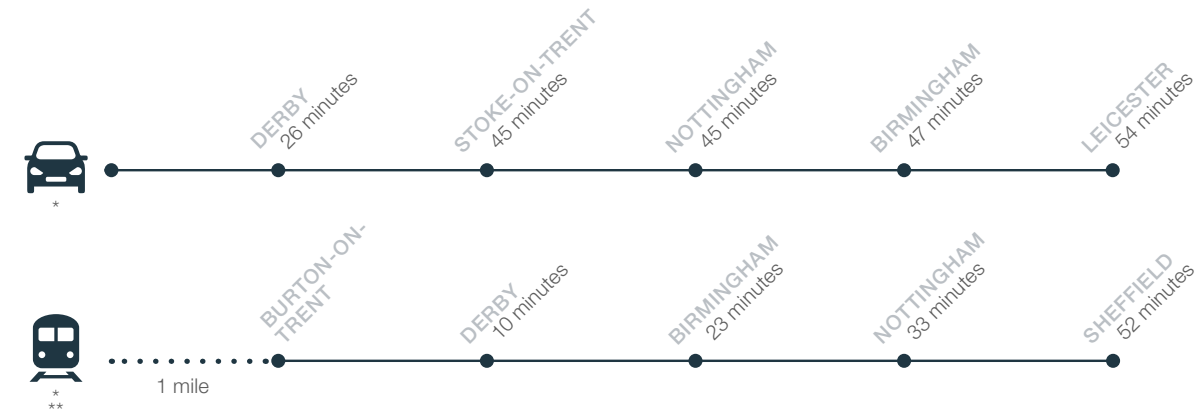
Burton-on-Trent is the perfect launch point, from which stunning dales and Areas of Natural Beauty are just a short drive away. From Cannock Chase, perfect for family walks, adventurers and cyclists, to some of the most picturesque vistas in the Peak District, St Aidan's Garden offers exciting days out within easy reach.



IDEALLY LOCATED

For commuters and travellers, St Aidan's Garden enjoy the benefits of proximity to Burton-on-Trent's train station just over a mile away, with services to many cities across the UK, including Nottingham, Sheffield and Birmingham, making commuting smooth and simple.

By road, Burton-on-Trent offers robust access to the M1 and M6, providing strong links to major towns and cities across the UK. The A38 is also close by with a direct link to the heart of Derby, while the A50 connects Burton-on-Trent with the neighbouring Nottingham. In all, Burton-on-Trent offers strong access to major hubs without losing its country charm.



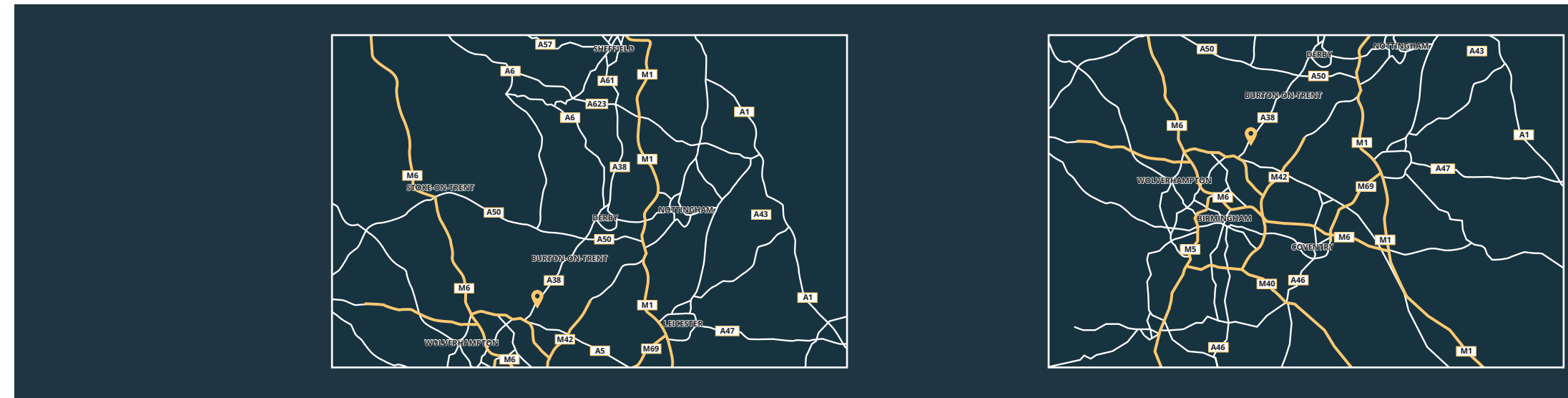
*Distances and times taken from Google Maps & the Trainline.co.uk. **Travel times from Burton-on-Trent train station.

FROM THE NORTH

On the A38 southbound towards Burton and Birmingham, stay on for nine miles, passing through Findern and Willington. At the Clay Mills junction, take the slip road and turn left onto the A5121 towards Burton. Follow the A5121 for about two miles, passing through Shobnall and Horninglow. At the roundabout with Derby Road, take the second exit and continue on the A5121. Turn right onto Wellington Road and then left onto Wetmore Road. Turn right onto Hawkins Lane and then left onto Wharf Road. Turn right onto Anglesey Road and then left onto Anglesey Business Park.

FROM THE SOUTH

Start on the A38(M) and head northeast for about two miles. Merge onto the M6 and continue for about 18 miles. At junction 11A, take the exit for the M6 Toll and follow it for about 27 miles. At junction T4, take the exit for the A38 and follow it for about nine miles. At the roundabout, take the third exit onto the A5121 and follow it for about three miles. Turn left onto Wellington Road and then right onto Shobnall Road. Turn left onto Princess Way and then right onto Forest Road. Turn left onto Henhurst Hill and then right onto Henhurst Ridge. Your destination will be on the right.





HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Development Name is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.