



SPRINGFIELD
GARDENS

A collection of inspirational new homes

Where spacious homes blend contemporary style with
energy efficiency, offering a place to live, grow, and thrive

stepplaces





SPRINGFIELD
GARDENS

3 & 4 bedroom contemporary new homes with scenic views

Discover a stunning collection of high-quality homes in a peaceful, green setting just off Springfield Park. Thoughtfully designed with sophistication and style, each property blends quality, design, and sustainability, offering a place to live, grow and thrive in a well-connected location.

step-places.com



Welcome to park life

Springfield Park is located adjacent to Springfield Gardens and features scenic walkways, a modern children's playground, a basketball court, and open green spaces. The park also offers easy access to bus and cycle routes, and an abundance of local amenities.





Springfield Gardens Homes as individual as you



Six types of home

01 / MODO

Showcasing modern architecture at its best, Modo is a bold take on contemporary living. A collection of uniquely designed three bedroom, two bathroom homes.

Page 20

02 / VISTA

Beautifully designed four bedroom villa styled homes in natural surroundings. Each home features a roof terrace, an ideal space for soaking up the sun.

Page 28

03 / VERDE

Three bedroom, two bathroom homes that combine style, comfort and functionality. Each property features indoor-outdoor living with a private roof terrace.

Page 34

04 / AZURE

Three bedroom, two bathroom homes that feature a top-floor bedroom suite with a secluded outdoor roof terrace. A place where you can enjoy fresh air and elevated views.

Page 42

05 / LUMA

These three bedroom, two bathroom homes feature a private roof terrace that extends your living space and brings a touch of nature to your doorstep.

Page 50




06 / ACCORD

Modern living in four bedroom, three bathroom homes with park facing views. Perfect for growing families, each home has a second floor terrace that overlooks the park.

Page 56



Liverpool is yours to explore

Route 62 / Sustrans 
Route 56 / Loop Line 
Route 56 / Extension 

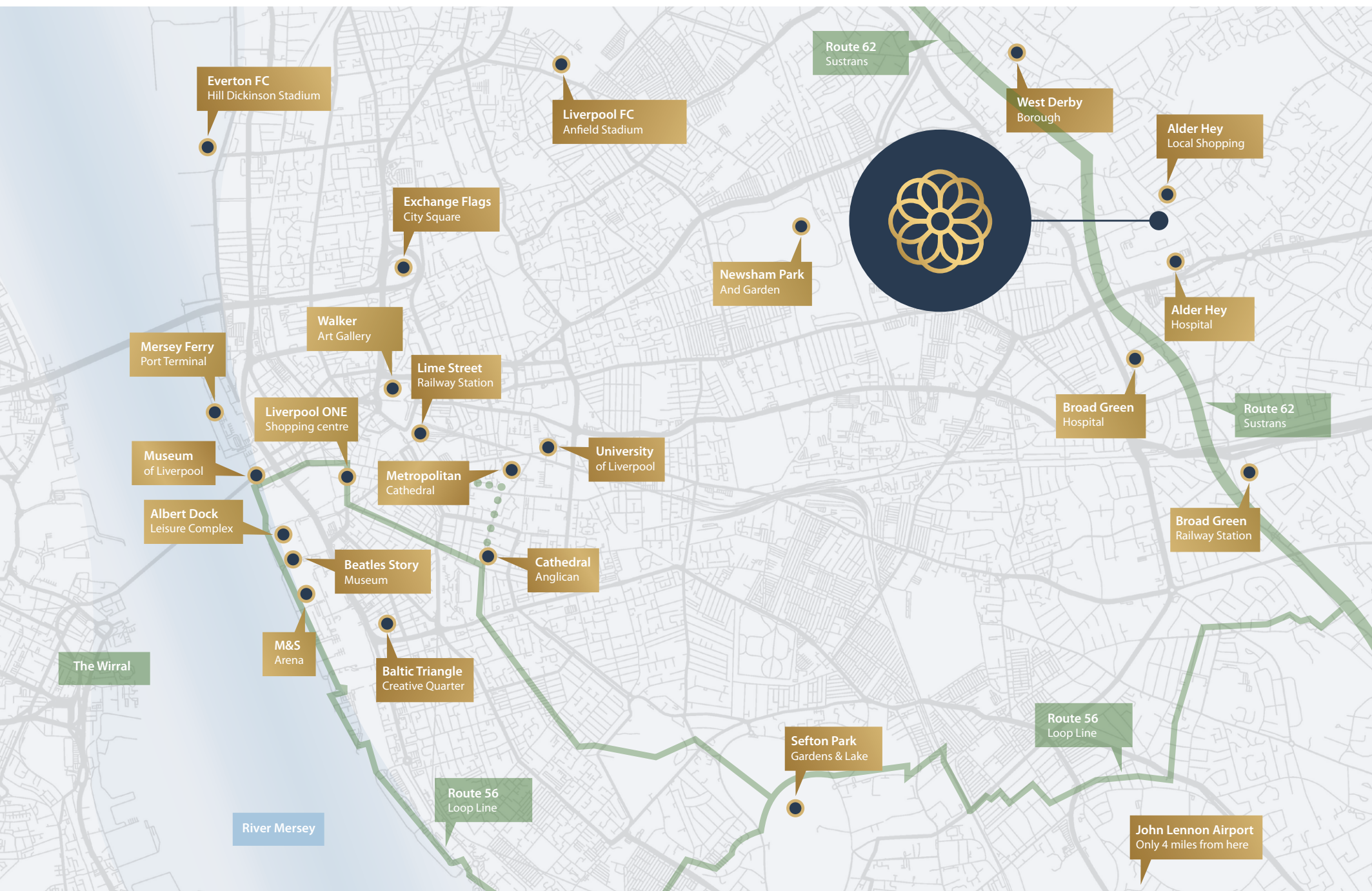
With excellent transport links and easy access to local and regional motorways, Springfield Gardens is well placed for fast connectivity to Liverpool and all that Merseyside has to offer. A great balance between urban convenience and suburban surroundings.

The Liverpool Loop Line is a pathway & cycleway that runs along the east of Springfield Park. It has routes leading to Liverpool and Southport, and it provides easy access to various places in the Liverpool area with a route running down to John Lennon Airport.

The route has a peaceful, countryside feel and is ideal for young or inexperienced cyclists, thanks to its easy, level terrain and its almost completely traffic-free environment.

Additionally you can travel on Route 56 and head into Liverpool City centre. This route takes you past many iconic landmarks in Liverpool, including Sefton Park, the M&S Arena, Albert Dock, The Museum of Liverpool and Liverpool ONE shopping centre.





A community-focused suburban lifestyle

A primarily residential neighbourhood, the area surrounding Springfield Park wants for nothing. Within walking distance you will find a Sainsburys supermarket, two local hospitals, a creche, several schools, restaurants, pubs and bars.

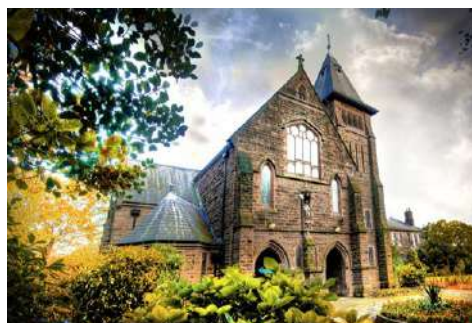
The Knotty Ash area is sought-after for its excellent schools, which are a major draw for families.

The area is well-served by buses and is close to Broad Green train station, from which a direct train journey to Liverpool Lime Street takes around 13 minutes. You can drive into

Liverpool in approximately 20 minutes via the major road links and there are frequent bus services into the city centre.

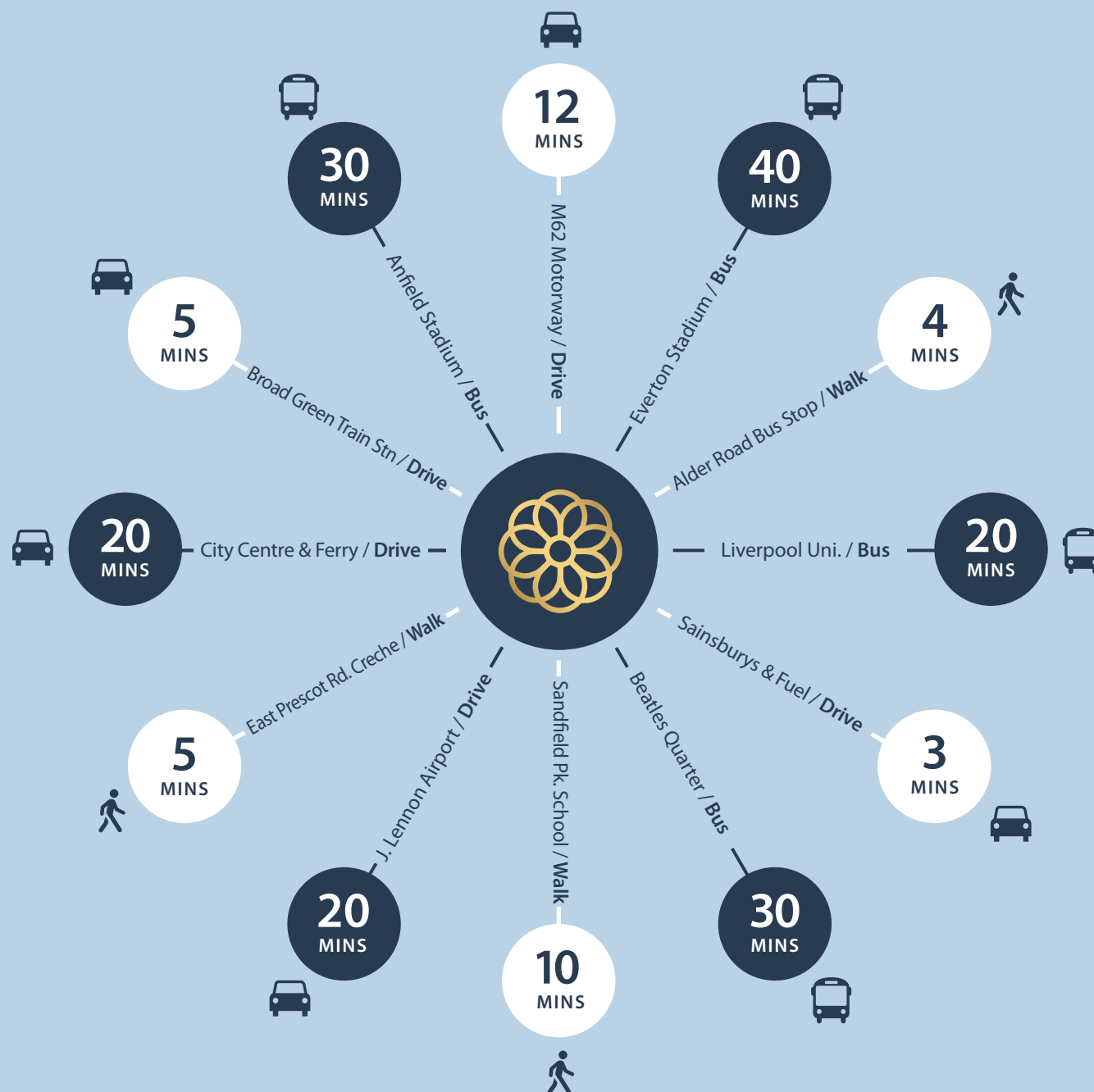
Nearby, West Derby is a family-friendly village known for its strong community atmosphere. It's popular with families due to its highly regarded schools and local parks. West Derby has a charming village centre with attractive cottages and churches. Warm and neighbourly, it has a range of independent bars and restaurants. There is also a local Lifestyle gym and a golf club.

