



MarkdenHomes

Thistleberry Gardens



Welcome to Thistleberry Gardens,
a beautifully designed development
in Newcastle-under-Lyme.





Thoughtfully designed
to last a lifetime.

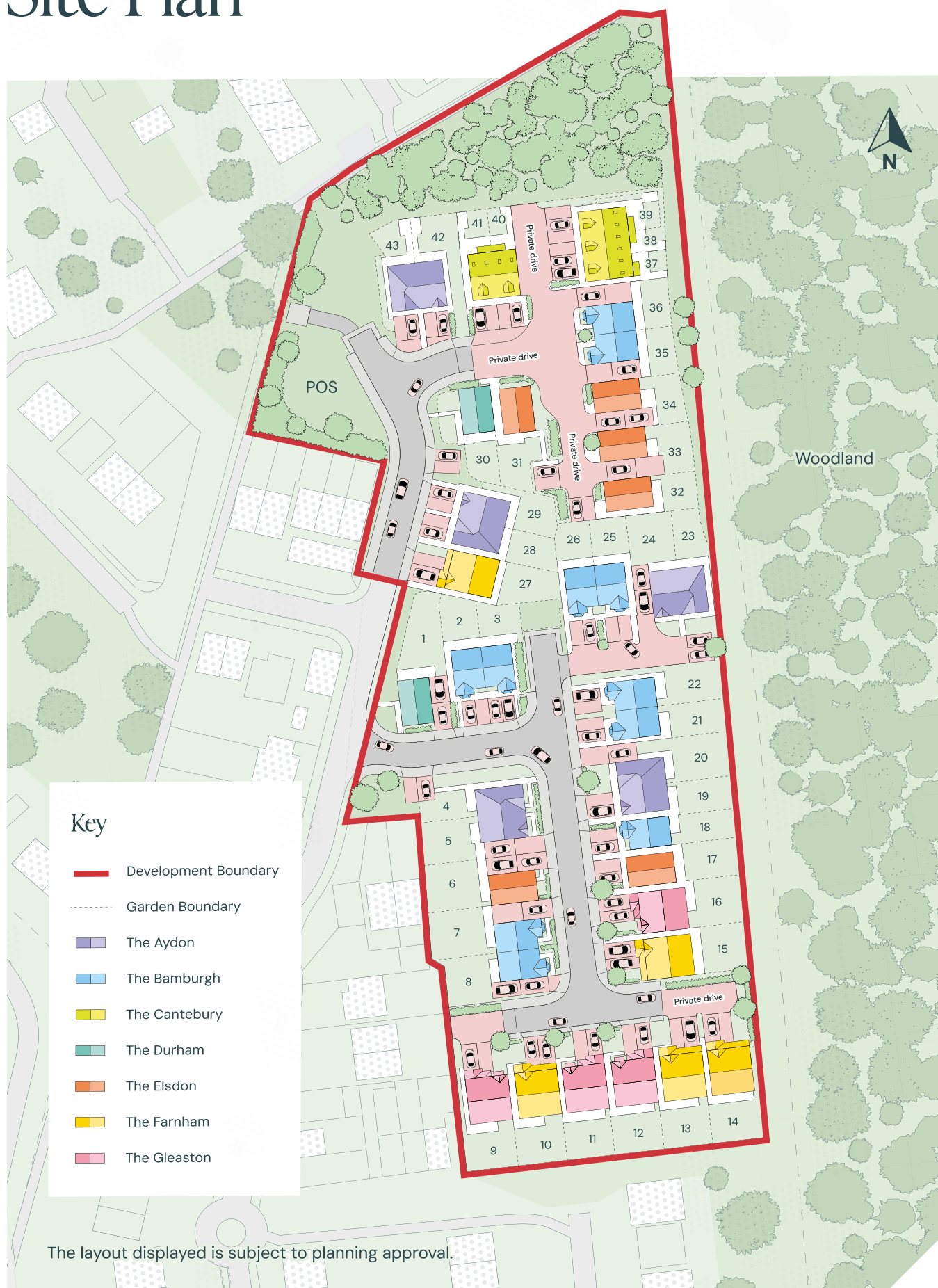


Welcome to Thistleberry Gardens

A beautifully designed development in Newcastle-under-Lyme. Ideally located near local amenities and transport links, it offers modern homes in a welcoming community. Explore the site map to see the layout and find your perfect place to call home.



