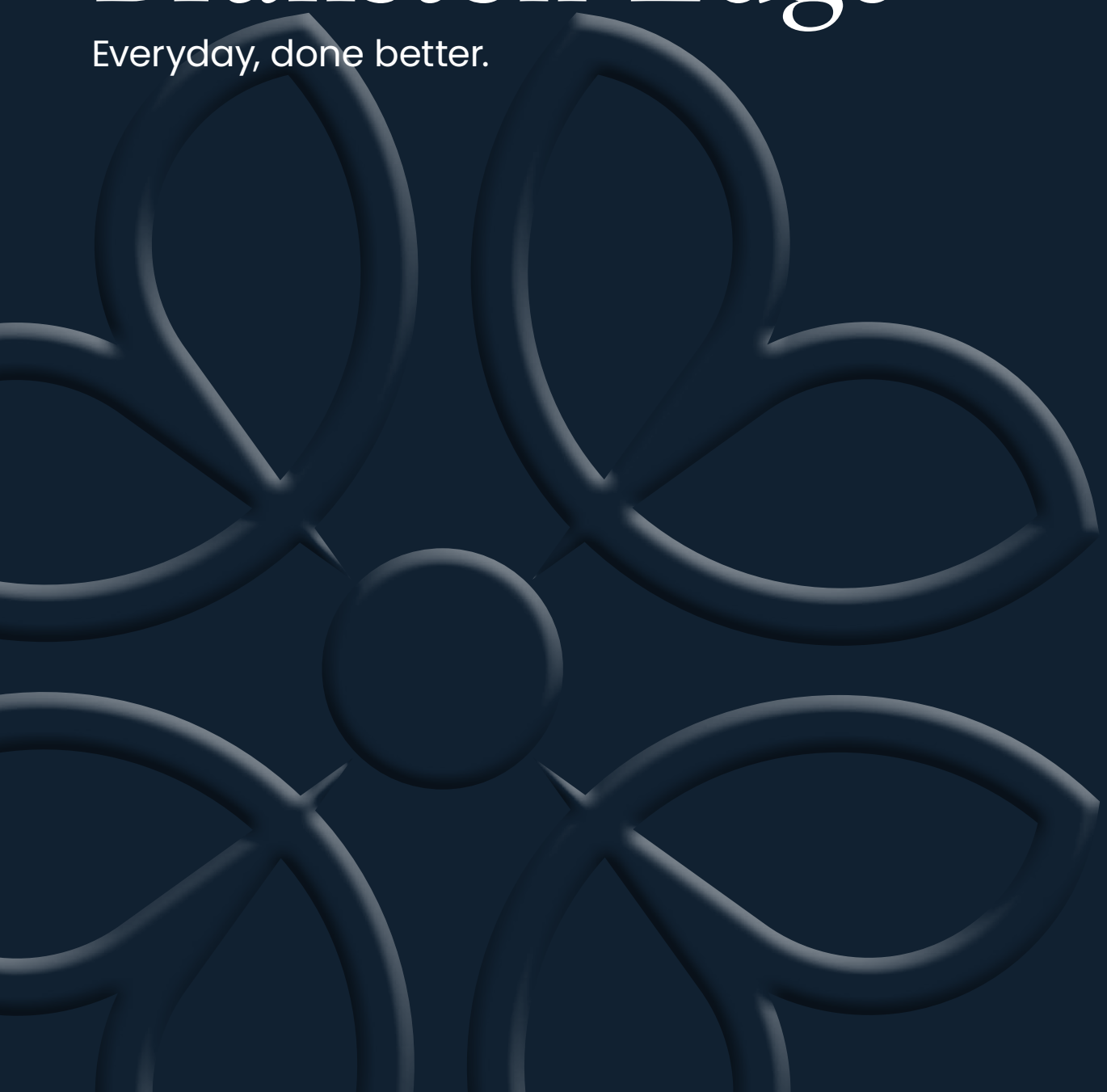


Branston Edge

Everyday, done better.



TILIA
HOMES



More room for life,
to happen naturally.