Old Swan is another nearby neighbourhood. It's a vibrant area with a mix of residential and commercial property. This neighbourhood is home to a number of local shops, restaurants, and pubs, as well as several parks and green spaces. Despite its urban setting, Old Swan retains a friendly, small-town atmosphere that is cherished by its residents.





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Liverpool / City of Culture

With a rich heritage and a forward-looking spirit, Liverpool is one of the UK's most dynamic cities. It's a place where history, art, sport, and innovation come together, creating a community full of diversity and opportunity. From its iconic waterfront to its welcoming suburbs, Liverpool is a city built for living and thriving.

01 The Waterfront

Liverpool's waterfront showcases the iconic Liver Buildings rising above the River Mersey, combining historic elegance and striking architecture to create a vibrant, memorable destination for visitors and locals alike.

02 Beatles Quarter

A popular tourist area celebrating the Beatles, including landmarks like The Cavern Club and Beatles statues.

03 The Walker Art Gallery

Art lovers will find plenty to admire as well. The Walker Art Gallery boasts an extensive collection of European art. Featuring works from the Renaissance era through to the Victorian era.

04 M&S Bank Arena, Liverpool

A major 11,000 capacity venue in Liverpool, known for hosting a diverse range of events including music concerts, conventions, and sporting events since 2008.

05 Hill Dickinson Stadium

The new home of Everton F.C. One of two world-famous football stadiums in the heart of Liverpool City.

06 Anfield

Anfield been the home of Liverpool F.C. since its formation in 1892. The famously red football stadium that is also in the heart of Liverpool City.

07 Liverpool Philharmonic Hall

An Art Deco venue renowned for its world-class acoustics and elegant design. Home to the Royal Liverpool Philharmonic Orchestra, it hosts a range of concerts and live performances.

08 The Everyman Theatre

A historic venue known for its bohemian and politically engaged theatre. The current, award-winning building on Hope Street was rebuilt and reopened in 2014.

09 Radio City Tower

Standing 138 metres tall, Radio City Tower offers panoramic views across the city. It now serves as a symbol of Liverpool's broadcasting history.

10 Pier Head Ferry Terminal

The Mersey ferry and Liverpool's ferry terminals are located here facilitating crossings to the Wirral and Ireland.

01



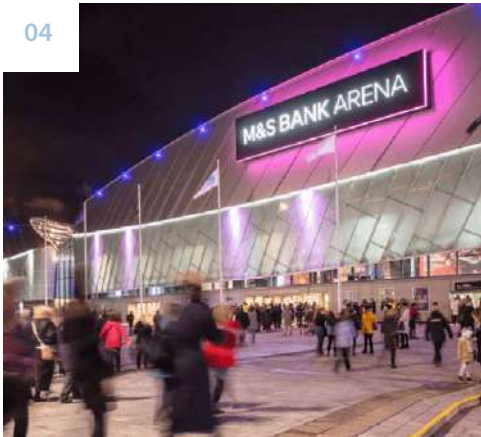
02



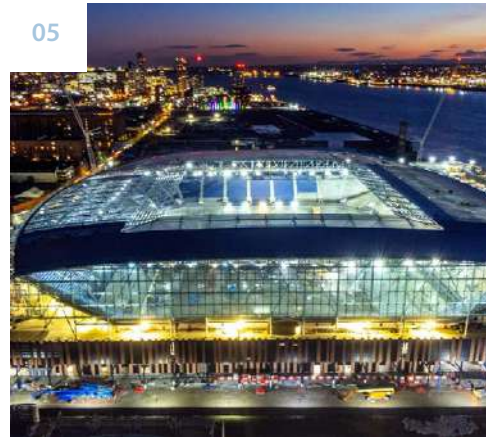
03



04



05



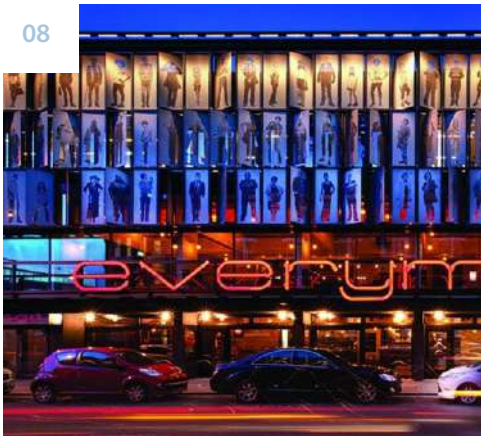
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07



08



09



10



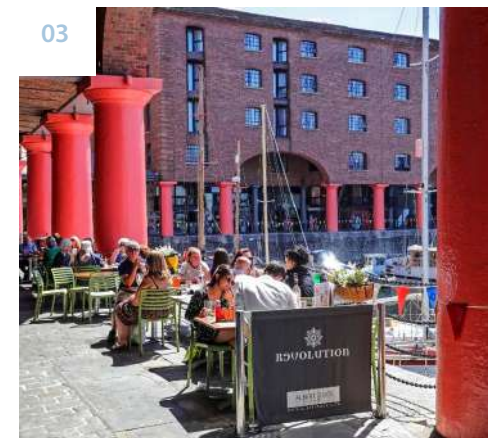
01



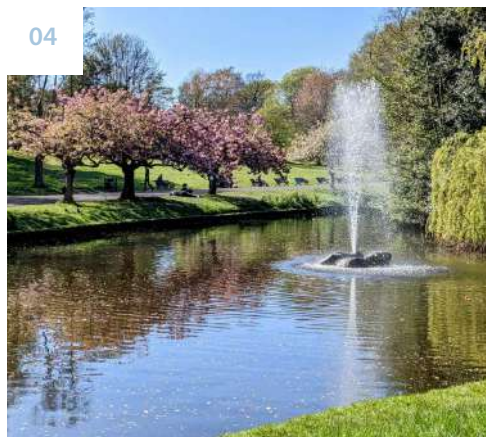
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03



04



05



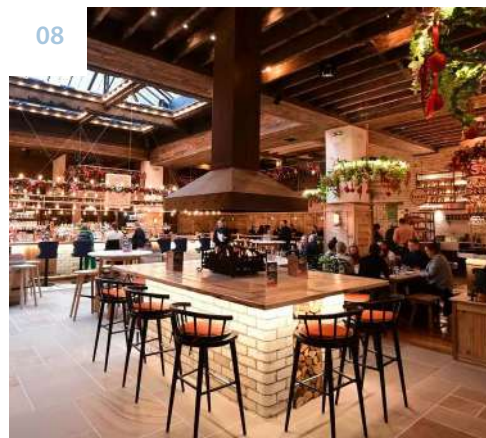
06



07



08



09



10





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Liverpool / City of Life

Liverpool is a place of vitality and constant renewal. A vibrant, affordable metropolis known for its friendly atmosphere, world-famous architecture like the Albert Dock, and strong transport links to the rest of the UK and Europe, making it a popular place to live, study, and work.

01 John Lennon Airport

Liverpool John Lennon Airport, offers domestic and international flights, located just south of the city.

02 Old Swan

A busy residential area with shops, schools, and good transport links, popular with families and commuters.

03 Albert Dock

A historic waterfront complex featuring museums, restaurants, shops, and bars; a major cultural attraction in Liverpool.

04 Sefton Park

Sefton Park is a stunning 235-acre green space in south Liverpool, known for its beautiful landscapes, historic features, and a Victorian Palm House. The park offers winding paths, a boating lake and lush gardens. It's a popular spot for walking, cycling, picnics, and regularly hosts major events like the Liverpool International Music Festival. Sefton Park is a beloved escape in the heart of the city.

05 Chinatown

Liverpool is home to the oldest Chinatown in Europe, adding to the city's rich tapestry of life, culture and religious diversity.

06 West Derby

Only a 15 minute walk from Springfield Gardens, West Derby is a leafy suburb of Liverpool, known for its attractive homes, parks, and village-like feel.

07 Stena Line Ferries

Stena Line operates two sailings each day between Liverpool, Birkenhead and Belfast. A day crossing and a night crossing.

08 Bold Street

Bold Street in Liverpool is a lively, culturally rich street known for its independent cafés, vintage shops, and international restaurants. It's a creative hotspot where locals and visitors enjoy unique shopping, delicious food, and vibrant street life.

09 The Baltic Triangle

Known for its, creative industrial chic, it has many independent venues, breweries, and food markets. Plus street food, live music, and pop-up events in warehouses, perfect for a night out.

10 Liverpool ONE

A large open-air shopping and leisure complex in the city centre, home to top brands, restaurants, and entertainment venues.



