

Discover the
difference



VICTORIA PARK

 **ST.MODWEN
HOMES**

Boothem Old Road, Stoke-On-Trent, ST4 4ED



YOUR HOME

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

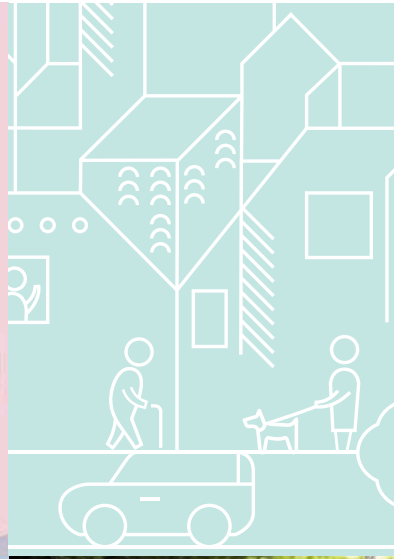
We have developed a wide range of different designs, all planned to provide an excellent environment that maximises the use of available space.

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 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.





YOUR COMMUNITY

A group of children and an adult are standing on a wooden play structure in a park. They are looking towards a large, leafy tree in the background. The scene is bright and sunny, suggesting a pleasant day outdoors. The children are dressed in casual clothing, and the adult is wearing a dark jacket. The play structure is made of wood and has a ramp leading down to the ground. The ground is covered in brown mulch. In the background, other people can be seen walking around the park.

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.

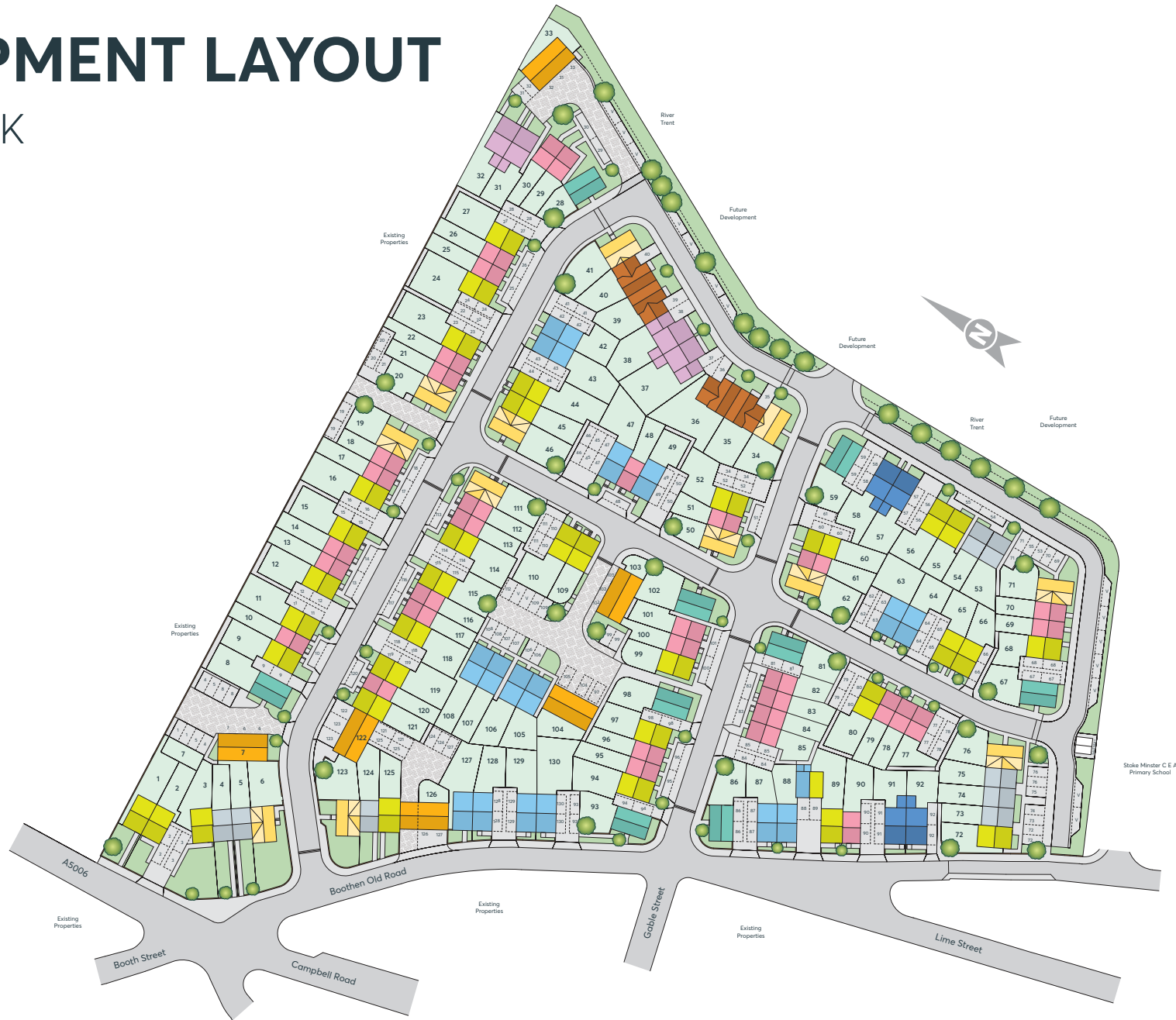
St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

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.

DEVELOPMENT LAYOUT

VICTORIA PARK

-  **The Becket (1203)**
4 bedroom home
-  **The Chad (965)**
3 bedroom home
-  **The Kea (938)**
3 bedroom home
-  **The Webster (938)**
3 bedroom home
-  **The Houghton (920)**
3 bedroom home
-  **The Mirin (839)**
3 bedroom home
-  **The Lawrence (791)**
3 bedroom home
-  **The Gennings (825)**
2 bedroom home
-  **The Kemble (706)**
2 bedroom home
-  **The Alban (637)**
2 bedroom home



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.

