



FAIRFIELDS

BRANSTON, BURTON-ON-TRENT

A selection of desirable, contemporary homes,
situated in the popular residential area of Branston

Welcome to

FAIRFIELDS

BRANSTON,
BURTON-ON-TRENT

The exclusive Fairfields development comprises a selection of highly desirable, contemporary 1, 2, 3 and 4-bedroom homes, situated in the popular residential area of Branston.

Built with meticulous attention to detail and an emphasis on superior construction, Fairfields is ideally located for modern living. It's just a stone's throw from the popular market town of Burton-on-Trent and is perfect for commuters wanting to access the Midlands' extensive motorway network. The development boasts a genuine community feel and offers a variety of amenities as well as a nearby local primary school and high school.

Take advantage of the nearby outdoor attractions including the popular Branston Water Park Nature Reserve, Barton Marina and the Trent and Mersey Canal which residents can enjoy and explore.



Computer generated image is for illustration purposes only.

FIND YOUR FOREVER HOME AT FAIRFIELDS,
BRANSTON, BURTON-ON-TRENT



HOME IS WHERE THE HEART IS

The development offers a perfect mix of properties, ideal for first time buyers, professionals, growing families or downsizers looking for a modern, quality, low maintenance home.

Located close to the Staffordshire and Derbyshire border, the desirable location of Branston boasts a strong sense of community, with the added benefit of being in close proximity to green space and stunning countryside locations.

All carefully crafted Peveril homes come with quality assurance and robust guarantees for peace of mind. Blending traditional building methods with a contemporary approach to architecture and design, properties at Fairfields offer character, charm, visual appeal and are homes to build a life in.



Interior images are simply representative of a typical Peveril home.

QUALITY SPEAKS FOR ITSELF

Demonstrating the outstanding build quality we are renowned for, each of the properties is superbly appointed with eye-catching architectural features and finished with high-end fixtures and fittings throughout. Considerately designed, with the opportunity for you to choose from our carefully selected range of kitchen styles, floor and tiling options, materials and finishes, buying a property at Fairfields presents the perfect opportunity for you to create the home you have always wished for.*

EXCEPTIONAL HOMES AT HEART

Enjoy trademark quality throughout your new home. Every home at Fairfields is traditionally constructed and showcases our exceptional quality and attention to detail, putting you at the heart of our homes. We build homes to be proud of, with a range of beautiful styles so there's something to suit everyone. Luxurious and spacious interiors complete our high specification homes to give you a welcoming haven for you and your family.

* Subject to build stage



This desirable suburban district located in East Staffordshire lies approximately two miles from the popular market town of Burton-on-Trent.

A few minutes' drive away, the town offers further convenient shopping and leisure opportunities including a bustling high street with indoor and outdoor malls, a historic market hall and an authentic outdoor market which continues to trade every Thursday, Friday and Saturday. Plus, a variety of local retail parks and entertainment venues.

Local cricket, football, rowing and rugby clubs are available for those who like to take part in team sports and Branston Golf and Country Club is popular with golfers and gym-goers alike, boasting a fitness centre, swimming pool, spa area and a busy bar and restaurant.

Homeowners at Fairfield's will be lucky enough to experience one of the area's most well-loved nature attractions; Branston Water Park Nature Reserve. Within walking distance, it's now transformed into East Staffordshire's leading wildlife location and offers opportunities for walking, relaxing and lakeside picnics, plus a variety of seasonal activities for families.

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EXPLORE THE AREA AND DISCOVER A WIDE RANGE OF FANTASTIC ATTRACTIONS JUST A SHORT DRIVE AWAY

From rolling hills to shopping venues, formal gardens to national attractions; East Staffordshire and the surrounding areas offer a huge choice of entertainment and leisure options. Here are just some of the venues you may like to visit!

Families who love to explore will enjoy a day out at Conkers, just a 25-minute drive from Branston. The award-winning venue is set in 120-acres of woodland featuring high and low rope adventures, canoeing, karting, bushcraft and even a 4D cinema!