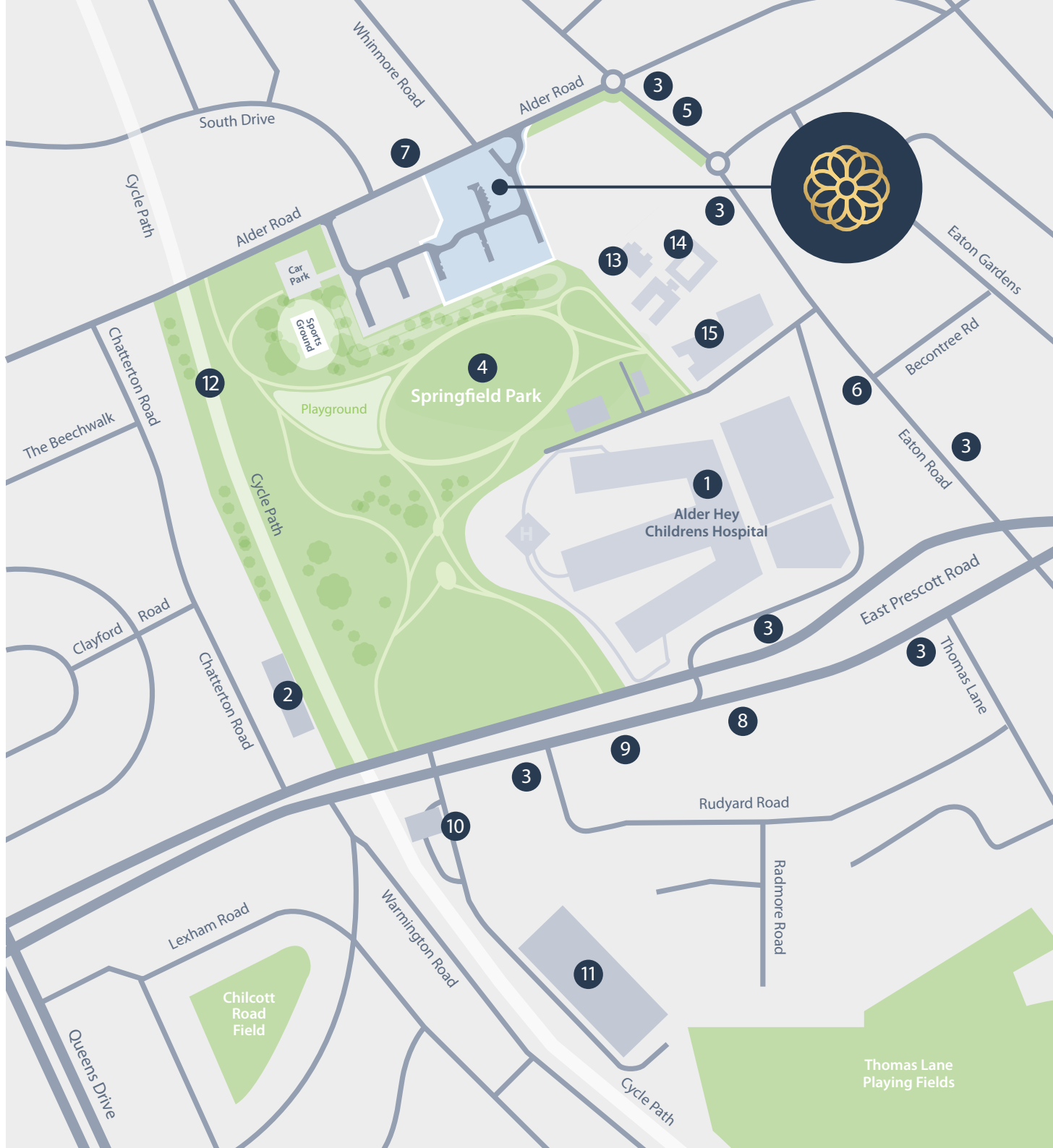
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Location map

Key

- 1 Alder Hey
- 2 Creche
- 3 Bus Stops
- 4 Springfield Park
- 5 Local High Street
- 6 Medi Vet
- 7 Alder Road
- 8 Wheats Heath Restaurant
- 9 Lord Nelson Restaurant
- 10 Sainsburys Petrol Station
- 11 Sainsburys Supermarket
- 12 Cycle Path
- 13 The Alder Centre
- 14 Catkin Centre / Sunflower House
- 15 Institute in the Park

Map is not to scale and shows approximate locations only.





Site plan

Springfield Gardens is more than just a collection of homes, it's a thoughtfully designed neighbourhood where community, green spaces, and modern living come together. With landscaped surroundings, open play areas, and sustainable design at its core, the development creates a welcoming environment for families and individuals alike. Spacious homes blend contemporary style with energy efficiency, offering a place to live, grow, and thrive.

01 / MODO · 3 Bedroom Homes

02 / VISTA · 4 Bedroom Homes

03 / VERDE · 3 Bedroom Homes

04 / AZURE · 3 Bedroom Homes

05 / LUMA · 3 Bedroom Homes

06 / ACCORD · 4 Bedroom Homes



CREATING
PLACES
PEOPLE
LOVE



Standard specifications

See individual house details for changes to this standard specification

With a wealth of experience in the industry, Step Places stands testament to excellence in property development. Our track record and achievements serve as a distinguished accolade, setting the benchmark for future development opportunities. We have consistently delivered outstanding projects that not only meet the needs and aspirations of communities but also exceed expectations in terms of design, sustainability, customer satisfaction and specification. We have built a high level of specification into our homes at Springfield Gardens.

There are differences in specification between house types.

General

- High performance Velfac triple glazed windows
- Air source heat pumps
- Whole House MVHR (mechanical ventilation with heat recovery) system
- High speed broadband enabled
- Oak doors with high-quality ironmongery
- Underfloor heating (ground floor)
- Ground floor WC/utility room
- Store cupboards on upper floor
- Velfac fully glazed opaque front door
- Share of management company to all residents
- External power sockets in back gardens and on balconies
- Glass balustrades (except Modo)
- Zonal heating system

Safety and Security

- Mains powered smoke detector
- Two-year builder's warranty
- Ten-year new homes warranty with Build-Zone
- Integrated security alarm system
- Ring video doorbell in all homes
- Smart meter electricity
- Secure letter boxes

Kitchen

- Designer high quality cabinetry
- Integrated oven, hob & extractor fan
- Integrated dishwasher
- Integrated fridge freezer

Bathroom

- Thermostatic bar shower with rain head
- Thermostatically controlled heated towel rail
- High quality Vitra sanitaryware and black Vado brassware
- Ceramic tiled floor in shower bath and WC areas
- Easy access and designer bath panel
- LED lights

External

- Private roof terrace
- Electric vehicle charging points
- Designer ambient lights
- Designer door numbers
- Designated car parking
- Designated bin storage

- External cycle storage
- Low maintenance external finishes
- Oriel windows on Verde, Modo and Luma Plot 6
- Gardens fully fenced and finished

Optional extras

- Quooker tap
- Upgraded light switches and sockets
- Upgraded appliances
- Upgraded worktops
- LVT, ceramic and carpeted flooring
- Media Wall
- Upgraded kitchens and taps
- Fitted wardrobes
- Ambient kitchen lighting
- Additional tiling in bathrooms

MODO symbolizes urban chic and modern design. This is contemporary living at its best.





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01 / MODO

Modo redefines sustainable contemporary living with a rare collection of striking 3-bedroom, 2-bathroom homes. Featuring vaulted ceilings, skylit bedrooms, and signature oriel windows, each home blends bold design with modern comfort. With undercroft parking and refined layouts, Modo stands as a symbol of innovation, sophistication, and urban chic.



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Innovative design luminous interiors and refined finishes

The Modo home boasts 3 double bedrooms and 2 bathrooms, each thoughtfully designed to offer spaciousness and serenity. The heart of the home is its open plan living area, a seamless blend of sophistication and warmth that fosters connection and relaxation.

A statement of modern architecture, Modo is bold, refined, and lifestyle driven. At its heart lies an open-plan living space that combines style, comfort, and functionality in perfect balance.

The sleek kitchen, with premium finishes and integrated storage, flows seamlessly into bright living areas filled with natural light. Electrically operated rooflights and striking oriel windows create an abundance of space and a luminous, uplifting atmosphere throughout.

Each home showcases sharp architectural lines and a cantilevered design,

complemented by a sophisticated black zinc cladding finish that exudes urban confidence. Practicality meets innovation with secure undercroft parking, rear gardens, and electric car charging points all crafted for modern living. And each home features a designer timber staircase.

Modo is more than a home; it's a sanctuary for design connoisseurs, where bold form meets effortless function, and contemporary living is redefined.

Standard specification can be found on P19

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*Natural light is a defining feature of the **Modo** home, with oriel windows that bathe the interiors in warmth and brightness*

MODO PLOT NUMBERS

17

18

Ground Floor

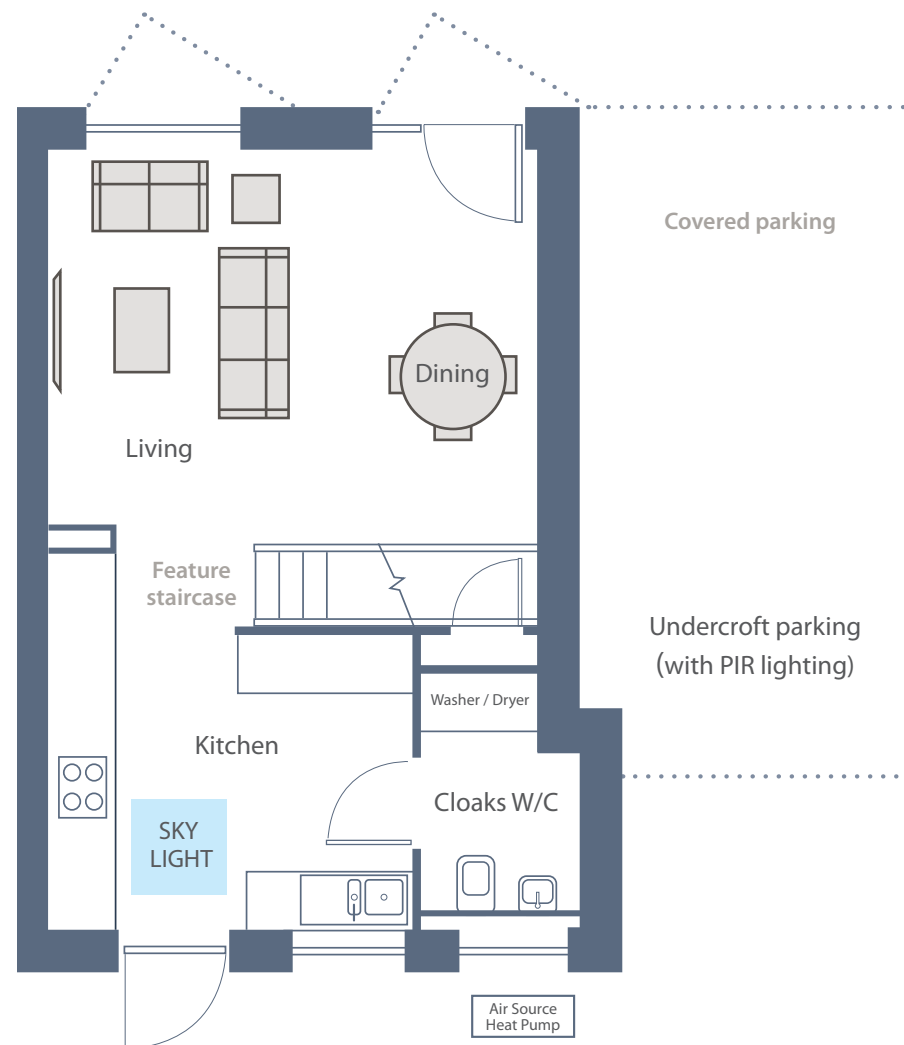
SQM

Living/Dining	23.0m
Kitchen	13.0m
WC/Cloaks	5.0m

First Floor

Landing	7.0m
Bedroom 1	15.0m
Bedroom 1 Ensuite	3.0m
Bedroom 2	10.0m
Bedroom 3	10.0m
Bathroom	4.0m
Store	1.0m