Welcome to a new neighbourhood of 2, 3, 4 and 5 bedroom homes on the edge of Branston, and close to the Staffordshire countryside.

Sitting as part of a wider community, we are contributing 99 thoughtfully designed homes to the area, that create a sense of space around you, having acres of mature woodland walks at Bass Millennium Wood next door. Burton upon Trent town centre, the train station and everyday essentials are still close by.

With a dedicated play area within the development and the woods close by, Branston Edge is a great place for children to grow up exploring and finding their own little adventures.

Branston Edge is part of a wider plan for the area, with new facilities and green space coming over time, including a local centre with shops, cafés and services.

Living close *to nature.*

Life at Branston Edge comes with a softer, more natural setting from the start. The development sits alongside Bass Millennium Wood, while landscaped areas within the neighbourhood bring trees, planting and seasonal colour into everyday views.

Across the development, 47 new trees and 179 metres of hedgerow help shape a greener backdrop. Around the play area and open areas, shrubs, grasses and bulbs, add texture through the seasons, helping the surroundings feel established as the neighbourhood grows.

Nature is considered in the details too. Bee bricks, swift bricks and hedgehog highways support local wildlife, while clay and reed insect boxes form part of the wider ecological plan. It all contributes to a setting that feels connected to the landscape around it, not set apart from it.





Easy to get where
you need to be.

Living at Branston Edge means having everyday places close by. Burton upon Trent is just a short drive away for shops, cafés and essentials, while local schools and sports facilities make day to day routines feel more straightforward.

For travel further afield, the train station offers regular connections to nearby towns and cities, and the A38 is close by for simple road journeys. Whether it is the school run, commuting to work or heading out for the weekend, getting where you need to be does not take much effort.

It is a setting that gives you breathing room at home, while keeping you well connected when you need it.

Schools that make *the school run easier.*

Families at Branston Edge have a good choice of schools nearby, helping keep the school run simple and supporting children through every stage.

John Taylor Free School is within easy reach, offering both primary and secondary education, while a range of nurseries, primary schools and colleges are available in Branston and Burton upon Trent.

As the wider neighbourhood grows, new community facilities are planned too, helping make everyday family life feel more straightforward over time.



As the wider neighbourhood grows, new community facilities are planned too, helping make everyday family life feel more straightforward over time.

Room for *little explorers.*



Childhood at Branston Edge comes with more freedom to roam than most. With a play area in the neighbourhood and woods nearby, children have space to make up their own games, head out with friends and burn off energy without needing to go far.

Places like Branston Water Park and the canal paths are within easy reach, giving families even more room to walk, cycle and explore together. It means weekends do not always need planning, because fresh air and a change of scenery are often just a short trip away.

Back at home, the play area offers a safe and welcoming place for younger children to spend time outdoors, while parents can relax knowing that fun, friendship and space to play are all close by.



Part of something that *will grow with you.*

Branston Edge is part of a wider plan for the area, bringing new facilities and everyday conveniences over time. As the neighbourhood grows, plans include a local centre with shops, cafés and services, giving you more reasons to stay close to home.

New walking and cycling routes will help link homes with green areas and local facilities, making it easier to get around without always needing the car. Community spaces and future services are also planned, helping shape a neighbourhood that feels more complete as the years go by.

It means you are not just moving into a new home, but into a place designed to grow into a well served and well connected part of Branston.





As the neighbourhood grows, plans include a local centre with shops, cafés and services, giving you more reasons to stay close to home.



Connections.

Good transport links to nearby towns, cities and further afield.

Destinations by car		48 min	Stoke-on-Trent 30 miles
	53 min	Leicester 40 miles	
	54 min	Coventry 39 miles	

Destinations by train Burton-on-Trent		11 min	Derby
	30 min	Birmingham New Street	
	44 min	Nottingham	

Travel.