Site Plan



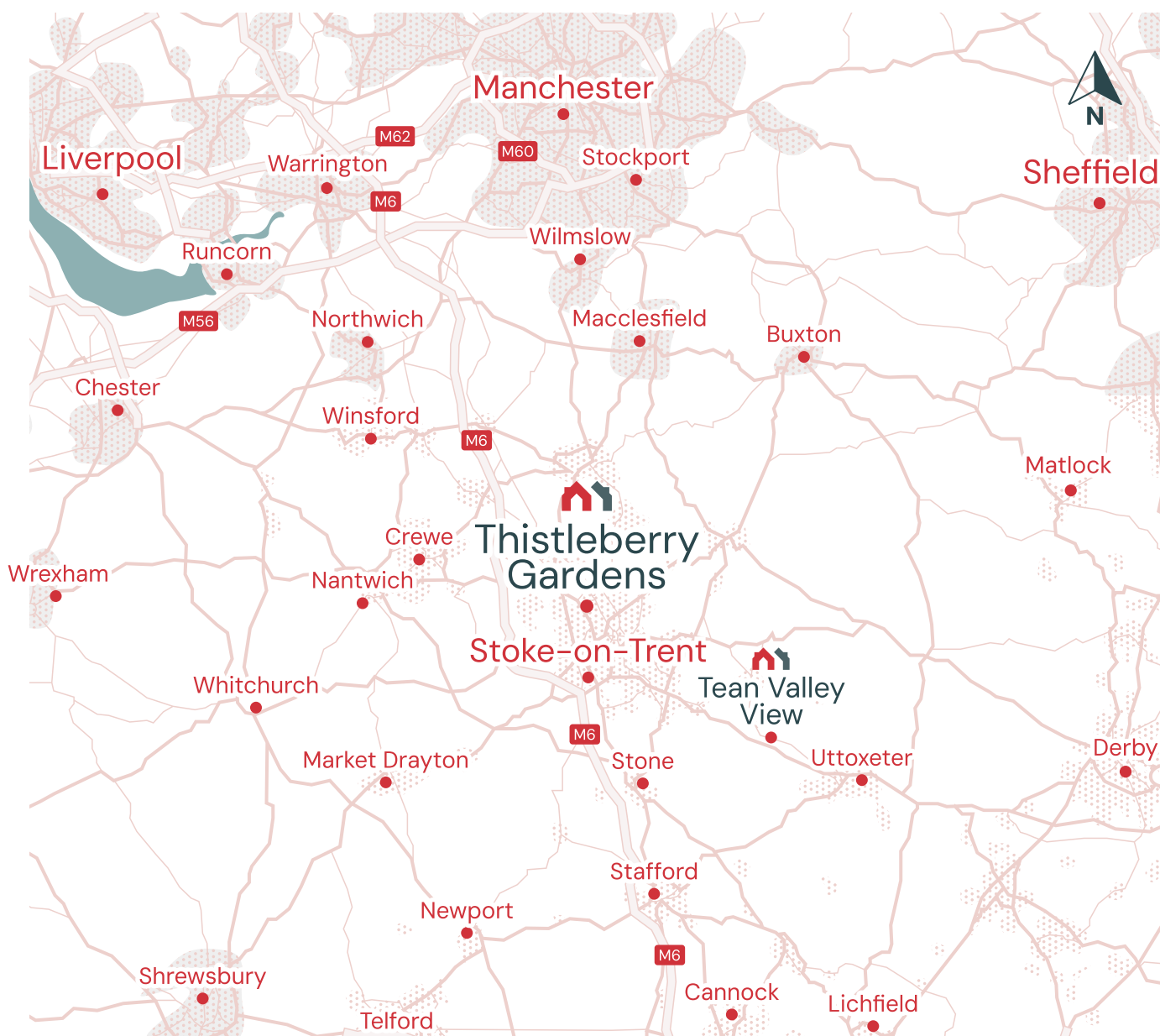
Travel

Newcastle-under-Lyme enjoys excellent transport links, with the A34 and A500 providing easy access to Stoke-on-Trent, Crewe, and Stafford in under 30 minutes.

The area is well-served by frequent bus services and is close to both Stoke and Longport train stations, offering direct connections to Manchester, Birmingham, and beyond.

- 📍 **Stoke-on-Trent** 3 miles
- 📍 **Kidsgrove** 9 miles
- 📍 **Crewe** 17 miles
- 📍 **Congleton** 18 miles
- 📍 **Stafford** 23 miles

- ✈️ **Manchester Airport** 35 miles
- ✈️ **East Midlands Airport** 47 miles
- ✈️ **Birmingham Airport** 52 miles
- ✈️ **Liverpool Airport** 52 miles





The Elsdon

Thoughtfully designed to last a lifetime.