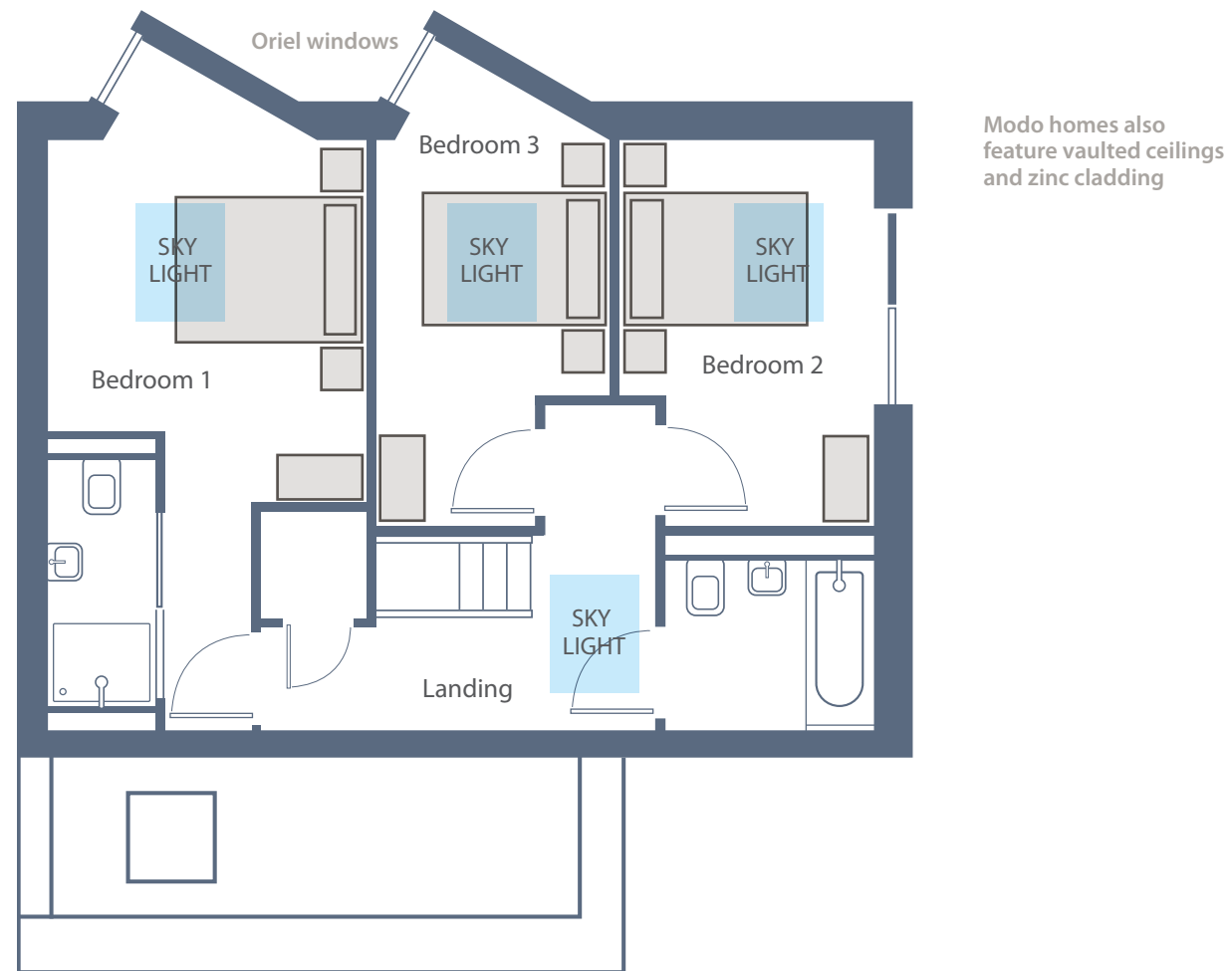
Note. This plan is for Plot 17 - Plot 18 is a mirror image.



Ground Floor

All Modso homes have one EV charging point. See Page 17

Note. This plan is for Plot 17 - Plot 18 is a mirror image.



First Floor

Note. Plots 17 and 18 have **2** oriel windows

MODO PLOT NUMBERS

16

19

Ground Floor

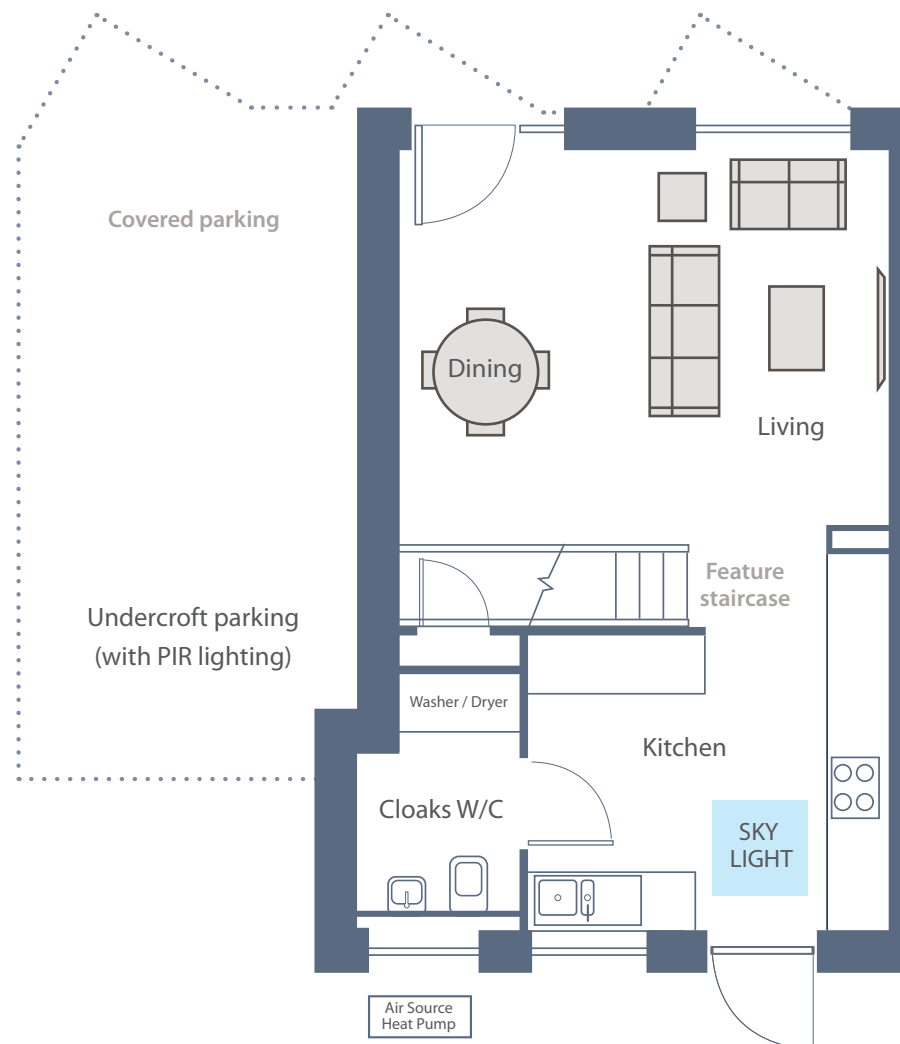
SQM

Living/Dining	23.0m
Kitchen	13.0m
WC/Cloaks	5.0m

First Floor

Landing	7.0m
Bedroom 1	15.0m
Bedroom 1 Ensuite	3.0m
Bedroom 2	10.0m
Bedroom 3	10.0m
Bathroom	4.0m
Store	1.0m

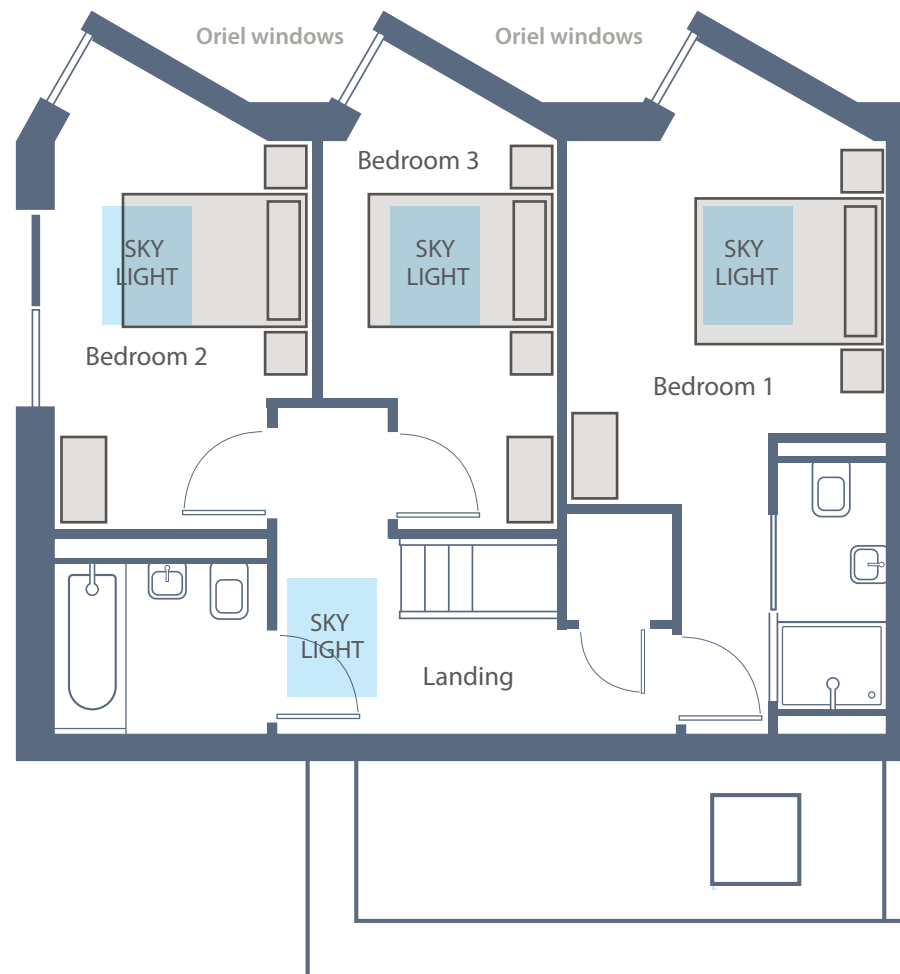
Note. This plan is for Plot 16 - Plot 19 is a mirror image.



Ground Floor

All Modo homes have one EV charging point. **See Page 17**

Note. This plan is for Plot 16 - Plot 19 is a mirror image.



All Modo homes
feature vaulted ceilings
and zinc cladding

First Floor

Note. Plots 16 and 19 have **3** oriel windows

VISTA. Every detail is crafted to inspire joy and tranquility in a park-facing haven.





