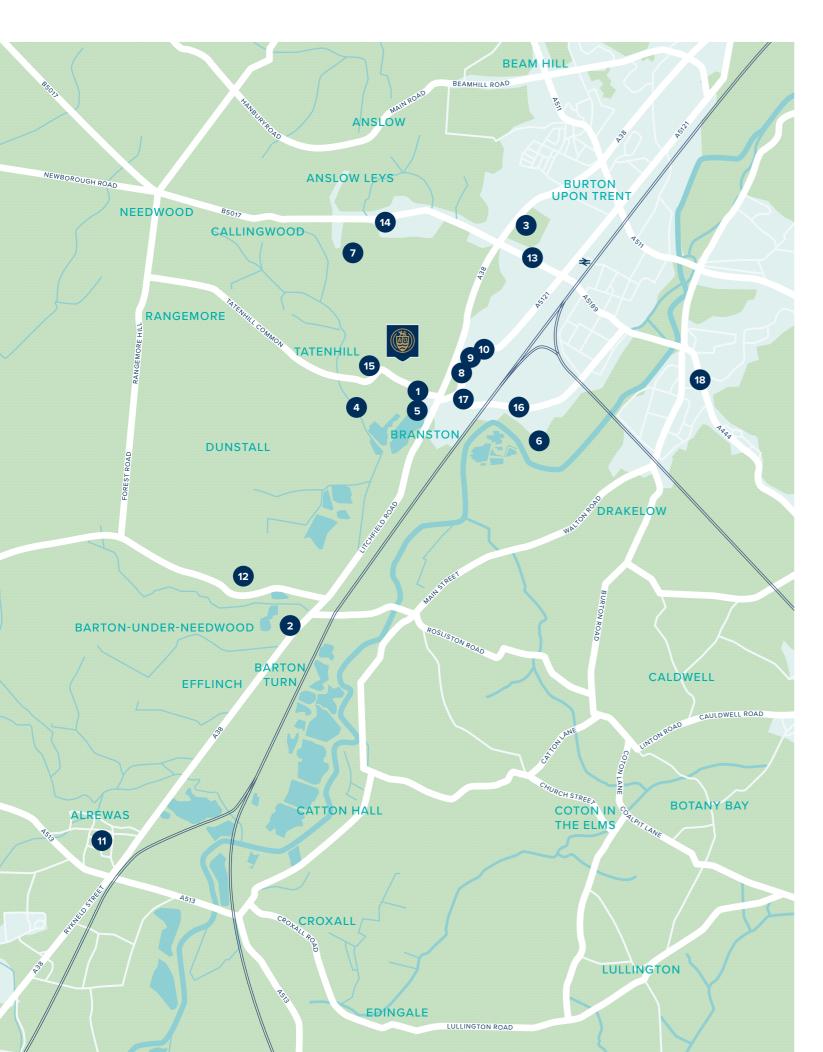


BRANSTON • STAFFORDSHIRE

Located near the pleasant village of Branston, beside the river Trent, Branston Locks is a new community providing a sought-after balance of urban and rural lifestyles.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN BRANSTON

Crest Nicholson at Branston Locks benefits from a rural location but also a great range of local amenities, waterways and road links.

On your doorstep

1

2

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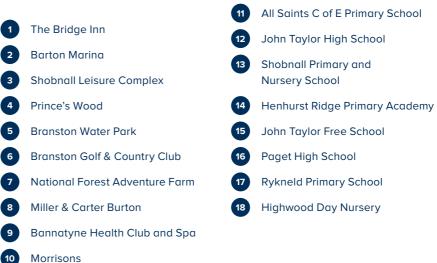
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10

A short walk away is the beautiful Branston Water Park and Prince's Wood, both teeming with wildlife. Just further along you can dine Italian style at The Bridge Inn on the banks of the Trent and Mersey canal.

Education

There is a fantastic selection of primary and secondary schools nearby with a 'Good' or 'Outstanding' Ofsted rating. There is also a further education college in Burton.





Washlands Sign Post

AROUND THE AREA

Travel

Branston Locks is just a few minute's drive from the A38, a fast dual carriageway giving easy access to the M6 toll road and A5 to the south and the A50 and M1 to the north. The nearest train station at Burton is just a ten minute drive which offers a quick service into Birmingham.