THE BECKET

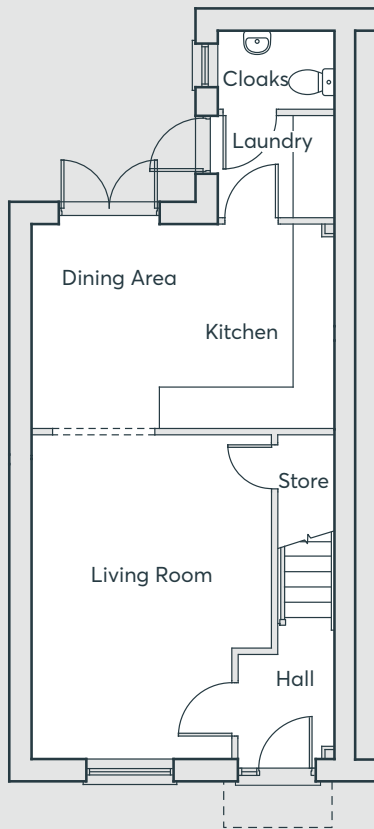
- Open plan dining/kitchen with built-in oven, hob, hood and French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Top floor master bedroom with en-suite shower room and built in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

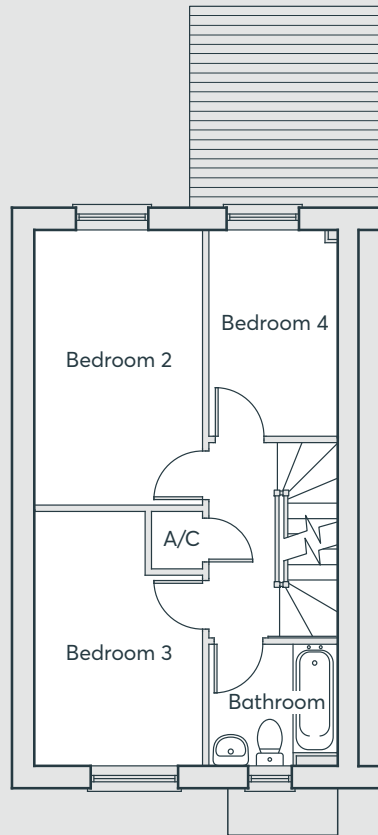
VICTORIA PARK
STOKE-ON-TRENT

 **ST. MODWEN
HOMES**

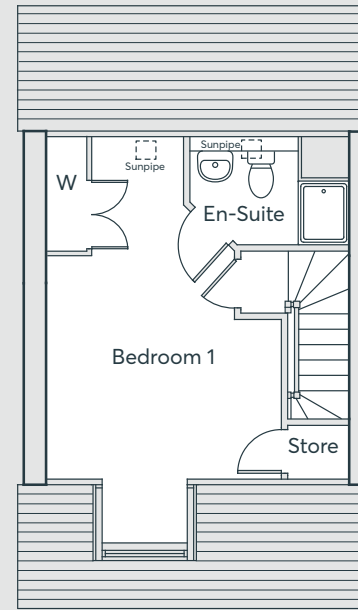
THE BECKET



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	4.76m x 3.22m	15'7" x 10'6"
Cloakroom	1.83m x 1.23m	6'0" x 4'0"
Laundry	1.83m x 1.60m	6'0" x 5'3"
Bedroom 1	3.44m x 3.68m	11'4" x 12'0"
En-suite	2.50m x 1.69m	8'2" x 5'7"
Bedroom 2	4.31m x 2.64m	14'2" x 8'8"
Bedroom 3	3.99m x 2.64m	13'1" x 8'8"
Bedroom 4	3.21m x 2.02m	10'6" x 6'8"
Bathroom	2.02m x 1.91m	6'8" x 6'3"

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SMH/1209/05/18

VICTORIA PARK
STOKE-ON-TRENT



**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE CHAD

- 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
- Integral garage with door to the garden
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