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02 / VISTA

Vista are beautifully designed 4-bedroom, 3-bathroom terraced homes which offer uninterrupted park views, seamlessly blending nature with modern living. Each home features a stunning second floor terrace, perfect for morning coffee, sunshine, or serene green views. Thoughtfully crafted for style, comfort, and functionality, these homes ensure modern living at its best and redefine park-side elegance.



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Light-filled interiors and expansive outdoor spaces

The Vista home features 4 spacious bedrooms and 3 bathrooms to ensure comfort for the whole family. Expansive park-facing windows flood the interiors with natural light and fresh air, creating a bright, airy atmosphere that celebrates the surrounding greenery.

At the pinnacle of the home lies a stunning rooftop terrace - perfect for enjoying the views, sipping morning coffee, or unwinding under the stars.

The dual-aspect gardens provide ample space for families to entertain, play, and relax, offering a true sense of outdoor tranquillity.

Inside, the great open-plan living and dining area is designed for modern lifestyles, blending space and flow seamlessly. The standout designer kitchen features a central island, sleek

finishes, and high-end appliances, combining style with everyday practicality.

The Vista home embodies elegance, functionality, and a deep connection to nature, offering a lifestyle of comfort, sophistication, and effortless modern living in a truly park-facing haven.

Vista homes are solar panel enabled.

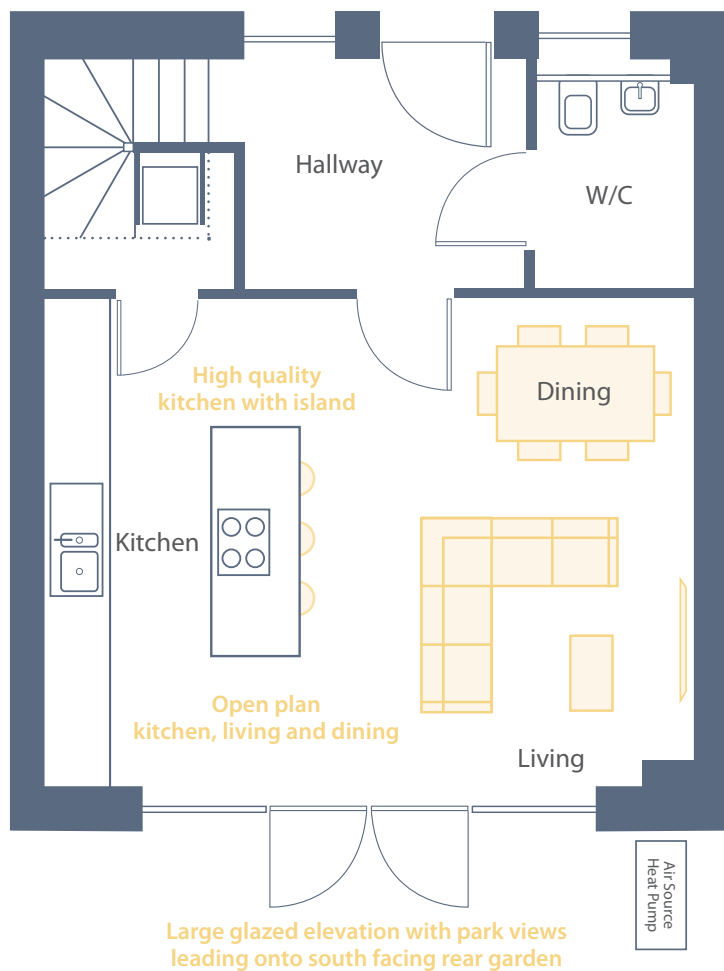
Standard specification can be found on P19

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The park facing windows flood the interior with natural light, creating a bright and airy ambience that enhances the sense of space inside
Vista

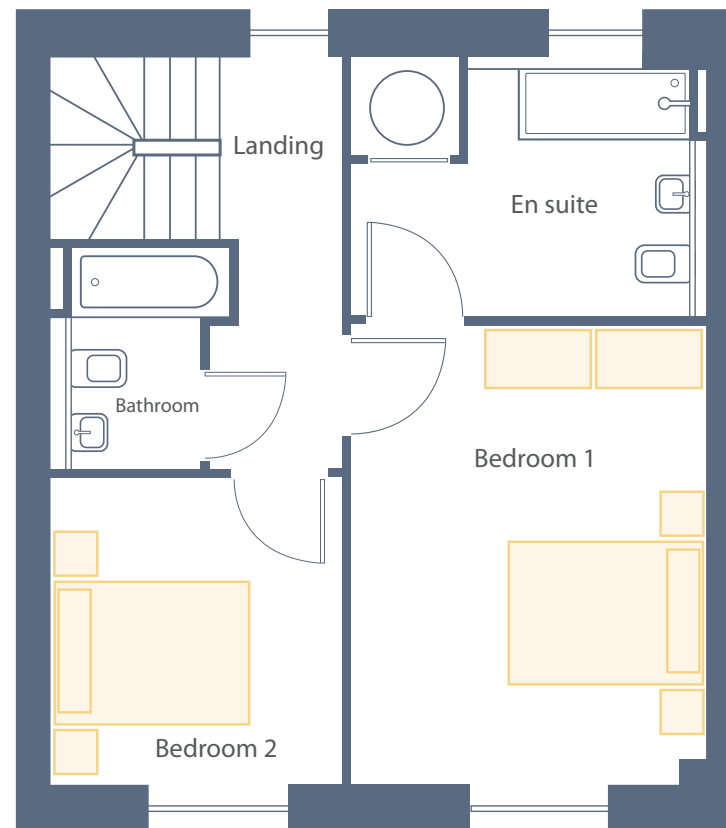
Note.

This plan is for Plots 14 and 22 - Plots 13 and 21 are a mirror image.



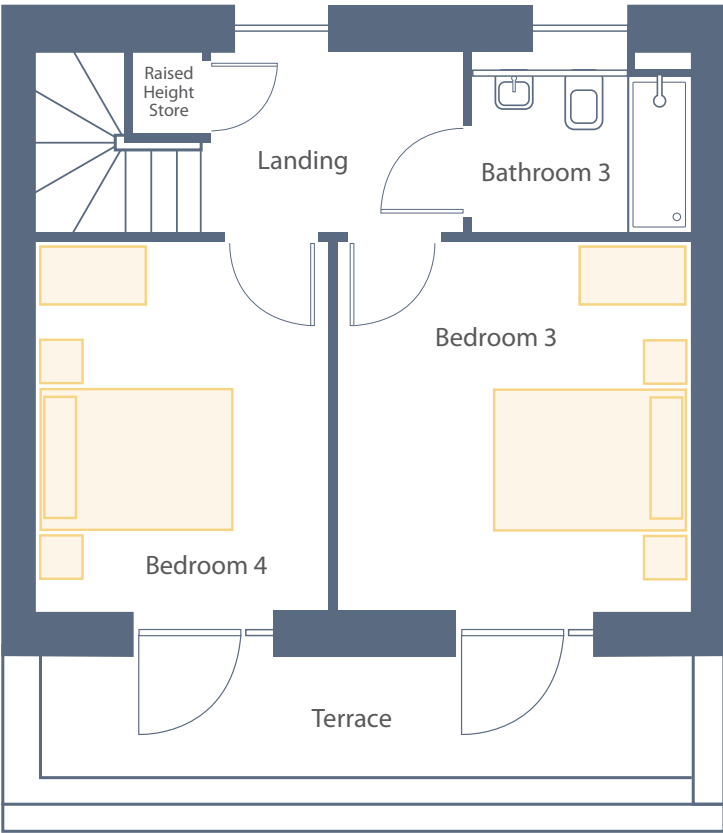
Ground Floor

All Vista homes feature **two** car parking spaces. See Page 17
And one post mounted EV charging point.



First Floor

Note.
This plan is for Plots 14 and 22 - Plots 13 and 21 are a mirror image.



Second Floor



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VISTA PLOT NUMBERS

13	14	21	22
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Ground Floor	SQM
Hallway	7.0m
W/C	4.0m
Kitchen/Dining	15.0m
Living	16.0m
Store	2.0m
First Floor	
Landing	5.0m
Bedroom 1	16.0m
Bedroom 1 Ensuite	8.0m
Bedroom 2	9.0m
Bathroom	3.0m
Second Floor	
Landing	5.0m
Bedroom 3	13.0m
Bedroom 4	11.0m
Bathroom	4.0m
Terrace	8.0m
Store	1.0m

VERDE offers amazing space and views in an inspiring location.





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03 / VERDE

Verde is a beautifully designed 3-bedroom, 2-bathroom home that combines style, comfort and functionality. Each property features generously sized bedrooms, thoughtful storage solutions, and bright, airy interiors. Enjoy seamless indoor-outdoor living with private terraces and convenient rear access doors that open directly onto outdoor spaces - perfect for relaxed living. These contemporary homes are a harmonious blend of attention to detail, placemaking, and sustainability, offering a modern lifestyle built around comfort and connection.



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A perfect blend of style, functionality and comfort

The Verde is a stunning three-bedroom, two-bathroom family home designed with modern living in mind. Set in a beautiful setting, this spacious home offers a perfect blend of style, functionality, and comfort. With elegant interiors and inviting roof terraces, it's an ideal choice for growing families or those who love to entertain in style.

The Verde home offers 3 bedrooms and 2 bathrooms in a thoughtfully designed layout that ensures privacy and convenience, complete with high-quality fixtures and contemporary finishes.

At the heart of the home lies the open-plan living area, seamlessly connecting the kitchen, dining, and lounge spaces. Large doors open onto private outdoor areas, creating a bright, airy flow and a true sense of connection with the surroundings.

The home's design prioritizes family-friendly features, from durable surfaces

to spacious layouts that accommodate children, pets, and guests. With its combination of practical storage, luxurious finishes, and versatile living spaces, the Verde is a dream home for those seeking comfort, quality, and a touch of elegance in a family-oriented setting.