Burton-on-Trent – 10 minutes Derby –30 minutes Lichfield -22 minutes ₹

Derby –15 minutes Birmingham New Street – 25 minutes Nottingham – 45 minutes

East Midlands Airport –30 minutes Birmingham Airport –40 minutes





Branston Water Park



Hillside Road, Burton-on-Trent DE13 9GS

For all enquiries please call

01283 901 089 crestnicholson.com/branston-locks



product.chemistry.sparkles

A BALANCE OF RURAL AND URBAN LIVING

Crest Nicholson at Branston Locks is a collection of 2, 3, 4 & 5 bedroom homes located two miles from historic Burton-on-Trent.

Branston Locks is a fantastic location for mixing the delights of the countryside with the amenities of a large town. The immediate location around the development is mainly rural with easy access to some great parks and waterways. However, when you want to go out for a meal, pick up a few groceries or indulge in a bigger shopping expedition there's lots of choice within a few miles.

In the immediate area there is Branston Water Park and Prince's Wood, both within an easy walk or bike ride away. The water park is classed as a premier wildlife site and is home to many species of plants and animals, some of them rare. Prince's Wood is a lovely setting that is free to all and close to sections of the National Forest Way.

When you've worked up an appetite after fully embracing nature, why not stroll over to The Bridge Inn which is nestled on the banks of the Trent and Mersey canal. The Inn now serves as an Italian restaurant and deservedly has picked up plenty of fantastic reviews for its quality fare.

Close by is Branston, sitting beside the River Trent with roots dating back to medieval times. The village is a buzz of activity and sports a good selection of pubs as well as a fish and chip shop and local Co-op store. It was once the home of the famous Branston pickle which still bears its name today.

Just a seven minute drive from Branston Locks is the lovely Barton Marina. Situated on the Trent & Mersey canal, this large 300-berth marina is a beautiful, peaceful spot that is not only perfect for boaters but also local day trippers. There are restaurants, a variety of independent shops and a pub, as well as the plush The Red Carpet Cinema and Café Bar.

The beautiful city of Lichfield is around a 20 minute drive away. Famed for its large

and imposing cathedral, it attracts many visitors who come to experience its restaurants, cafés, independent shops and boutiques. There are also a variety of fun and interesting events scheduled throughout the year celebrating its history and culture.

For a great day out with the kids why not try the National Forest Adventure Farm. The farm has a mass of things to do including animal feeding sessions, an outdoor fun field and huge indoor play barn.

Just a short 15 minute drive down the A38 takes you to the incredible National Memorial Arboretum. This sprawling 150-acre wooded area is a heartfelt tribute to those who have served and continue to serve our country. It's a must-visit destination that offers so much more than the beautiful memorial landmarks.



Burton Albion Football Club



Stapenhill Ferry Bridge

Map locations are approximate. Some journey times include changes. Travel times are approximate only. Source: google.com/maps. 1011377/January 2024.







A collection of 2, 3, 4 & 5 bedroom homes located near the pleasant village of Branston, beside the river Trent.

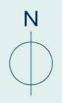
2, 3, 4 & 5 BEDROOM HOMES





DEVELOPMENT PLAN

FUTURE HOUSING BY OTHERS





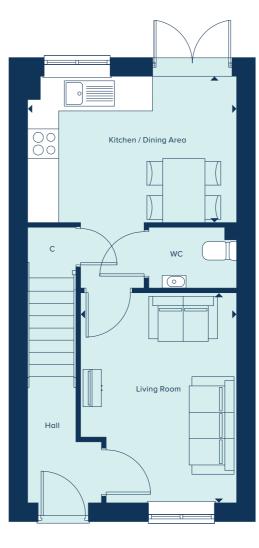


THE ASHFORD

The Ashford is a generously sized two bedroom home. Downstairs, there is an open plan kitchen and dining room, with French doors opening out into the rear garden, plus a separate living room. Upstairs, features double bedrooms and bathroom. The main bedroom includes an en suite shower room and built-in wardrobe.

2 BEDROOM HOME





GROUND FLOOR	
KITCHEN / DINING A	AREA
3.95m x 2.76m	12'11" x 9'1"
LIVING ROOM	
3.97m x 2.95m	13'0" x 9'8"

C Cupboard W Wardrobe

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THE ASHFORD

2 Bedroom Home











THE HADLEIGH

The Hadleigh is a spacious three bedroom home. Downstairs, the open plan kitchen and dining room features French doors that open out into the rear garden, plus a separate living room. Upstairs comprises of two double bedrooms, a single bedroom (that could be used as a home working space) and the family bathroom. The main bedrooms includes an en suite shower room and built-in wardrobe.