If an afternoon spent relaxing by the canalside appeals, then a three-mile drive to Barton Marina could be just the ticket. The unique venue combines stunning surroundings with boutique shopping, artisan markets, eateries, fishing opportunities, an art gallery and even a cinema; everything you could need for a perfect day out.

For those who like to immerse themselves in local history, there are plenty of interesting venues in easy reach, including Tutbury Castle, Calke Abbey, Sudbury Hall, Weston Park, or even a trip to the National Brewery Centre and Museum in Burton-on-Trent to learn about the history of brewing.

Getting out and exploring nature is easy from the accessible location of Fairfield's. Check out the nearby Rosliston Forestry Centre for a variety of outdoor activities, nature trails and cycle paths, plus archery and combat laser in the woods!

PERFECTLY PLACED
FOR LOCAL DAYS OUT
OR ADVENTURES
FURTHER AFIELD

More local outdoor venues include Hicks Lodge, which is perfect for walkers or cyclists, the Barton-under-Needwood Treasure Trail great for young children or the unique National Memorial Arboretum; a collection featuring 25,000 trees and nearly 400 memorials, established as a growing tribute to those in the military past and present.

EXCELLENT TRANSPORT LINKS

Fairfields is close to main motorway, rail and air transport links, which is one of the key reasons why Burton-on-Trent is popular for those who need to commute; with the A38 and A50 linking to the M6, A42, M42 and M1 all nearby. Burton-on-Trent is approximately two miles away, with Derby, Stafford, Cannock, Uttoxeter, Birmingham, Nottingham, Leicester, Lichfield, Loughborough, Walsall, and Wolverhampton all within easy reach. Burton-on-Trent railway station is only a short 3-mile drive away and East Midlands and Birmingham International Airports are within a 45-minute drive.*

Arboretum at Alrewas



LOCAL
EDUCATION

For families who require access to schools or colleges, a variety of local schools and higher education options are available.*

PRIMARY:	SECONDARY:	HIGHER:
<ul style="list-style-type: none">Ryknel Primary School Less than ¼ mile from FairfieldAnglesey Primary Academy Just over a mile from FairfieldChrist Church Primary School Less than two miles from FairfieldRiverview Primary School Less than two miles from Fairfield	<ul style="list-style-type: none">Paget High School Less than half a mile from FairfieldJohn Taylor Free School Less than a mile from FairfieldPaulet High School Just over two miles from FairfieldBlessed Robert Sutton Catholic Voluntary Academy Just over two miles from Fairfield	<ul style="list-style-type: none">Burton and South Derbyshire College Two miles from FairfieldThe University of Derby Approximately 13 miles from Fairfield

*Information correct at time of print. Please see schools' individual websites for latest Ofsted reports. The above list is for information purposes only and not a full representation of available schools in the local area. Please carry out independent research before making enquiries.

ABOUT PEVERIL HOMES

- ◆ A house builder who truly cares
- ◆ Over 30 years of industry expertise
- ◆ East Midlands-based
- ◆ Family-owned
- ◆ Award-winning
- ◆ More than a house builder



Homes to build a life in

At Peveril Homes, we genuinely care about the homes we build, the communities we create, the partners and suppliers we work with and our customers. Whether we're building a one bedroom apartment or five bedroom house, our commitment to the quality of build and the journey our customers take with us is the same.

We are proud to be part of the family-owned Bowmer + Kirkland Group, one of the largest and most successful construction and development groups in the UK. Founded in 1923, the Group now consists of 29 subsidiary companies, offering a wide range of specialisms from construction-related services to homeland security products.

We understand exactly what a huge step buying a new home is. Whether a purchaser is just starting to climb the property ladder or deciding to downsize, their home is their greatest financial investment.



Peveril Homes, Beech Lawn, Green Lane, Belper, Derby DE56 1BY

"For us, it's not about being the biggest, it's about being the best."

It should be perfect for them - a haven from life's ups and downs and a place that adapts with their needs.

At our head office in the Derbyshire town of Belper, our experienced team of professionals including architects and designers, create homes that fit the needs of our customers. Using the latest building methods, materials and advances in energy efficiency, we build beautiful quality homes that will stand the test of time.