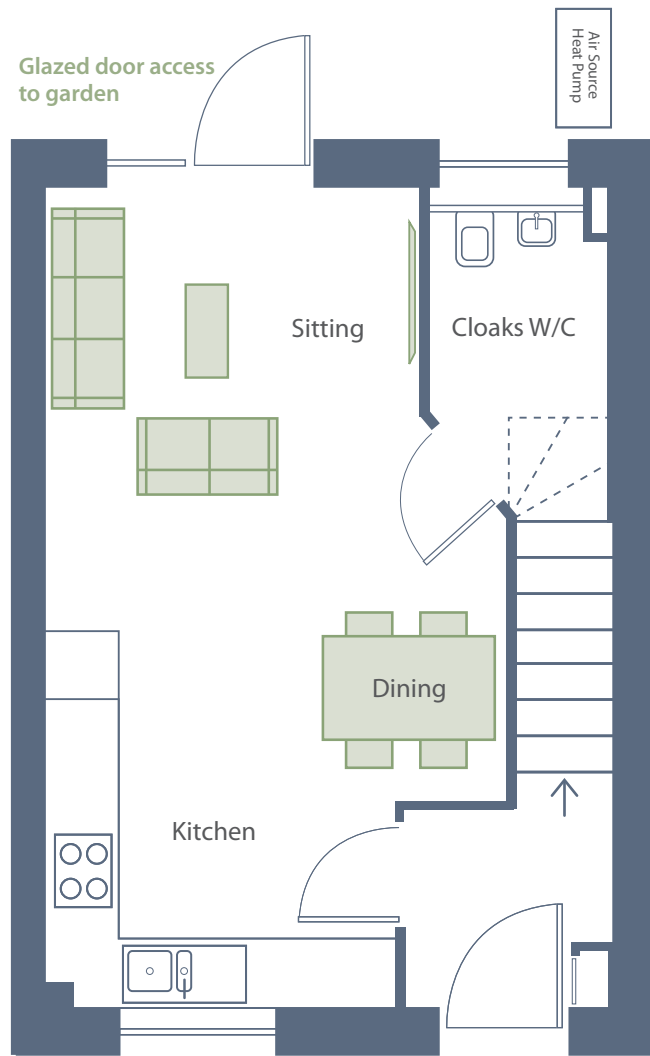
The Verde offers a great selection of optional extras to personalise your home, combining functionality, luxury, and flexibility for modern family living.

Verde homes are solar panel enabled. (excluding plots 9, 10 and 11)

Standard specification can be found
on P19

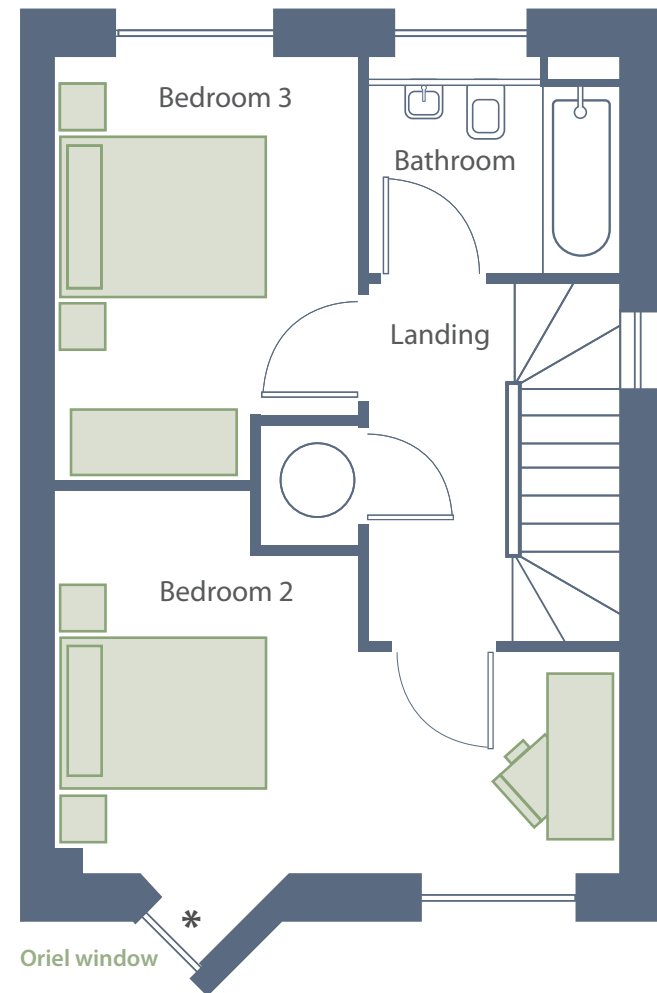
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Verde has large doors that open directly onto a well-manicured garden, creating a truly fluid indoor-outdoor living experience



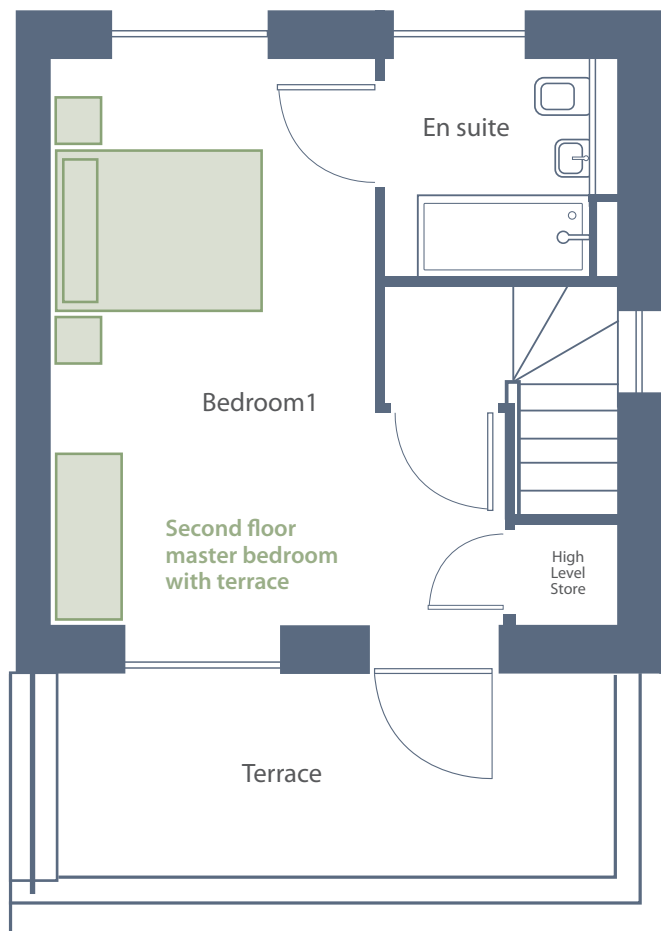
Ground Floor

All Verde homes have one EV charging point.
See Page 17



First Floor

* **Note.** Plots 1, 2 and 4 don't have the oriel window in bedroom 2



Second Floor



SPRINGFIELD GARDENS

VERDE PLOT NUMBERS

01

02

03

04

24

25

Ground Floor

SQM

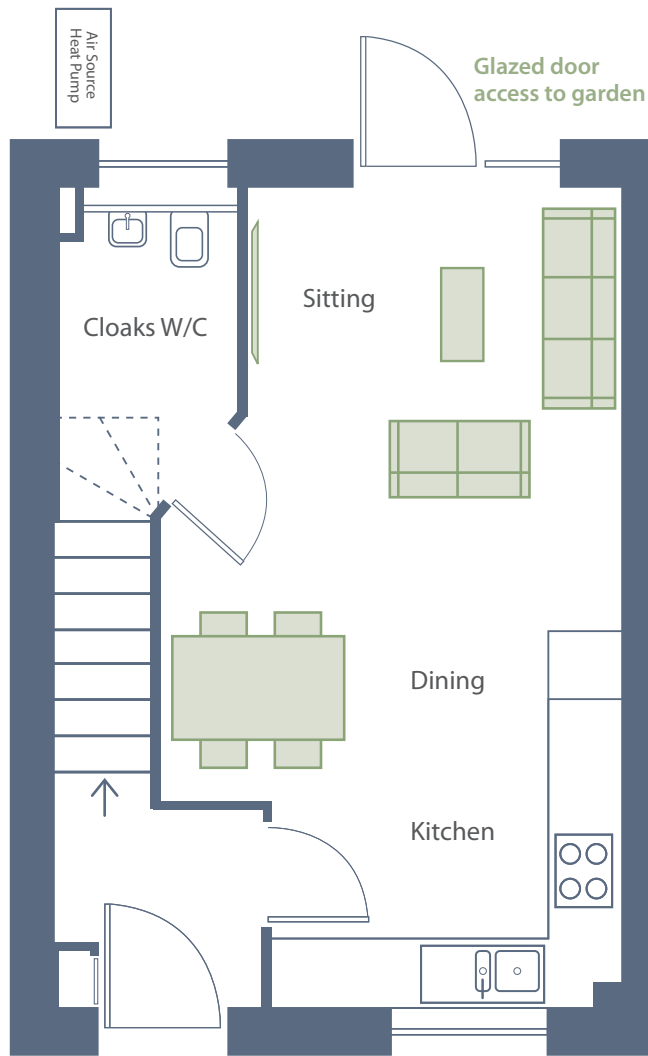
Hallway	4.0m
Cloaks W/C	4.0m
Dining/Kitchen	12.0m
Living Room	14.0m