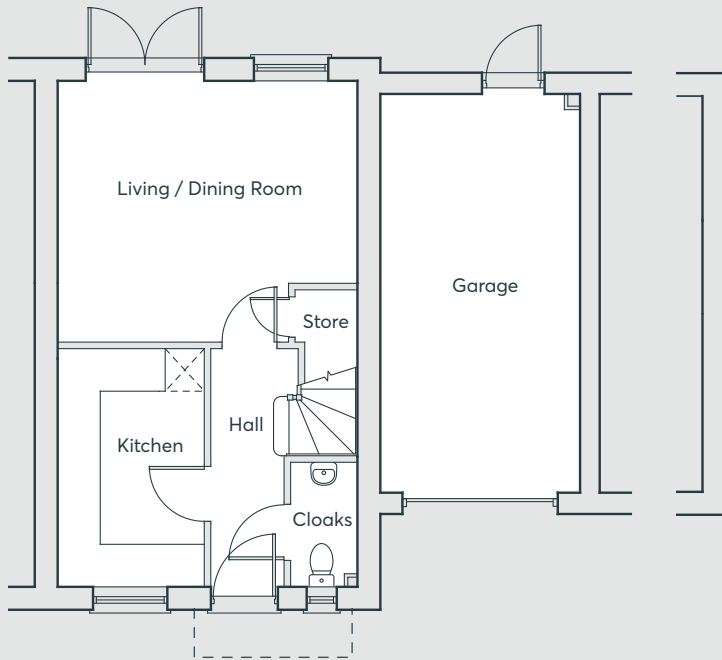
**THREE
BEDROOM
HOME**

VICTORIA PARK

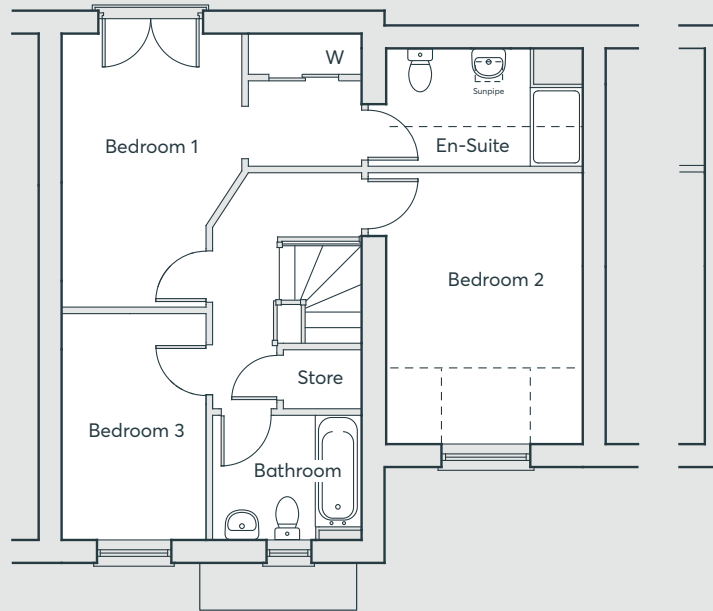
STOKE-ON-TRENT

 **ST. MODWEN
HOMES**

THE CHAD



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.57m x 3.99m	14'11" x 13'1"
Kitchen	3.64m x 2.26m	11'11" x 7'5"
Cloakroom	1.90m x 1.02m	6'3" x 3'4"
Bedroom 1	4.17m x 2.75m	13'8" x 9'0"
En-suite	3.00m x 1.80m	9'10" x 5'11"
Bedroom 2	4.14m x 3.00m	13'7" x 9'10"
Bedroom 3	3.45m x 2.15m	11'4" x 7'1"
Bathroom	2.27m x 1.90m	7'7" x 6'3"

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SMH/965/05/18

VICTORIA PARK
STOKE-ON-TRENT

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**





THE KEA

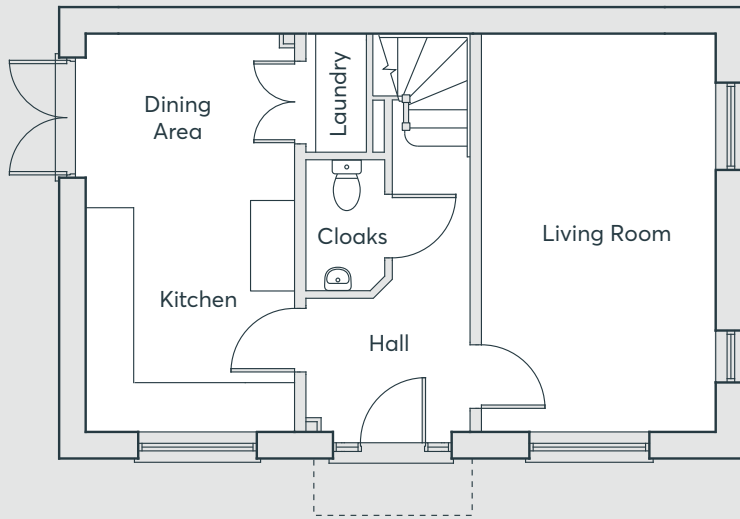
- Open plan dining/kitchen with built-in oven, hob and extractor hood and French doors to the rear garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family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

VICTORIA PARK
STOKE-ON-TRENT

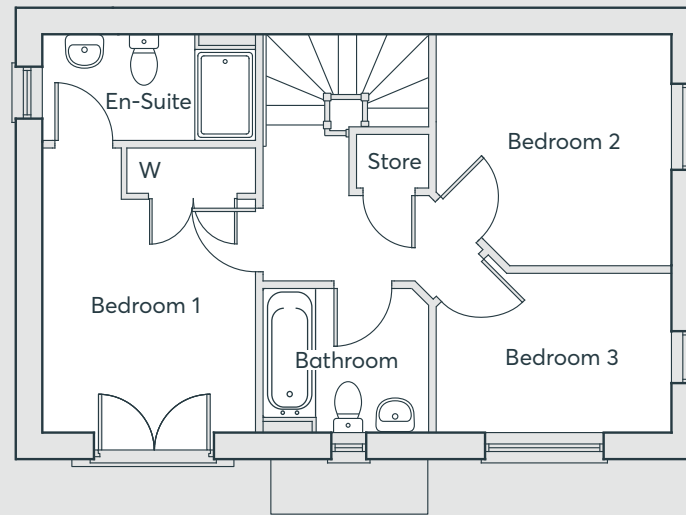
THREE
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	5.25m x 3.06m	17'3" x 10'1"
Kitchen/Dining	5.25m x 2.75m	17'3" x 9'0"
Cloakroom	1.73m x 1.03m	5'8" x 3'5"
Bedroom 1	3.74m x 2.79m	12'3" x 9'2"
En-suite	1.05m x 2.84m	3'5" x 9'2"
Bedroom 2	3.05m x 3.11m	10'0" x 10'3"
Bedroom 3	2.11m x 3.11m	6'11" x 10'3"
Bathroom	2.17m x 1.90m	7'2" x 6'3"