Your nearest transport links

 Burton-on-Trent Railway Station	 East Midlands Airport
 A38 → Derby	 M1, M42 and M6 Toll

Up to 2 Miles

- 01. Branston Leas Nature Reserve
- 02. Morrisons
- 03. Miller & Carter Burton
- 04. The Gate Inn

Up to 5 Miles

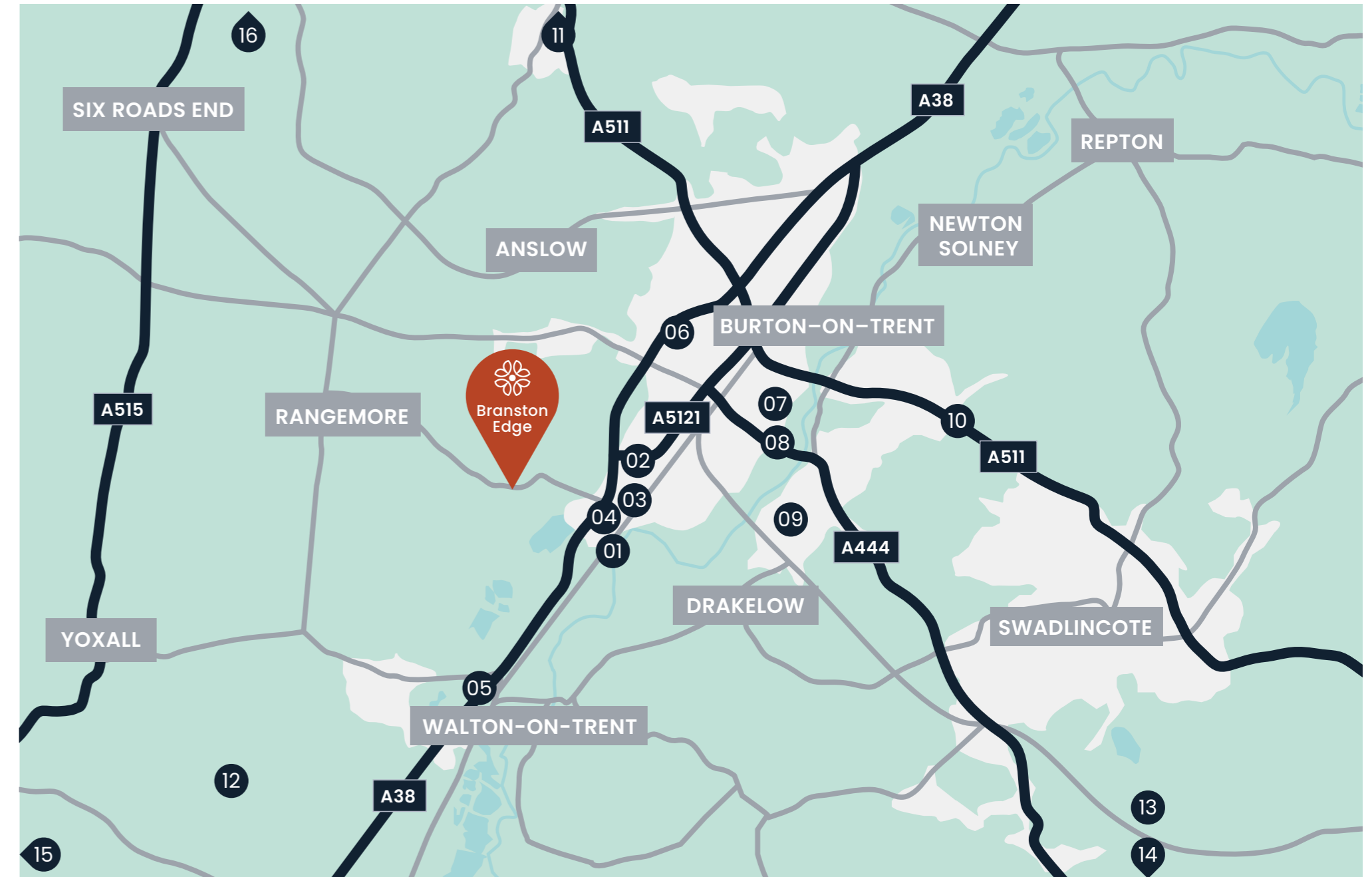
- 05. Barton Marina
- 06. Shobnall Leisure Complex
- 07. The Octagon Shopping Centre
- 08. Tesco Superstore