First Floor

Landing	4.0m
Bedroom 2	13.0m
Bedroom 3	9.0m
Bathroom	4.0m

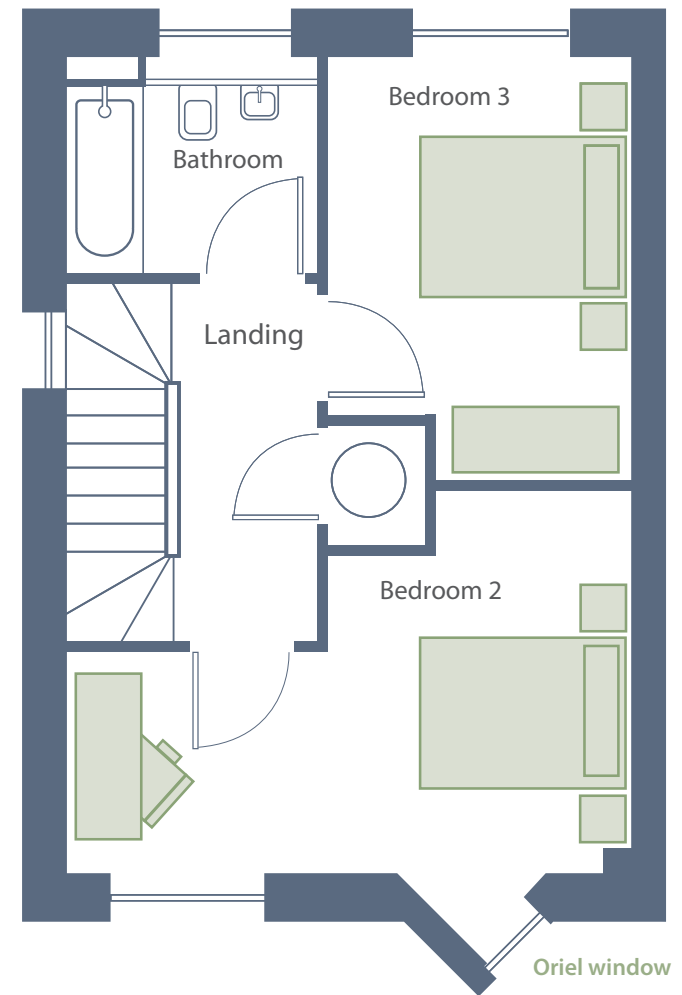
Second Floor

Landing	1.0m
Bedroom 1	16.0m
Bathroom	4.0m
Terrace	9.0m
Store	1.0m

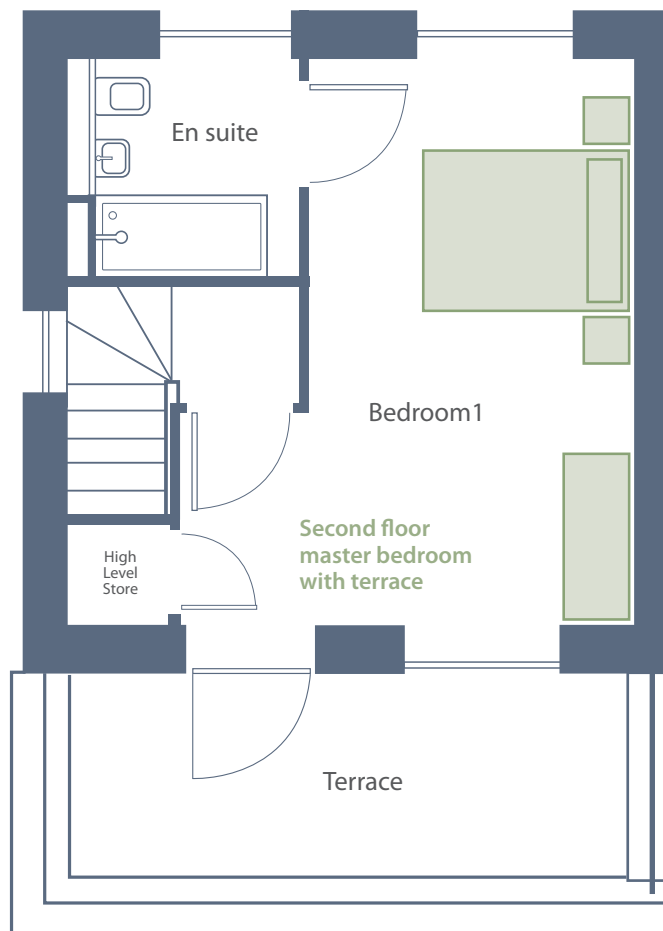


Ground Floor

All Verde homes have one EV charging point.
See Page 17



First Floor



Second Floor



SPRINGFIELD GARDENS

VERDE PLOT NUMBERS

07

08

09

10

11

Ground Floor

	SQM
Hallway	4.0m
Cloaks W/C	4.0m
Dining/Kitchen	12.0m
Living Room	14.0m

First Floor

Landing	4.0m
Bedroom 2	13.0m
Bedroom 3	9.0m
Bathroom	4.0m

Second Floor

Landing	1.0m
Bedroom 1	16.0m
Bathroom	4.0m
Terrace	9.0m
Store	1.0m

AZURE is designed for families that want modern lifestyles in a modern home.





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04 / AZURE

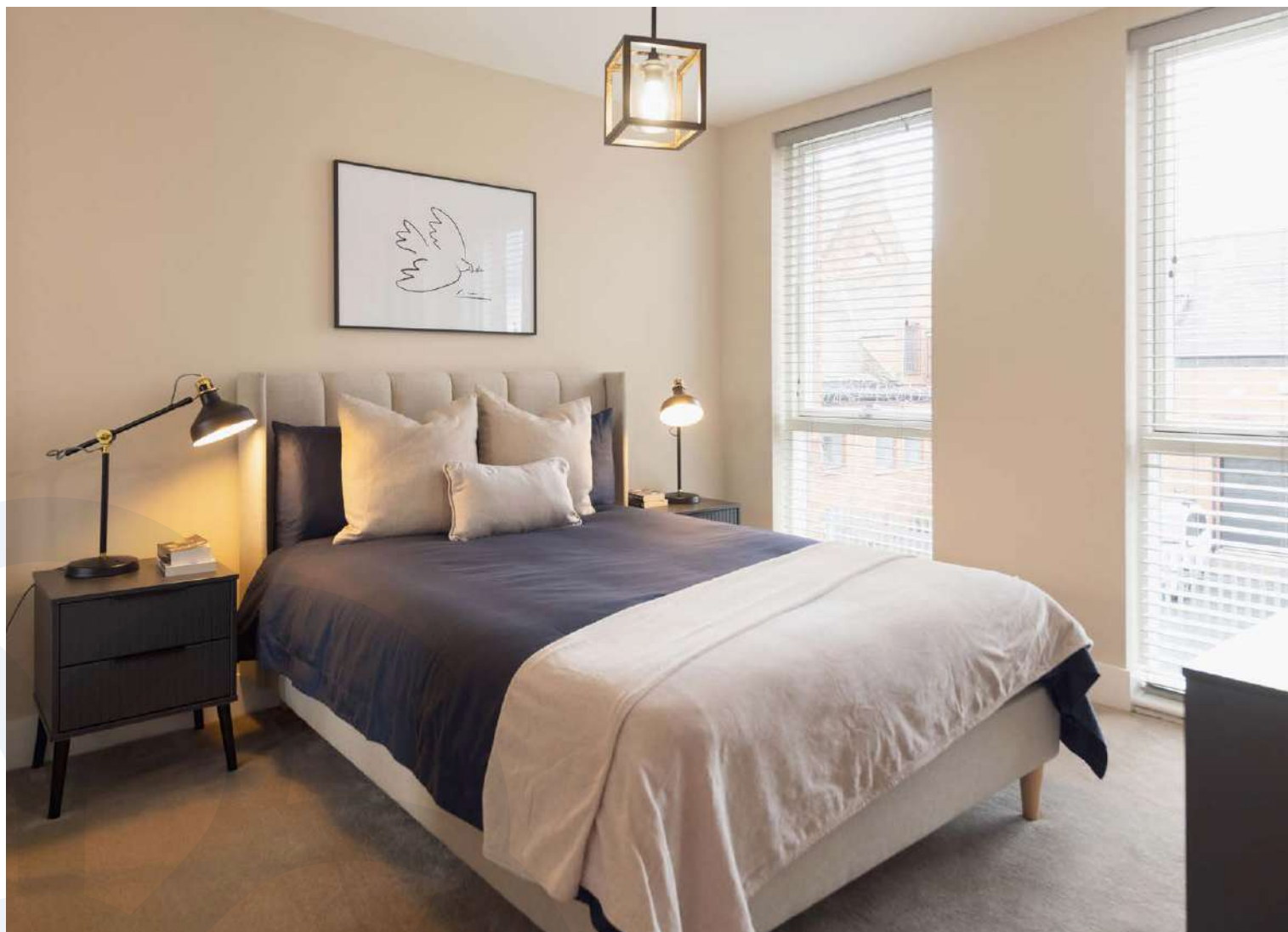


Azure is a 3-bedroom, 2-bathroom home offering more than meets the eye. This modern home is a sanctuary for sophisticated living. Step out onto your own secluded outdoor terrace accessible directly from the top floor, perfect for enjoying fresh air and elevated views. Stylish, functional, and full of clever design details, these homes are ideal for modern living.

Plots 29 and 31 are available with Shared Equity.
Plot 26 is a Passivhaus. Please ask for more information.



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Sophisticated living with timeless comfort

Designed for families and those who love to entertain, the Azure homes are a true sanctuary of comfort and sophistication. Nestled beside vibrant green park spaces, they offer the perfect environment for both pets and children.

At the heart of every Azure home lies a designer kitchen, individually crafted to suit your lifestyle. Whether hosting a cosy supper or an elegant dinner party, these open-plan spaces inspire culinary creativity and effortless entertaining.

Featuring sleek, high-end appliances and a layout that flows seamlessly into expansive living areas, each home blends practicality with refined luxury. Natural light floods through high floor-to-ceiling windows, enhancing the sense of space and elegance throughout.

The elegant bathrooms and ensuites are tranquil retreats, finished to perfection with premium fixtures and contemporary detailing. Designed for everyday indulgence, they offer a spa-like serenity where you can unwind and recharge in style.

Azure homes are solar panel enabled.

Plot 26 is a Passivhaus.

Please ask for more information.

Plots 29 and 31 are available with Shared Equity. Please ask for more information.

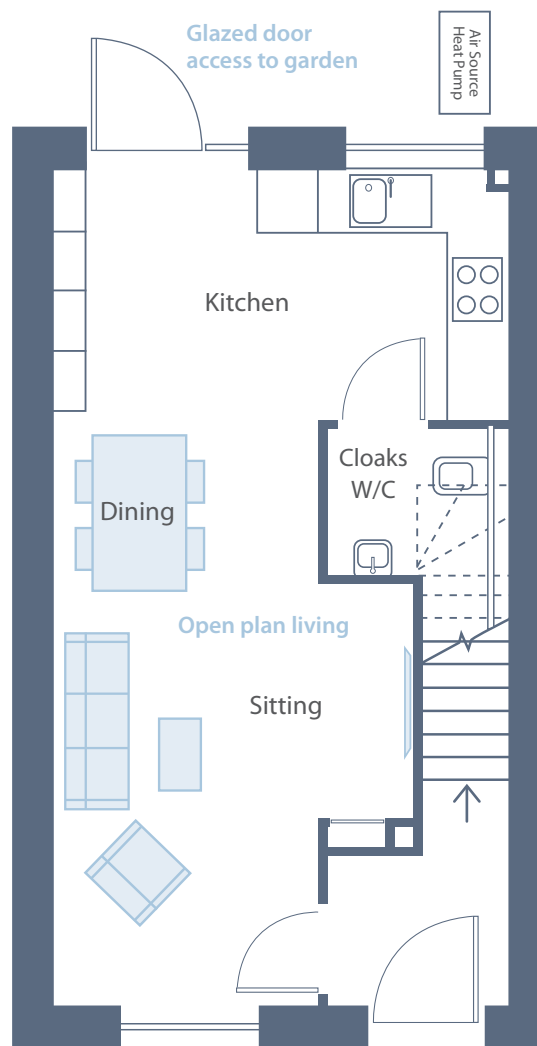
Shared Ownership

You pay a notional rent on the equity that we retain but you can increase your share whenever you want all the way to 100%. This makes shared ownership a really affordable route into homeownership.