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SMH/938/05/18

VICTORIA PARK
STOKE-ON-TRENT

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**





THE WEBSTER

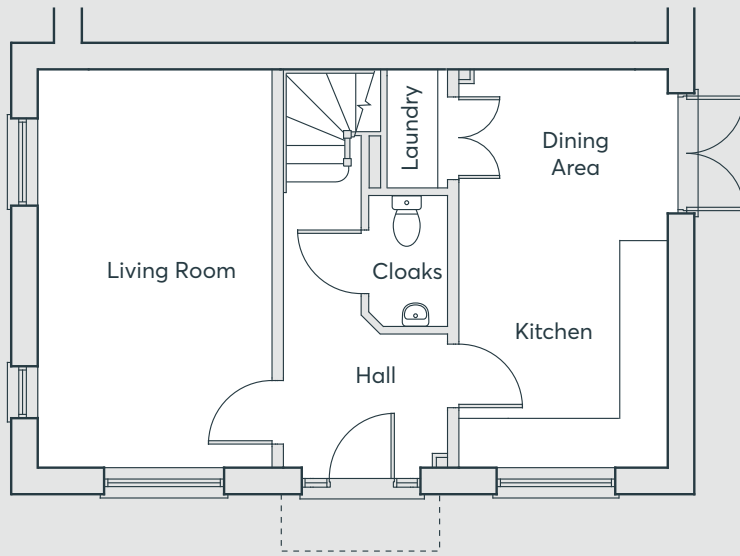
- Open plan dining/kitchen with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double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

VICTORIA PARK
STOKE-ON-TRENT

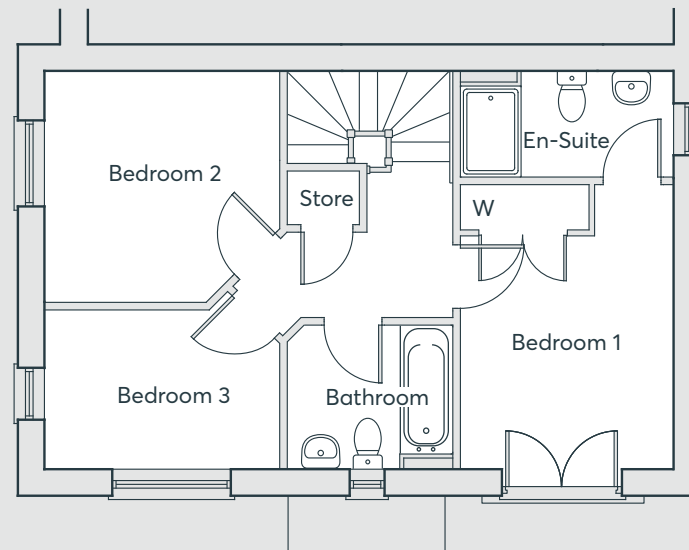
THREE
BEDROOM
HOME

 **ST. MODWEN
HOMES**

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	5.25m x 3.06m	17'3" x 10'0"
Kitchen/Dining	5.25m x 2.75m	17'3" x 9'0"
Cloakroom	1.75m x 1.03m	5'9" x 3'5"
Bedroom 1	3.74m x 2.79m	12'3" x 9'2"
En-suite	1.05m x 2.84m	3'5" x 9'2"
Bedroom 2	3.05m x 3.11m	10'0" x 10'3"
Bedroom 3	2.11m x 3.11m	6'11" x 10'3"
Bathroom	2.17m x 1.90m	7'2" x 6'3"

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VICTORIA PARK
STOKE-ON-TRENT

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE HOUGHTON

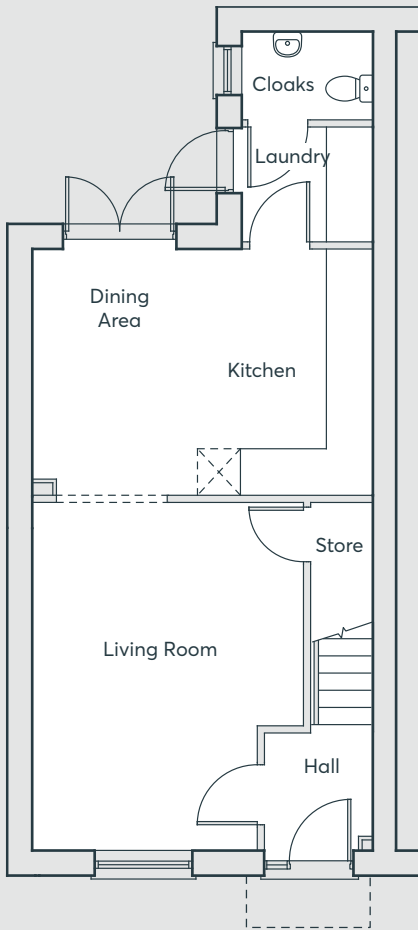
- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance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