Up to 10 Miles

- 09. Café Bistro Style
- 10. Burton-on-Trent Golf Club
- 11. Tutbury Castle
- 12. Wychnor Park Country Club

Up to 25 Miles

- 13. Conkers Discovery Centre
- 14. Twycross Zoo
- 15. McArthurGlen Designer Outlet
- 16. Alton Towers



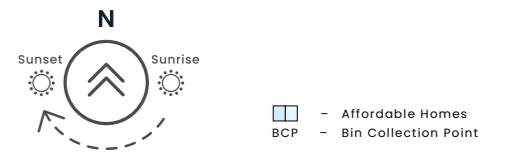
Map shown is not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). November 2025

BRANSTON EDGE

BRANSTON



2 Bedroom Homes		3 Bedroom Homes	
● The Anslow	● The Etwall	● The Tutbury	● The Marchington
● The Rangemore	● The Fradley		
4 Bedroom Homes		5 Bedroom Homes	



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. The location of affordable homes are indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Please speak to our Sales Executives for more details. October 2025.

SHOW HOME AND MARKETING SUITE

To Branston Road leading to the A38 (Burton-on-Trent / Chesterfield)

Specification.



Kitchen

	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of 40mm worktops with matching upstand to kitchen and utility room*	✓	✓	✓
Stainless steel single bowl sink with mixer tap*	✓		
Stainless steel single bowl with half sink drainer with mixer tap*		✓	✓
Ceramic hob	✓	✓	✓
Stainless steel under-counter single oven	✓		
Stainless steel under-counter double oven		✓	
Stainless steel 60cm chimney cooker hood	✓	✓	✓



Electrical

TV point† (location – refer to working drawing)	✓	✓	✓
BT telephone point (location – refer to working drawing)	✓	✓	✓
Ceiling light suitable for wet rooms to bathrooms and en suites	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓
Extractor fans to kitchen, utility, bathroom, en suite and cloakroom	✓	✓	✓
Energy-efficient Air Source Heat Pump – Vaillant aroThERM Plus Outdoor Heat Pump and Vaillant uniSTOR heat pump with cylinder OR Ideal HP290 Air	✓	✓	✓
Monobloc with HP290 Pre-plumbed cylinder as per house type heating layout	✓	✓	✓
EV Charging Point – Ohme Epod or Rolec Qubev domestic 7.5kW car charger	✓	✓	✓



Bathroom & En Suite

Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓
White sanitaryware from our approved range	✓	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓	✓
Standard mixer taps to baths and basins*	✓	✓	✓
Shaver socket	✓	✓	✓



Internal Features

	2 & 3 bedrooms	4 bedrooms	5 bedrooms
All ceilings and walls finished in white matt emulsion	✓	✓	✓
All woodwork finished in white satinwood	✓	✓	✓
Four-panel smooth finish internal doors with chrome lever latch	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓



Windows & Doors

Grey or white double-glazed uPVC windows, utility doors and double doors	✓	✓	✓
Black front door in various styles, double glazed with chrome-effect door furniture*	✓	✓	✓
Black garage door (where applicable) – standard vertical steel up and over garage door	✓	✓	✓
White utility door (where applicable)	✓	✓	✓



External Features

Welcoming front path to main entrance	✓	✓	✓
Patio area – paving slabs	✓	✓	✓
Front gardens – landscaped to planning requirements	✓	✓	✓
Closeboard fencing – 1.8m high panel (unless planning requirements are different)	✓	✓	✓
Turfed rear garden	✓	✓	✓
Outdoor tap	✓	✓	✓

8-years warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. †Please note TV points are provided – purchaser to arrange own connection including aerial. Photography is indicative only. April 2026.



The Anslow

2 Bedroom Home

Total Area 685 sq. ft.



