



# Victoria Place

AREA GUIDE

**Ashberry**  
Homes

Lichfield Road, Stafford, Staffordshire ST17 4BQ Telephone: 01785 508 309 [ashberryhomes.co.uk](http://ashberryhomes.co.uk)



## A fantastic market town location

With unrivalled amenities and transport links on your doorstep

Victoria Gate is a development of new homes located in Stafford, Staffordshire. Offering a selection of 2, 3, and 4-bedroom homes, this site is sure to appeal to various potential homebuyers, including first-time buyers, young professionals, growing families, and commuters to Birmingham.

Victoria Gate is well connected, with useful local transport links as well as easy access to national travel connections. St Leonards Avenue bus stop is a five-minute walk away and provides regular routes into Stafford town centre. Stafford train station is a 19-minute walk away, offering national rail links to Birmingham in 39 minutes and London Euston in one hour and 19 minutes, plus Manchester and Liverpool.

The site is a minute's drive away from the A34, and an eight-minute drive away from the M6, which provides a route south to Birmingham, and north - past Stoke - as far as the Scottish border. Birmingham Airport is a 44-minute drive away, and is one of the country's busiest airports, offering flights worldwide.

The development has a well-known supermarket and several favourite retailers just minutes from the doorstep. Queens Shopping Park is an 11-minute walk away and provides a selection of high street brands.

Stafford, under 20 minutes' walk away, offers a comprehensive shopping and dining experience. Waterside shopping centre houses a collection of retailers, while Stafford Indoor Market offers a variety of independent vendors. The town is also host to many cafés, restaurants, and pubs, as well as a multi-screen cinema.



“ We had a really good experience with Ashberry and we would definitely recommend them to a friend.

**Charlotte and Michael**  
Ashberry Homes at Pirton Fields



Birmingham – only 39 minutes away on the train – is one of the best shopping and dining destinations in the UK. The Bullring is an iconic shopping centre with well-known flagship brands and an adjacent indoor and outdoor market. Grand Central continues a premium shopping theme, while New Street is flanked by a mix of independent boutiques, restaurants, and bars. The Mailbox offers designer stores and waterside restaurants, while The Cube provides fine dining.

As well as fantastic retail opportunities, Victoria Gate boasts a wealth of local leisure opportunities, benefiting from the amenity of nearby market town, Stafford, while also having an abundance of green space within walking distance.

Victoria Park – just under a mile away – has over 100 years of history, offering riverside walks, an aviary, a café, and a play area. Stafford Cricket and Hockey club is an 11-minute walk away and neighbours the town's football club and several playing fields. Cannock Chase is the jewel of the West Midlands, offering walking and cycling routes in an outstanding landscape, just 16 minutes' drive away.

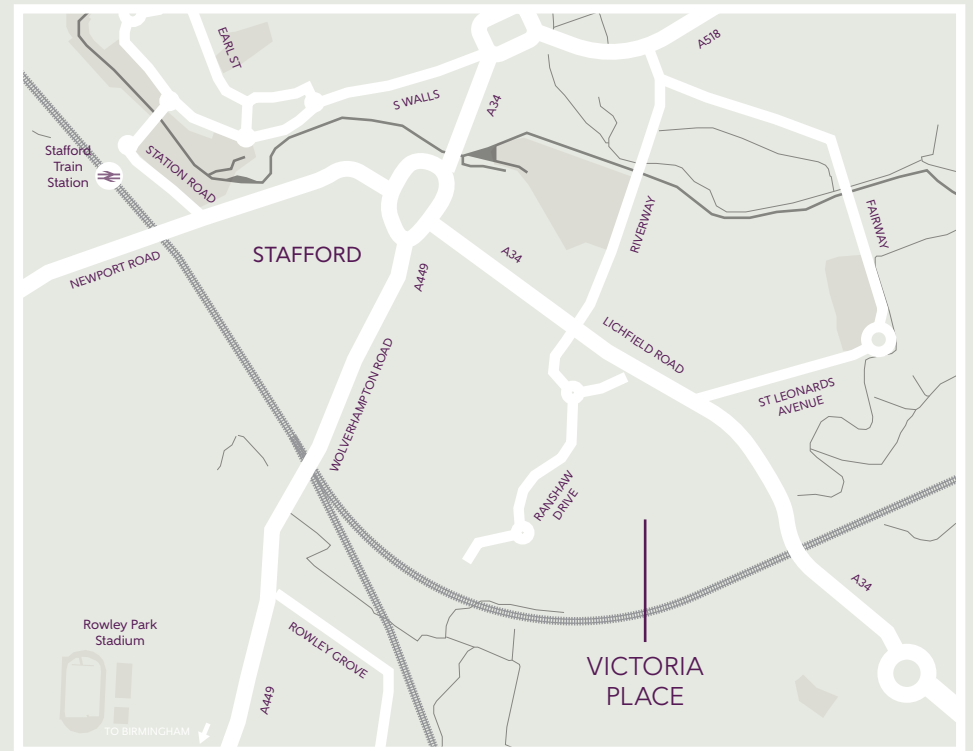
Stafford town centre is a mile away and offers the popular Gatehouse Theatre and several listed buildings – including the Ancient High House and Stafford Castle. Birmingham offers some of the best culture in the country, including The National Exhibition Centre and several award-winning museums.

Families will appreciate the close proximity of a number of well-regarded schools catering for children of all ages. For younger children, St Leonards Primary School and St Pauls C of E Primary School are within walking distance. Stafford Preparatory and Grammar Schools are a seven-minute drive away.

For secondary school pupils, Stafford Manor High School is a six-minute drive from the site, while King Edward VI High School is an eight-minute drive away. Those interested in pursuing higher education have several choices nearby, including the University of Wolverhampton and the Russell Group University of Birmingham.



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Map not to scale.