**THREE
BEDROOM
HOME**

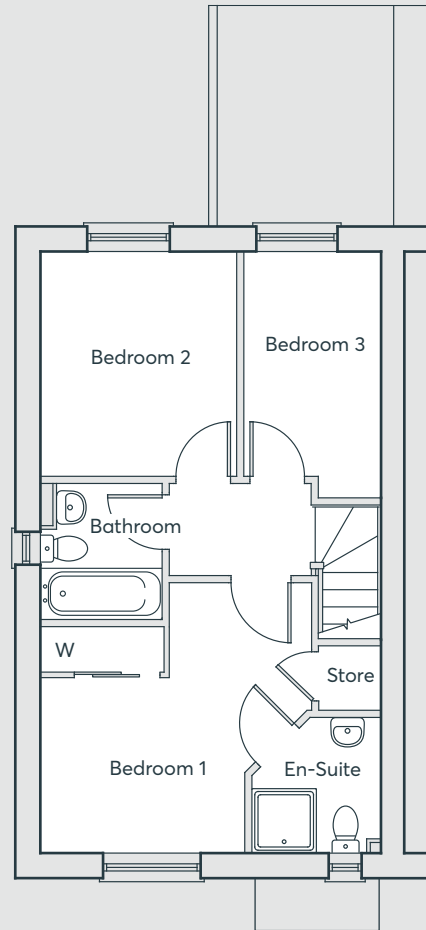
VICTORIA PARK
STOKE-ON-TRENT

 **ST. MODWEN
HOMES**

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

Living Room	4.87m x 3.81m	16'0" x 12'6"
Kitchen/Dining	4.76m x 3.44m	15'7" x 11'3"
Laundry	1.83m x 1.60m	6'0" x 5'3"
Cloakroom	1.83m x 1.26m	6'0" x 4'2"
Bedroom 1	3.19m x 2.86m	10'6" x 9'5"
En-suite	1.80m x 1.90m	5'11" x 6'3"
Bedroom 2	3.13m x 2.74m	10'3" x 9'0"
Bedroom 3	3.44m x 1.92m	11'3" x 6'4"
Bathroom	1.70m x 1.88m	5'7" x 6'2"

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SMH/920/05/18

VICTORIA PARK
STOKE-ON-TRENT

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



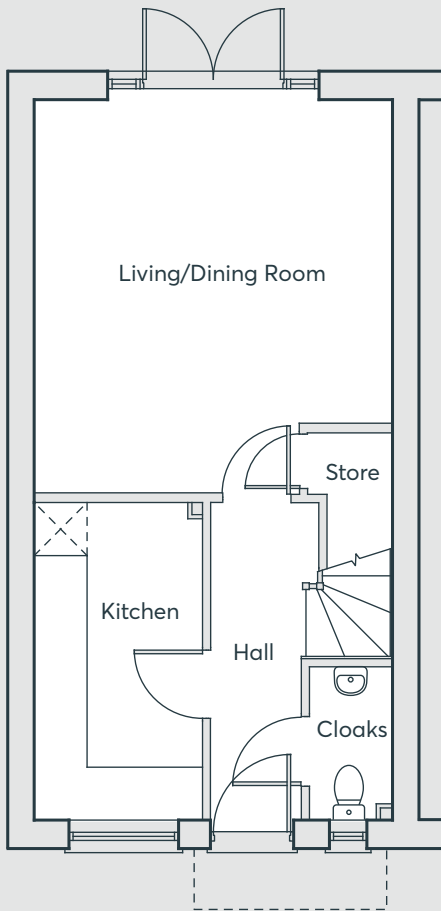
THE MIRIN

- Living/dining room with French doors to the garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master 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

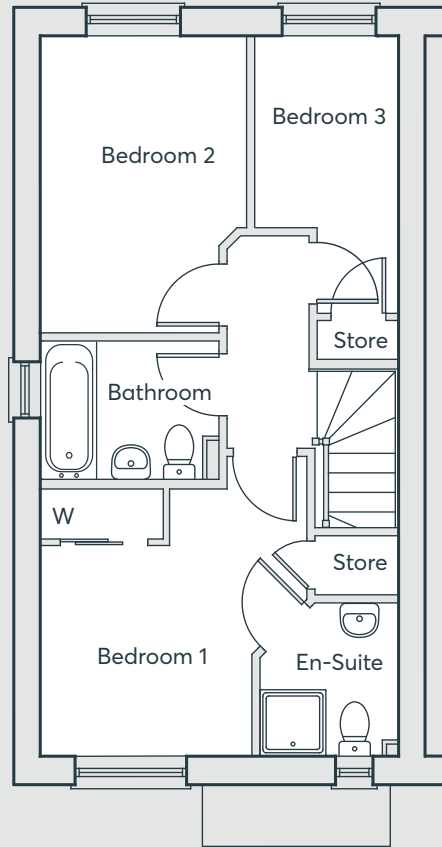
**THREE
BEDROOM
HOME**

VICTORIA PARK
STOKE-ON-TRENT

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE MIRIN

Living/Dining	4.82m x 4.40m	15'10" x 14'5"
Kitchen	3.90m x 2.09m	12'10" x 6'10"
Cloakroom	1.90m x 1.03m	6'3" x 3'4"
Bedroom 1	3.28m x 2.60m	10'9" x 8'6"
En-suite	1.90m x 1.70m	6'3" x 5'7"
Bedroom 2	3.66m x 2.52m	12'0" x 8'3"
Bedroom 3	2.36m x 1.79m	7'9" x 5'11"
Bathroom	2.20m x 1.70m	7'2" x 5'7"

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VICTORIA PARK
STOKE-ON-TRENT



**THREE
BEDROOM
HOME**



THE LAWRENCE

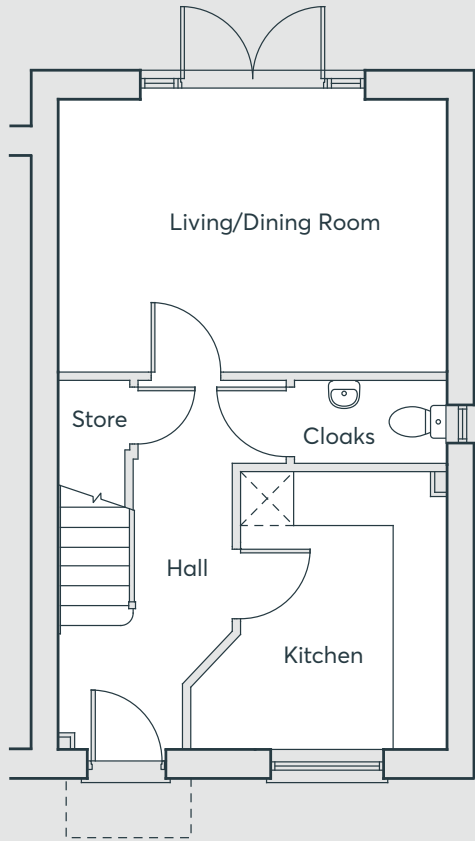
- Living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high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