Ground Floor

Kitchen	4.1m x 1.87m 13'5" x 6'2"
Living Room/Dining Area	3.95m x 2.89m 12'11" x 9'6"

First Floor

Main Bedroom	3.26m x 2.83m 10'8" x 9'3"
En Suite	1.77m x 1.00m 5'10" x 3'3"
Bedroom	2.39m x 2.39m 7'10" x 7'10"
En Suite	2.21m x 1.82m 7'3" x 6'0"

WC – Cloakroom Cyl – Hot Water Cylinder

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. The floorplan indicates the placement of the kitchen appliances only, but the appliances themselves are not included. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. March 2026.



The Etwall

3 Bedroom Home

Total Area 864 sq. ft.



Ground Floor

Kitchen/Living/Dining Area 8.05m x 4.07m | 26'5" x 13'4"

First Floor

Main Bedroom	2.76m x 2.72m 9'1" x 8'11"
En Suite	2.25m x 1.52m 7'5" x 5'0"
Bedroom 2	2.89m x 2.76m 9'6" x 9'1"
Bedroom 3	3.12m x 2.09m 10'3" x 6'10"
Bathroom	2.11m x 1.71m 6'11" x 5'7"

WC – Cloakroom Cyl – Hot Water Cylinder

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. The floorplan indicates the placement of the kitchen appliances only, but the appliances themselves are not included. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. March 2026.



● The Fradley

3 Bedroom Home

Total Area 997 sq. ft.



Ground Floor

Kitchen/Dining Area	5.61m x 2.94m 18'5" x 9'8"
Living Room	5.59m x 2.95m 18'4" x 9'8"

First Floor

Main Bedroom	3.99m x 2.94m 13'1" x 9'8"
En Suite	2.90m x 1.50m 9'6" x 4'11"
Bedroom 2	2.94m x 2.71m 9'8" x 8'11"
Bedroom 3	3.03m x 2.78m 9'11" x 9'1"
Bathroom	1.99m x 1.72m 6'6" x 5'8"

WC – Cloakroom Cyl – Hot Water Cylinder

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The Rangemore

4 Bedroom Home

Total Area 1176 sq. ft.



Ground Floor

Kitchen/Dining/Family Area	6.05m x 4.06m 19'10" x 13'4"
Living Room	4.88m x 3.49m 16'0" x 11'5"
Utility	2.33m x 1.65m 7'7" x 5'5"

First Floor

Main Bedroom	3.96m x 2.95m 13'0" x 9'8"
En Suite	1.90m x 1.20m 6'3" x 3'11"
Bedroom 2	2.95m x 2.94m 9'8" x 9'8"
Bedroom 3	2.99m x 2.41m 9'10" x 7'11"
Bedroom 4	2.99m x 2.73m 9'10" x 8'11"
Bathroom	2.12m x 1.93m 6'11" x 6'4"

WC – Cloakroom Cyl – Hot Water Cylinder

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The Tutbury

4 Bedroom Home

Total Area 1127 sq. ft.



Ground Floor

Kitchen/Living/Dining Area 8.05m x 4.94m | 26'5" x 16'2"

First Floor

Bedroom 2 3.63m x 2.76m | 11'11" x 9'1"

Bedroom 3 3.12m x 2.76m | 10'3" x 9'1"

Bedroom 4 3.12m x 2.12m | 10'3" x 6'11"

Bathroom 2.09m x 1.71m | 6'10" x 5'7"

Second Floor

Main Bedroom 4.37m x 3.82m | 14'4" x 12'6"

En Suite 2.76m x 1.23m | 9'1" x 4'0"

WC – Cloakroom Cyl – Hot Water Cylinder

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. The floorplan indicates the placement of the kitchen appliances only, but the appliances themselves are not included. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. March 2026.



● The Marchington

5 Bedroom Home

Total Area 1,518 sq. ft.