3 BEDROOM HOME





GROUND FLOOR	
KITCHEN / DINING	AREA
4.97m x 3.19m	16'4" x 10'5"

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LIVING ROOM						
4.78m x 2.78m	15	5'8	3"	xS	9'1"	

C Cupboard W Wardrobe

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THE HADLEIGH

3 Bedroom Home



BEDROOM 1
2.74m x 2.73m
BEDROOM 2
2.90m x 2.74m
BEDROOM 3
3.21m x 2.15m





THE CHESHAM

two bedrooms plus a family bathroom.

The Chesham is a generously sized three bedroom property. Inspired by

which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional

tradition, it has a double fronted layout and features an attractive bay window





GROUND FLOOR

 KITCHEN / DINING AREA

 5.58m x 2.94m
 18'4" x 9'8"

 LIVING ROOM

 5.58m x 2.88m
 18'4" x 9'5"



3 BEDROOM HOME



FIRST FLOOR BEDROOM 1 4.31m x 2.94m 14'1" x 9'8" BEDROOM 2 2.94m x 2.88m 9'8" x 9'5" BEDROOM 3 2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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THE CHESHAM

3 Bedroom Home







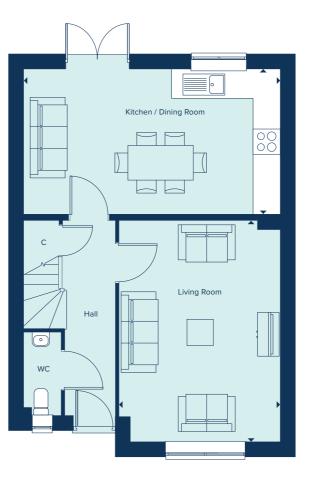


THE SEATON

One of the appealing factors of The Seaton is its open-plan kitchen-dining room which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms are generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME





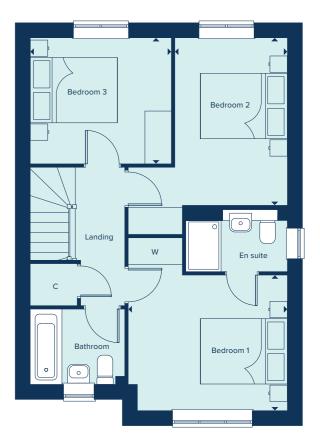
GROUND FLOOR

KITCHEN / DINING ROOM		
5.86m x 3.31m	19'3" x 10'10"	
LIVING ROOM		
5.05m x 3.67m	16'7" x 12'1"	

C Cupboard W Wardrobe

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THE SEATON 3 Bedroom Home



FIRST FLOOR	
BEDROOM 1	
3.62m x 3.30m	11'11" × 10'10"
BEDROOM 2	
3.81m x 2.56m	12'6" x 8'5"
BEDROOM 3	
3.21m x 2.87m	10'6" x 9'5"









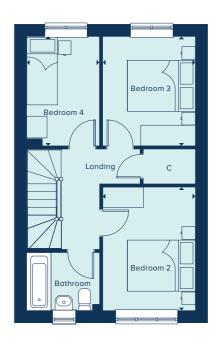
THE FILEY

Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining area, in addition to a separate living room. On the first floor, each of the three bedrooms are well proportioned and share a family bathroom. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

4 BEDROOM HOME







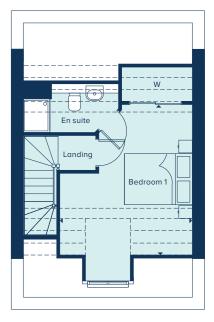
GROUND FLOOR		FIRST FLOOR
LIVING ROOM		BEDROOM 2
4.96m x 3.19m	16'3" x 10'5"	3.63 x 2.72m
KITCHEN / DINING	AREA	BEDROOM 3
4.78m x 2.79m	15'8" x 9'2"	3.21 x 2.73m
		BEDROOM 4
		3.21m x 2.14m