**THREE
BEDROOM
HOME**

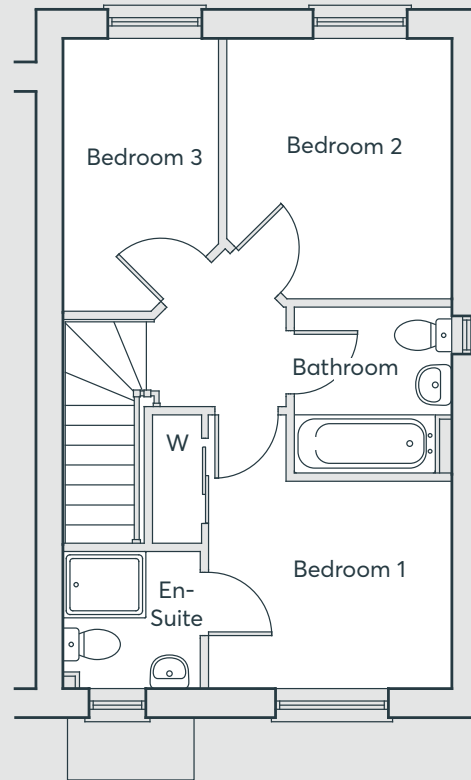
VICTORIA PARK
STOKE-ON-TRENT

 **ST. MODWEN
HOMES**

THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.68m x 3.30m	15'4" x 10'10"
Kitchen	3.35m x 3.09m	11'0" x 10'2"
Cloakroom	1.84m x 0.99m	6'0" x 3'2"
Bedroom 1	2.89m x 2.50m	9'6" x 8'2"
En-suite	1.63m x 1.65m	5'4" x 5'5"
Bedroom 2	3.12m x 2.71m	10'3" x 8'11"
Bedroom 3	3.30m x 1.88m	10'10" x 6'2"
Bathroom	2.00m x 1.89m	6'7" x 6'3"

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SMH/791/05/18

VICTORIA PARK
STOKE-ON-TRENT

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE KEMBLE

- Open plan dining/kitchen with French doors to the garden
- Front facing living room
- Downstairs cloakroom
- Under stairs store
- Master bedroom with built-in wardrobe
- Second double bedroom
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

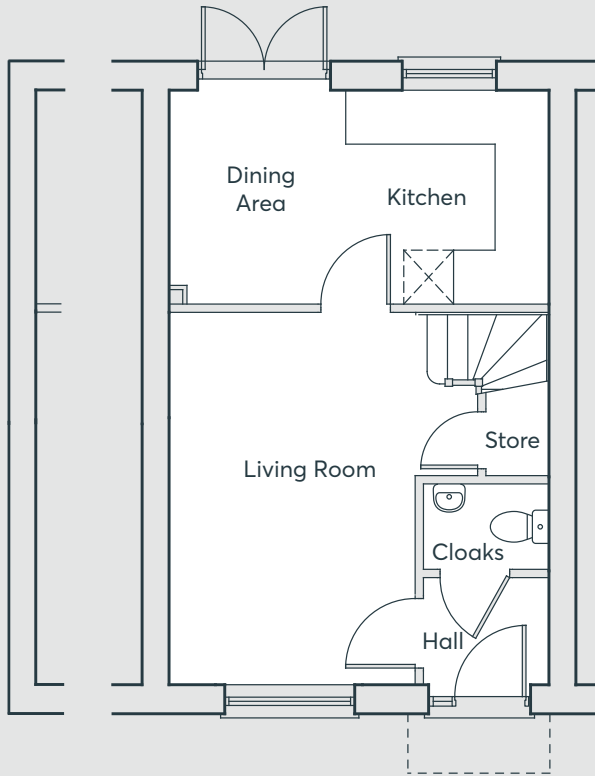
**TWO
BEDROOM
HOME**

VICTORIA PARK

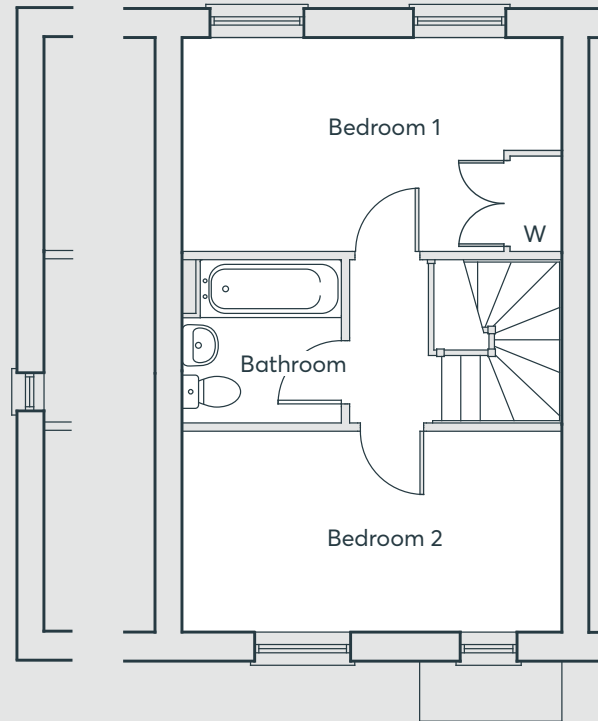
STOKE-ON-TRENT

 **ST. MODWEN
HOMES**

THE KEMBLE



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	4.57m x 2.57m	15'0" x 8'5"
Living Room	4.49m x 2.96m	14'9" x 9'9"
Cloakroom	1.51m x 1.05m	5'0" x 3'5"
Bedroom 1	4.57m x 2.57m	15'0" x 8'5"
Bedroom 2	4.57m x 2.47m	15'0" x 8'1"
Bathroom	1.93m x 1.90m	6'3" x 6'3"