Every home at Thistleberry Gardens is built with care, quality, and longevity in mind. From premium materials to expertly crafted finishes, each detail is designed to provide comfort, style, and efficiency—ensuring your home remains a place to love for years to come.

Why you'll love living at Thistleberry Gardens

- ✓ High specification as standard.
- ✓ Enjoy being beautifully located in a calming, picturesque rural setting.
- ✓ Each home has been crafted with specialist care for leading-quality finishes.
- ✓ Ease of access to a range of towns and cities in close proximity.
- ✓ Minimum B rated energy efficient homes with a 10-year ICW Warranty.





ICW 10-Year Warranty

All of the properties in Thistleberry Gardens come with an ICW 10-year warranty to ensure your peace of mind. ICW are one of the leading providers in the UK and one of the few to be fully certified by the Chartered Trading Standards Institute.

The first 2 years will be covered by Markden Homes and the 8 years after that will be covered by ICW. We partner with ICW to ensure you can rely on a trusted provider if anything unlikely were to happen in your home.



The Gleaston

The Consumer Code for Home Builders

At Markden Homes, we staunchly follow the Consumer Code for Home Builders, also known as “The Code”.

The Code is an industry-led scheme which gives protection and rights to purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.

By consistently upholding the values of The Code, we can assure our residents that they are not only moving into a thoughtfully designed, structurally dependable home – but that they will be supported even after their purchase.

Local Amenities

Newcastle-under-Lyme is a well-connected town offering a mix of everyday convenience and local character.

Families benefit from nearby schools including Ellison Primary School, The Orme Academy, and Keele University, while the Royal Stoke University Hospital provides essential healthcare.

The town also features green spaces like Lyme Valley Parkway and Apedale Country Park, alongside a selection of independent shops, cafes, and historic landmarks such as the Guildhall.

Excellent transport links include Stoke-on-Trent railway station, regular local bus services, and easy access to the M6. For longer journeys, Manchester Airport is less than an hour away, connecting the area to destinations across the UK and abroad.

Primary schools

Ellison Primary Academy 0.3 miles

Hempstalls Primary School 1.8 miles

Churchfields Primary School 2.6 miles

Chesterton Primary School 2.8 miles

Secondary schools

Blackfriars Academy 2.3 miles

Newcastle Academy 2.8 miles

Clayton Hall Academy 3.6 miles

St Joseph's College 3.9 miles

Hospitals

Royal Stoke University Hospital 2.4 miles

Bradwell Hospital 1.7 miles



Keele University

Each development by Markden Homes is intended to be as unique as possible. As such, external finishes and specifications might differ from house to house. The Sales Department can provide you with all the information on the house of your choosing. At the time of publishing, the plans, specifications, and layout for the development are described in this booklet. The material in the booklet is not intended to constitute a contract or warranty offer; it is meant to be used as guidance only. Please note that any floor plans and artist's impressions are just meant to serve as a reference and should not be used to determine exact proportions. The measurements and descriptions provided are only suggestions and should not be the foundation for buying furniture, appliances, carpets, or curtains, among other items. While this material is provided with the best of intentions and is thought to be accurate, prospective buyers or tenants should not depend on it as factual assertions or representations. Instead, they should confirm each item's accuracy for themselves by inspection or other means. Any customisation options that the client selects from the specification are contingent upon the building stage at which the reservation is made. As part of its continuous improvement philosophy, Markden Homes maintains the right to make unannounced changes to its designs, specs, floor plans, and pricing. If you have any questions about anything in this booklet that you would need extra information on, please contact your solicitor or conveyancer.

CGI visuals are for reference only and are an artist's impression. Property specifications may change and are to be confirmed upon house completion.

Company Number: 13845323 VAT: 413067527

Register your interest

Scan the QR code or head to
www.markdenhomes.co.uk



Thistleberry Gardens

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Wolstanton,
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Newcastle
ST5 0GA



MarkdenHomes

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-  Luxury finishes throughout elevate your living experience.
-  Idyllic locations offer stunning views and tranquillity.
-  A 10-year ICW warranty provides peace of mind for your investment.
-  Sustainable air source heat pumps offer comfort with a minimal carbon footprint.
-  Electrical accessories including a wireless intruder alarm.
-  Quartz countertops and AEG fitted appliances.
-  Fitted wardrobes and oak doors throughout ensure convenience and quality.
-  Property exteriors feature turfed and rear fenced gardens, external electrical sockets and bib taps.
-  Minimum B-rated energy efficiency means lower energy bills and a greener lifestyle.

High-quality
specification,
build and efficient
aftercare service.

Mr. Boden, The Croft