C Cupboard W Wardrobe ---- Reduced ceiling Height • Specification

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THE FILEY 4 Bedroom Home

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SECOND FLOOR

11'11" x 8'11"
10'6" x 8'11"
10'6" x 7'0"

BEDROOM 1 4.87m x 3.85m 15'11" x 12'7"









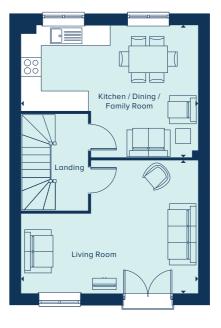
THE OXFORD

The Oxford is the ultimate family home, offering four bedrooms together with flexible living spaces. In the popular town house style, the open plan kitchen, dining and family room and separate living room are situated on first floor, while the garage and a bedroom (or perhaps a home office, or games room) are on the ground floor. Three bedrooms – one of which has an en suite shower room and built-in wardrobe occupy the top of the house along with a family bathroom.

4 BEDROOM HOME







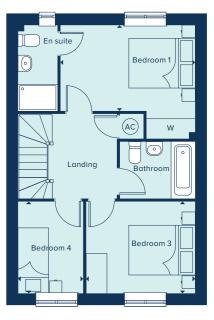
GROUND FLOOR	
BEDROOM 2	
3.06m x 2.46m	10'0" x 8'1"

FIRST FLOOR	
KITCHEN / DINING / FA	M
5.31m x 3.97m	1
LIVING ROOM	
5.32m x 4.00m	

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THE OXFORD 4 Bedroom Home

crestnicholson.com



SECOND FLOOR

AILY ROOM	BEDROOM 1	
17'5" x 13'0"	4.05m x 2.58m	13'3" x 8'5"
	BEDROOM 3	
17'5" x 13'1"	3.27m x 2.76m	10'9" x 9'1"
	BEDROOM 4	
	2.75m x 1.96m	9'0" x 6'5"









THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an en suite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



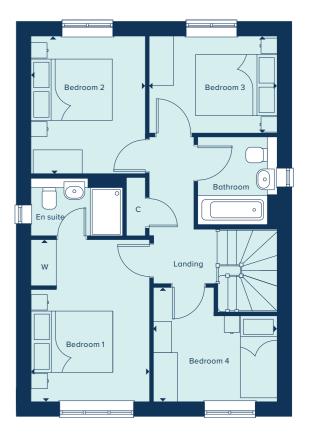


GROUND FLOOR	
KITCHEN / DINING /	FAMILY AREA
6.03m x 4.58m	19'9" x 15'0"
LIVING ROOM	
4.22m x 3.51m	13'10" x 11'6"

C Cupboard W Wardrobe • Specification

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THE ROMSEY 4 Bedroom Home



FIRST FLOOR	
BEDROOM 1	
3.96m x 2.89m	13'0 x 9'6"
BEDROOM 2	
3.38m x 2.80m	11'1" x 9'2"
BEDROOM 3	
3.14m x 2.38m	10'3" x 7'8"
BEDROOM 4	
3.05m x 2.80m	10'0" x 9'2"









THE BURFORD

The Burford benefits from an integral garage, providing flexible additional space. Downstairs, the open plan kitchen and dining room features French doors that open out into the rear garden. There is also a useful utility and separate living room with bay window. Upstairs, features four double bedrooms and a family bathroom. The main bedroom includes an en suite shower room and built-in wardrobe.

4 BEDROOM HOME





GROUND FLOOR	
KITCHEN / DINING AREA	
5.44m x 4.10m	17'10" x 13'5"
LIVING ROOM	
4.96m x 3.78m	16'3" x 12'5"

C Cupboard W Wardrobe • Specification

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THE BURFORD

4 Bedroom Home



FIRST FLOOR	
BEDROOM 1	
5.00m x 3.78m	16'5" x 12'5"
BEDROOM 2	
4.36m x 3.19m	14'3" x 10'5"
BEDROOM 3	
4.06m x 3.19m	13'4" x 10'5"
BEDROOM 4	
3.15m x 3.02m	10'4" × 9'11"









THE YORKLEY

The Yorkley benefits from an integral garage, providing flexible additional space. Downstairs, the open plan kitchen and dining room features French doors that open out into the rear garden. There is also a useful utility and separate living room. Upstairs, features four double bedrooms and a family bathroom. The main bedroom includes an en suite shower room and built-in wardrobe.