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SMH/706/05/18

VICTORIA PARK
STOKE-ON-TRENT

**TWO
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE ALBAN

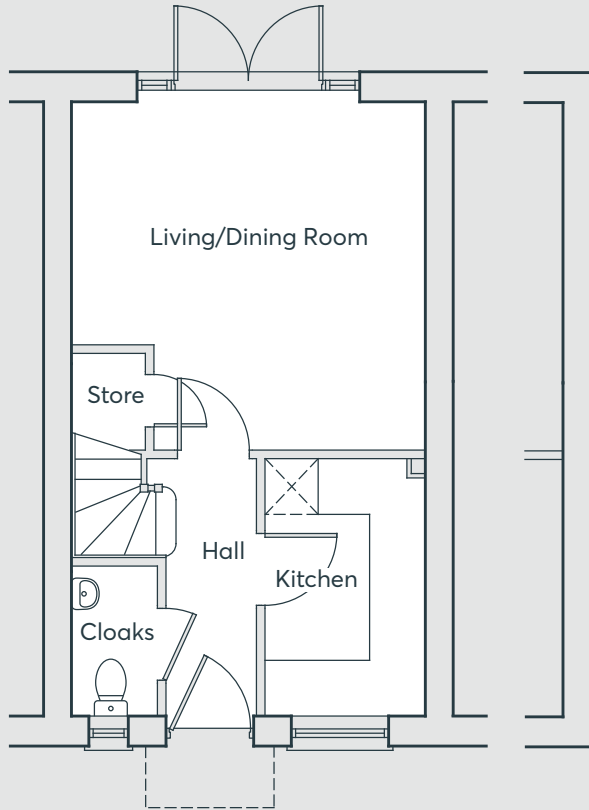
- Open plan living/dining room with French doors to the garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with built-in wardrobe
- Fully fitted bathroom
- Store cupboard in second bedroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**TWO
BEDROOM
HOME**

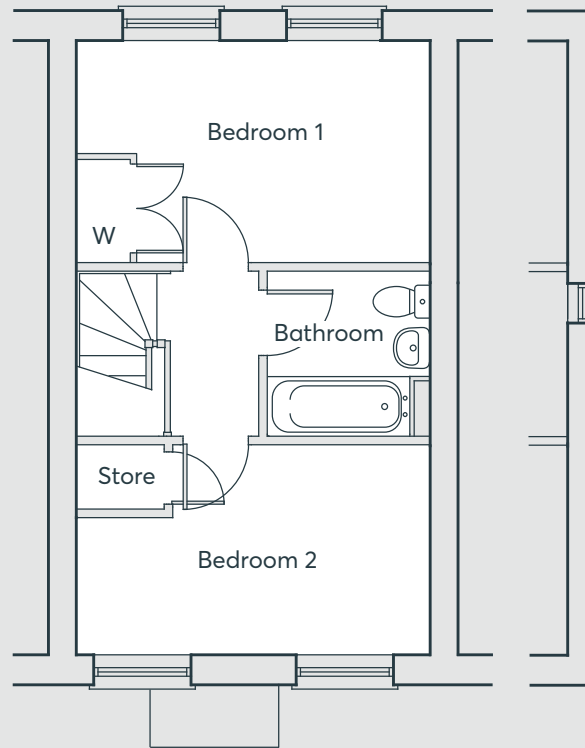
VICTORIA PARK
STOKE-ON-TRENT

 **ST. MODWEN
HOMES**

THE ALBAN



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.06m x 4.12m	13'4" x 13'6"
Kitchen	3.00m x 1.87m	9'10" x 6'2"
Cloakroom	1.73m x 1.01m	5'8" x 3'4"
Bedroom 1	4.12m x 2.60m	13'6" x 8'6"
Bedroom 2	4.22m x 2.45m	13'10" x 8'1"
Bathroom	1.94m x 1.92m	6'4" x 6'3"

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SMH/637/05/18

VICTORIA PARK

STOKE-ON-TRENT

**TWO
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



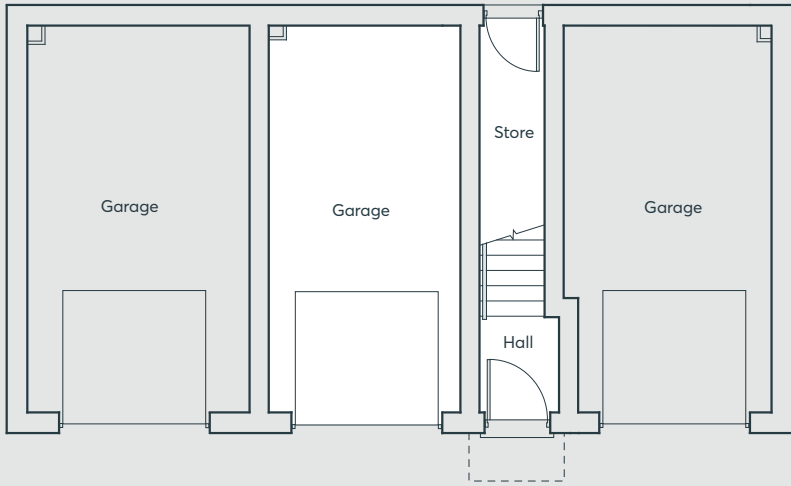
THE GENNINGS (Plot 104)

- Open plan living/dining/kitchen with French doors and Juliet balcony
- Master bedroom with en-suite shower room, built-in wardrobe and French doors and Juliet balcony
- Ample storage space
- Well appointed bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