Ground Floor

Kitchen/Dining Area	8.53m x 3.21m 28'0" x 10'6"
Living Room	4.95m x 3.55m 16'3" x 11'8"
Study	3.27m x 2.63m 10'9" x 8'8"
Utility	2.63m x 1.58m 8'8" x 5'2"

First Floor

Main Bedroom	4.42m x 2.58m 14'6" x 8'6"
En Suite	2.36m x 1.58m 7'9" x 5'2"
Bedroom 2	3.99m x 2.53m 13'1" x 8'4"
Bedroom 3	3.96m x 2.59m 13'0" x 8'6"
Bedroom 4	3.57m x 2.65m 11'9" x 8'8"
Bedroom 5	3.07m x 2.48m 10'1" x 8'2"
Bathroom	2.38m x 2.03m 7'10" x 6'8"

WC – Cloakroom Cyl – Hot Water Cylinder

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. The floorplan indicates the placement of the kitchen appliances only, but the appliances themselves are not included. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. March 2026.

About Tilia.

“The development is in a great location, close to my family and friends, and the property prices were reasonable. The flexible buying incentives meant we even had flooring installed before we got the keys, which was a huge help.” – Tilia homeowner

Building homes, not just houses.

As ‘Tilia’ you’ll have seen us around for a while, but we actually have over 70 years of experience in the construction industry to deliver well designed, energy efficient new homes across England.

Now part of untypical, alongside Hopkins Homes, Tilia combines national strength with a strong regional focus. The ambition is simple: to build sustainable, inclusive communities where people feel proud to live.

Every home is carefully planned with design, functionality and long term value in mind. From modern kitchens and bathrooms to generous gardens and practical storage, spaces are created for real life.

Buying new with Tilia also means peace of mind. Homes come with a comprehensive warranty, high energy efficiency standards and a dedicated customer care team to support you from reservation through to moving in and beyond.

With no onward chain and a range of buying incentives available, owning a Tilia home is straightforward, transparent and built around you.



The *benefits* of buying new.

All our homes also come with a ‘2-year Tilia Homes Customer Care Warranty’ and a further ‘8-year NHBC Warranty’ for added peace of mind.



Energy-efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low maintenance

With the latest regulations and specifications it’s unlikely you’ll need to worry about repairs for a while.



It’s brand new

Be the first to live in the property. It’s brand new – and all yours!

Moving schemes.

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price - and we'll pay the estate agent's fees.



Deposit paid

We can top up your deposit by up to 5% to help make owning your dream home a reality.



Stamp duty paid

We'll cover the Stamp Duty on your new home, helping you move with less to worry about.

Customer commitment.

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home - we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process - and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tilahomes.co.uk](https://www.tilahomes.co.uk). Please speak to your Sales Executive for further details. June 2025.

Sustainability.

Modern homes. Thoughtfully designed.

Air source heat pumps

Each home is fitted with an energy-efficient air source heat pump from leading manufacturers including Vaillant or Ideal. Rather than burning gas, it captures heat from the outside air to warm your home and hot water. This all-electric system produces lower carbon emissions, removes the risk of carbon monoxide and is designed to provide reliable, efficient heating throughout the year

Electric vehicle charging

Homes are equipped with a dedicated electric vehicle charging point, making it easy to charge your car overnight at home. Home charging is typically more convenient and more cost effective than public charging stations, supporting the transition to electric vehicles while helping make everyday travel simpler.

Energy efficient homes

Built to modern construction standards, the homes are designed to be significantly more energy efficient than many older properties.

With an average SAP rating of around 86 and an EPC rating of B, they are built to help reduce energy use, improve comfort and keep running costs lower over time.

Designed for people and wildlife

The landscape has been carefully designed to support both everyday life and local ecology.

As well as being a beautiful place to live, the additional planting creates habitats for birds, bats and pollinators with features such as hedgehog highways, swift bricks and bee bricks to help wildlife thrive in this neighbourhood.



Branston Edge

Hillside Road
Burton-on-Trent
Derbyshire
DE13 9SA

Find us using what3words
///Digit.Cookery.Collected

01283 688 769
branstonedge.sales@tiliahomes.co.uk
tiliahomes.co.uk