4 BEDROOM HOME



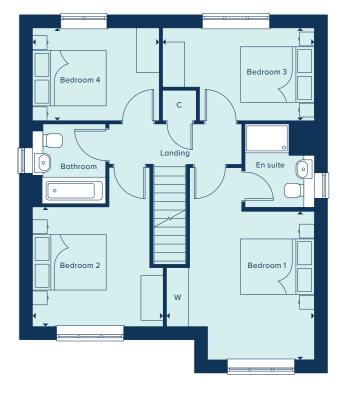


GROUND FLOOR

KITCHEN / DINING AREA	
4.36m x 3.62m	14'3" x 11'10"
LIVING ROOM	
5.19m x 3.37m	17'0" x 11'0"

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THE YORKLEY 4 Bedroom Home



FIRST FLOOR	
BEDROOM 1	
4.01m x 3.99m	13'1" x 13'2"
BEDROOM 2	
3.53m x 3.23m	11'7" × 10'7"
BEDROOM 3	
4.10m x 2.50m	13'5" x 8'2"
BEDROOM 4	
3.42m x 2.50m	11'2" x 8'2"







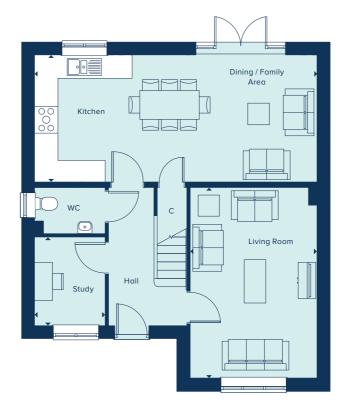


THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME





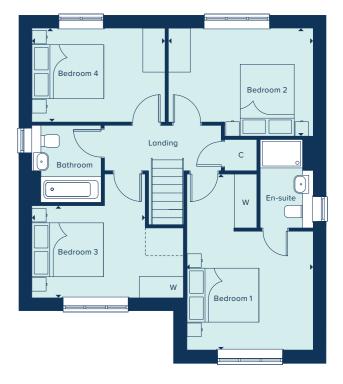
GROUND FLOOR	
DINING / FAMILY AREA	
5.23m x 3.52m	17'2" x 11'7"
KITCHEN	
3.52m x 2.60m	11'7" x 8'6"
LIVING ROOM	
5.28m x 3.51m	17'4" x 11'6"
STUDY	
2.46m x 1.96m	8'1" x 6'5"

C Cupboard W Wardrobe ----- Bulkhead • Specification

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THE DARTFORD

4 Bedroom Home



FIRST FLOOR	
BEDROOM 1	
4.94m x 3.31m	16'2" x 10'10"
BEDROOM 2	
4.03m x 3.01m	13'2" x 9'10"
BEDROOM 3	
3.20m x 2.57m	10'5" x 8'5"
BEDROOM 4	
3.72m x 2.61m	12'2" x 8'7"







THE DORKING

The Dorking is a spacious and flexible four bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite shower rooms and two further bedrooms share a bathroom.

GROUND FLOOR

DINING / FAMILY AREA	Ą
5.51m x 3.20m	18'0" × 10'6"
KITCHEN	
3.22m x 3.20m	10'7" × 10'6"
LIVING ROOM	
4.93m x 3.55m	16'2" x 11'8"
STUDY	
3.25m x 2.60m	10'8" x 8'6"

4 BEDROOM HOME



FIRST FLOOR

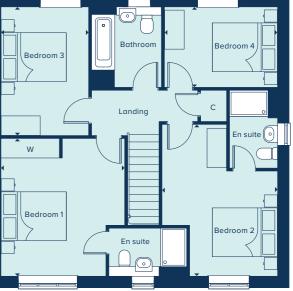
BEDROOM 1	
4.23m x 3.80m	13'11" x 12'6"
BEDROOM 2	
4.75m x 3.55m	15'7" x 11'7"
BEDROOM 3	
3.95m x 2.69m	13'0" x 8'10"
BEDROOM 4	
3.48m x 2.47m	11'5" x 8'1"

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THE DORKING

4 Bedroom Home









THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large

family or those who enjoy entertaining. An extensive open plan kitchen, study

and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, study and utility room. Upstairs, bedroom one benefits from built-in wardrobes and an en suite and the four further bedrooms share the modern

family bathroom. Attention to detail and quality products feature throughout.