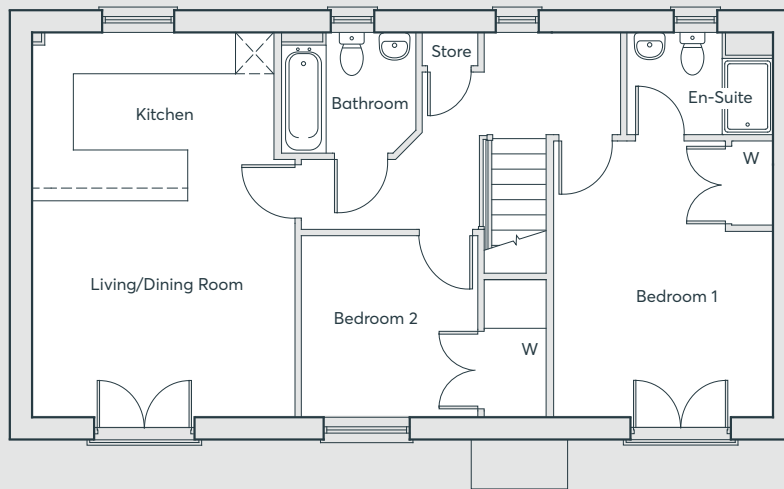
VICTORIA PARK
STOKE-ON-TRENT

TWO
BEDROOM
HOME

 ST. MODWEN
HOMES



GROUND FLOOR



FIRST FLOOR

THE GENNINGS (Plot 104)

Kitchen/Living	6.04m x 4.13m	19'10" x 13'7"
Bedroom 1	4.33m x 3.46m	14'3" x 11'4"
En-suite	1.60m x 2.29m	5'3" x 7'6"
Bedroom 2	2.86m x 2.77m	9'5" x 9'1"
Bathroom	1.62m x 2.09m	5'7" x 6'10"

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VICTORIA PARK
STOKE-ON-TRENT

**TWO
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE GENNINGS

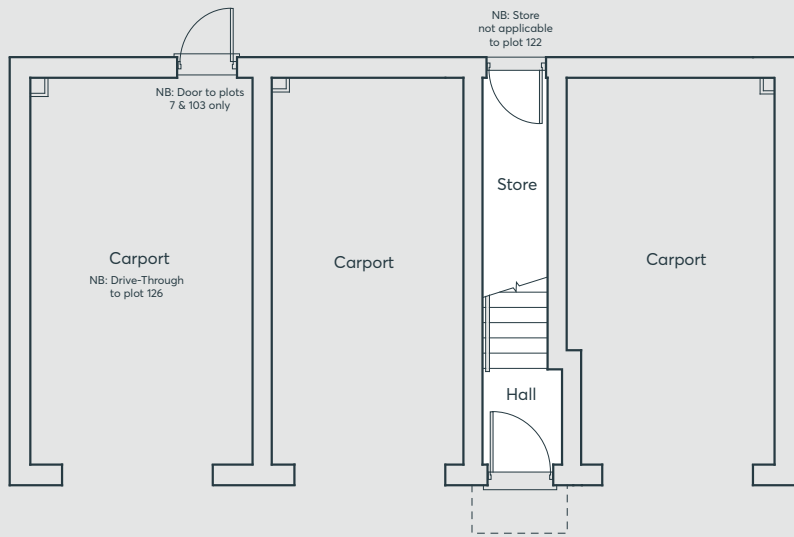
- Open plan living/dining/kitchen with French doors and Juliet balcony
- Master bedroom with en-suite shower room, built-in wardrobe and French doors and Juliet balcony
- Ample storage space
- Well appointed bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**TWO
BEDROOM
HOME**

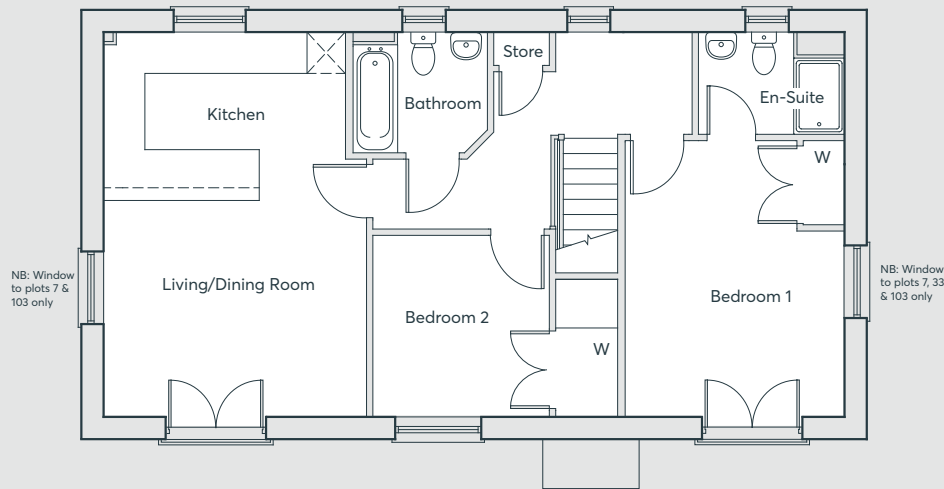
VICTORIA PARK

STOKE-ON-TRENT

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE GENNINGS

Kitchen/Living	6.04m x 4.13m	19'10" x 13'7"
Bedroom 1	4.33m x 3.46m	14'3" x 11'4"
En-suite	1.60m x 2.29m	5'3" x 7'6"
Bedroom 2	2.86m x 2.77m	9'5" x 9'1"
Bathroom	1.62m x 2.09m	5'7" x 6'10"

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. SMH/825T3/05/18

VICTORIA PARK

STOKE-ON-TRENT

**TWO
BEDROOM
HOME**

 **ST. MODWEN
HOMES**





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