We believe that every home is as individual as each one of our customers, making them feel like they have truly joined our family.

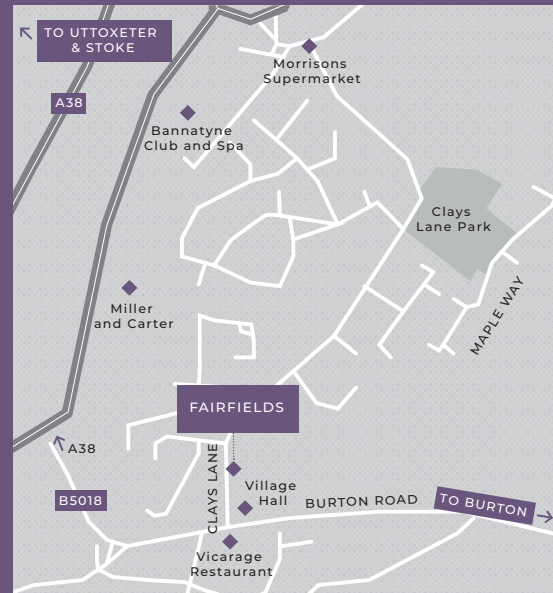
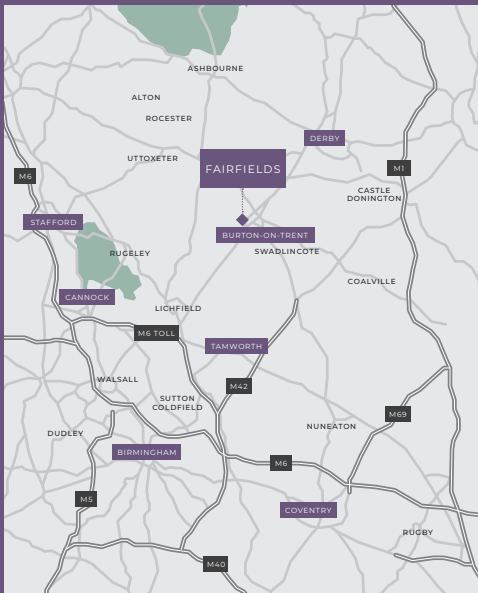
Our aim is to have customers who recommend us and purchase from us, time and time again. We want to be their first thought when they are thinking about moving home.

DEEPLY **PASSIONATE**
ABOUT CREATING
HIGH-QUALITY,
TRADITIONALLY-BUILT
HOMES TO SUIT THE
LIFESTYLES OF TODAY



To book an appointment with a member of our team simply call us on **01283 342153** or visit www.peverilhomes.co.uk for further information.





BY ROAD*

- ◆ 1 minute (0.5 miles) to **A38**
- ◆ 16 minutes (6 miles) to **A50**
- ◆ 20 minutes (11 miles) to **Lichfield**
- ◆ 26 minutes (13.5 miles) to **Uttoxeter**
- ◆ 27 minutes (15 miles) to **Derby**
- ◆ 36 minutes (23 miles) to **Cannock**
- ◆ 33 mins (18 miles) to **Junction 12 A42/M42**
- ◆ 42 minutes (28 miles) to **Birmingham**
- ◆ 43 minutes (31 miles) to **Nottingham**



BY BUS*

- ◆ Clays Lane (1 minute walk)
- ◆ Outside St Saviour's Church on Burton Road (2 minute walk)



BY TRAIN FROM BURTON STATION*

- ◆ 12 minutes to **Derby**
- ◆ 47 minutes to **Leicester**
- ◆ 39 minutes to **Lichfield**
- ◆ 31 minutes to **Birmingham**
- ◆ 35 minutes to **Nottingham**
- ◆ 1hr 53 minutes to **London**



BY AIR*

- ◆ East Midlands Airport is within a 35-minute drive
- ◆ Birmingham International Airport is within a 45-minute drive

* Distances and travel times are approximate

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Fairfields, Clays Lane, Branston, Burton-on-Trent, Staffordshire DE14 3HS
01283 342153 | fairfields@peverilhomes.co.uk | **www.peverilhomes.co.uk**