GROUND FLOOR

KITCHEN / BREAKFAS FAMILY ROOM	Т/
8.51m x 3.20m	27'1" × 10'6"
LIVING ROOM	
4.94m x 3.56m	16'3" x 11'8"
STUDY	
3.25m x 2.60m	10'8" x 8'6"





FIRST FLOOR	
BEDROOM 1	
4.24m x 3.78m	13'11" x 12'5"
BEDROOM 2	
3.96m x 2.60m	13'0" x 8'6"
BEDROOM 3	
4.00m x 2.43m	13'2" x 8'0"
BEDROOM 4	
3.53m x 2.66m	11'7" x 8'9"
BEDROOM 5	
3.07m x 2.48m	10'1" x 8'2"

C Cupboard W Wardrobe

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THE BUCKINGHAM

5 Bedroom Home











THE WHIXLEY

The Whixley offers flexible and generous living spaces. The home features four double bedrooms and one single, with bedroom one benefiting from an en suite and built-in wardrobe. Other features are the open plan kitchen, dining and family area plus the separate living room is flooded with light from the elegant bay window.

GROUND FLOOR	
DINING / FAMILY A	AREA
5.25m x 2.75m	17'2" x 9'1"
KITCHEN	
2.91m x 2.75m	9'7" x 9'1"
LIVING ROOM	
4.82m x 3.50m	15'10" x 11'6"
STUDY	
2.96m x 2.46m	9'8" x 8'1"

5 BEDROOM HOME



FIRST FLOOR

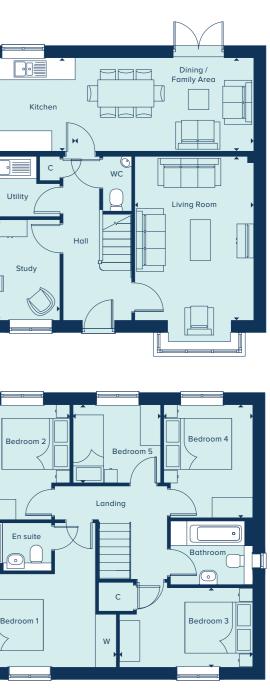
BEDROOM 1	
4.15m x 2.74m	13'7" x 9'0"
BEDROOM 2	
3.38m x 2.79m	11'1" x 9'2"
BEDROOM 3	
3.92m x 2.34m	12'10" x 7'8"
BEDROOM 4	
3.32m x 2.62m	10'11" x 8'7"
BEDROOM 5	
2.57m x 2.30m	8'6" x 7'7"

C Cupboard W Wardrobe

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THE WHIXLEY

5 Bedroom Home









GROUND FLOOR

KITCHEN / DINING / F	AMILY ROOM
8.16m x 2.74m	26'9" x 9'0"
LIVING ROOM	
4.83m x 3.50m	15'10" x 11'6"
STUDY	
2.90m x 2.47m	9'6" x 8'1"

FIRST FLOOR BEDROOM 1 3.54m x 3.01m BEDROOM 4 3.93m x 2.96m 12'10" x 9'8" BEDROOM 5 3.70m x 2.43m

SECOND FLOOR	
BEDROOM 2	
5.23m x 3.38m	17'1 x 13'0"
BEDROOM 3	
5.23m x 3.38m	17'1 x 13'0"

AC Airing Cupboard C Cupboard --- Ceiling Heights

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. The bay window to the living room provides elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and dressing room.



THE WINDSOR

5 Bedroom Home











CREST NICHOLSON AT BRANSTON LOCKS SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		•	•	
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

CODE				
	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		•	•	
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•***
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
Smart thermostat	•	•	•	•
EXTERNAL FINISHES				
Photovoltaic panels	•	•	•	•
Electric vehicle charging point	•	•	•	•
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•		•

***The Windsor has a dressing room with clothes rail.

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms. Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of Whilst every enfort has been made to ensure that the contents and specification in this prochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011377/October 2024.





Hillside Road, Burton-on-Trent DE13 9GS

For all enquiries please call

01283 901 089 crestnicholson.com/branston-locks





product.chemistry.sparkles



House Type Illustration

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Development Map/Site Plan

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