Standard specification can be found on P19

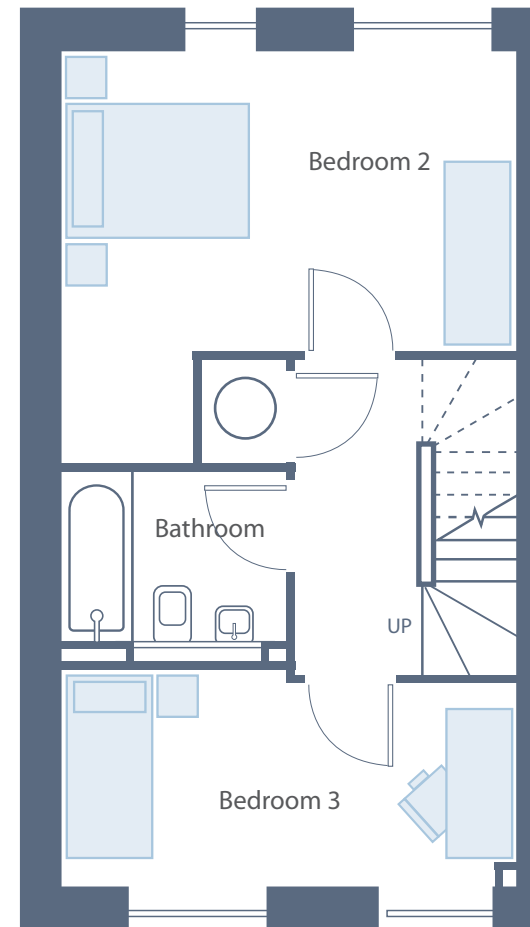


*A standout feature of the **Azure** is the private roof terrace, offering a secluded outdoor space for relaxation or entertaining under the stars*



Ground Floor

All Azure homes have one EV charging point.
See Page 17



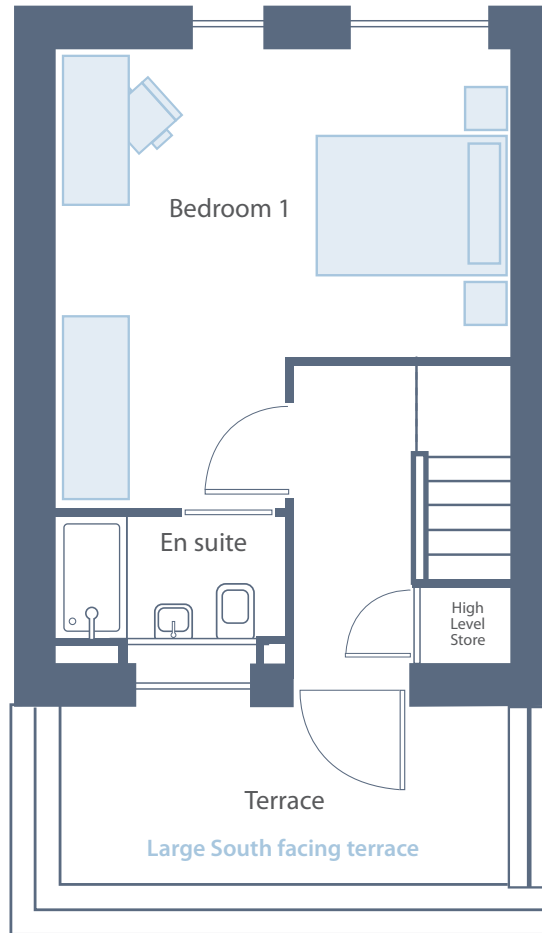
First Floor



SPRINGFIELD GARDENS

AZURE PLOT NUMBERS

26	27	28	29	30	31
PH			SE		SE



Second Floor

Ground Floor	SQM
Hallway	3.0m
Cloaks W/C	3.0m
Dining/Kitchen	16.0m
Living Room	13.0m
First Floor	
Landing	4.0m
Bedroom 2	15.0m
Bedroom 3	10.0m
Bathroom	4.0m
Second Floor	
Landing	3.0m
Bedroom 1	17.0m
Bathroom	3.0m
Terrace	8.0m
Store	1.0m



SPRINGFIELD
GARDENS





Sustainable living via architecture, technology and emission cutting design

PASSIVHAUS. Step Places Passivhaus home requires very little energy for space heating and hot water. With a highly insulated fabric, air source heat pump, mechanical ventilation heat recovery unit, and solar panels, the owner of this home will enjoy a consistent and comfortable internal living temperature and energy bills 80% less than a traditional new build home of a similar size.

Key Principles and Features

Super-insulation. Thicker insulation is used in the walls, roof, and floors to reduce heat loss far more effectively than in a conventional build.

Triple-glazed windows. High-performance, triple-glazed windows with insulated frames and Low-E glass reduce heat loss and prevent cold surfaces.

Airtight construction. Meticulous sealing of the building envelope prevents drafts and heat leakage, contributing to stable indoor temperatures.

Mechanical ventilation with heat recovery. This system provides a constant supply of fresh, clean air while recovering heat from stale outgoing air to minimize energy loss.

Airtightness limits. Buildings must meet strict airtightness criteria, with air changes per hour (ACH) at 50 Pascals not exceeding 0.6 h^{-1} .

Benefits for UK Homeowners

Exceptional energy efficiency. Reduces heating and cooling costs by up to 90% compared to standard homes.

Superior comfort. Maintains stable, comfortable indoor temperatures year-round, eliminating cold spots and drafts.

Healthier living environment. The MVHR system provides continuous fresh air, improving indoor air quality and reducing allergens.

Sustainability. Decreases greenhouse gas emissions by significantly reducing energy consumption.

Reduced costs and increased value. Lower energy bills lead to substantial savings, and the high-performance nature of Passive Houses increases their market value.

Resilience. Buildings are more resilient to energy price changes and provide shelter during power outages.

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Azure Plot 26 is a Passivhaus home and offers the occupants the promise of a more sustainable healthier life



Passivhaus

LUMA. Contemporary living with a seamless blend of sophisticated design and practical functionality.





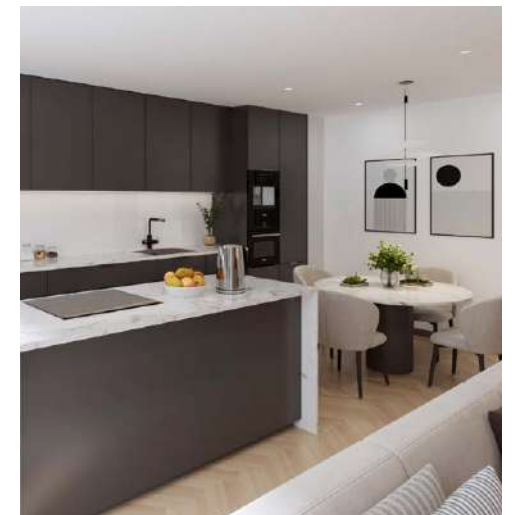
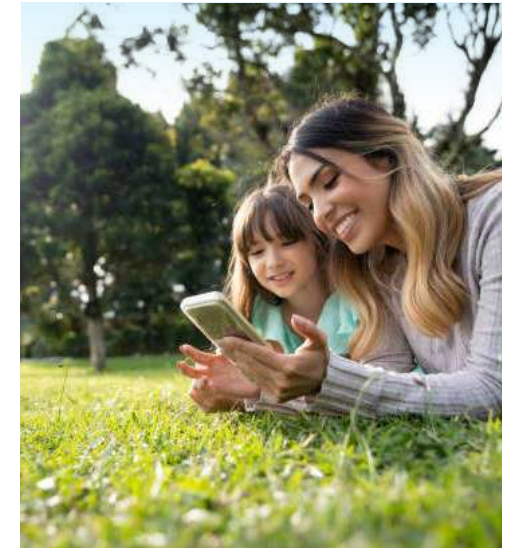
SPRINGFIELD
GARDENS

05 / LUMA

Luma showcases a collection of modern 3-bedroom, 2-bathroom townhouses designed for generous indoor-outdoor living. Each home combines style, space, and effortless functionality, offering open-plan interiors that flow seamlessly onto private terraces and landscaped gardens. With thoughtful design, clever storage, and premium finishes throughout, Luma homes deliver modern elegance and everyday comfort. Finished with endless attention to detail, they are a perfect balance of sophistication and practicality.



SPRINGFIELD
GARDENS





Spacious interiors innovative features and a connection to nature

Luma homes redefine modern living. Three-bedroom, two-bathroom residences blending sophisticated design, smart functionality, and effortless style. With designer kitchens, open-plan spaces, and private terraces, they offer the perfect balance of comfort and contemporary elegance.

Luma homes are thoughtfully designed for modern family living, combining spacious interiors, innovative features, and a strong connection to nature.

At their heart lies a designer kitchen - the perfect culinary and social hub, with sleek cabinetry, premium appliances, and expansive countertops for effortless entertaining. Open-plan living spaces flow seamlessly into bright, airy rooms filled with natural light from large oriel windows, offering views of the surrounding greenery.

Each home features spacious bedrooms, elegant en-suite bathrooms, and a private top-floor retreat, creating the perfect balance of comfort and privacy. Outside, enjoy a beautifully landscaped garden space ideal for relaxing or entertaining.

With MVHR systems, air-source heat pumps, and other sustainable touches, Luma Homes deliver a harmonious blend of luxury, practicality, and eco-conscious design-redefining modern living with style and purpose.

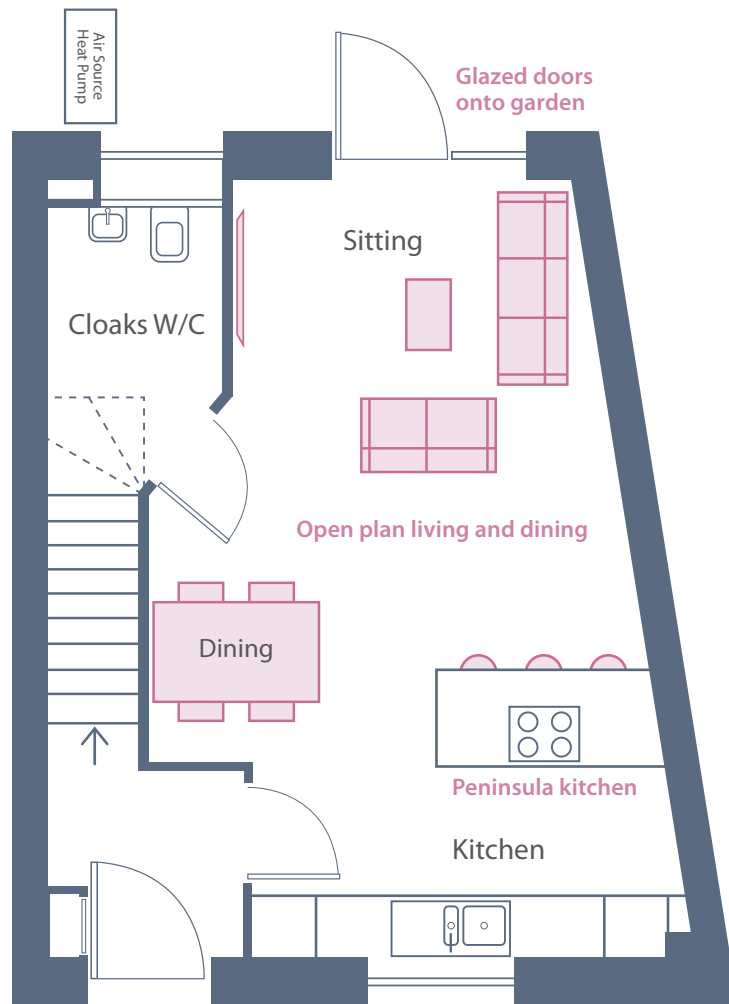
Luma homes are solar panel enabled.

Standard specification can be found on P19

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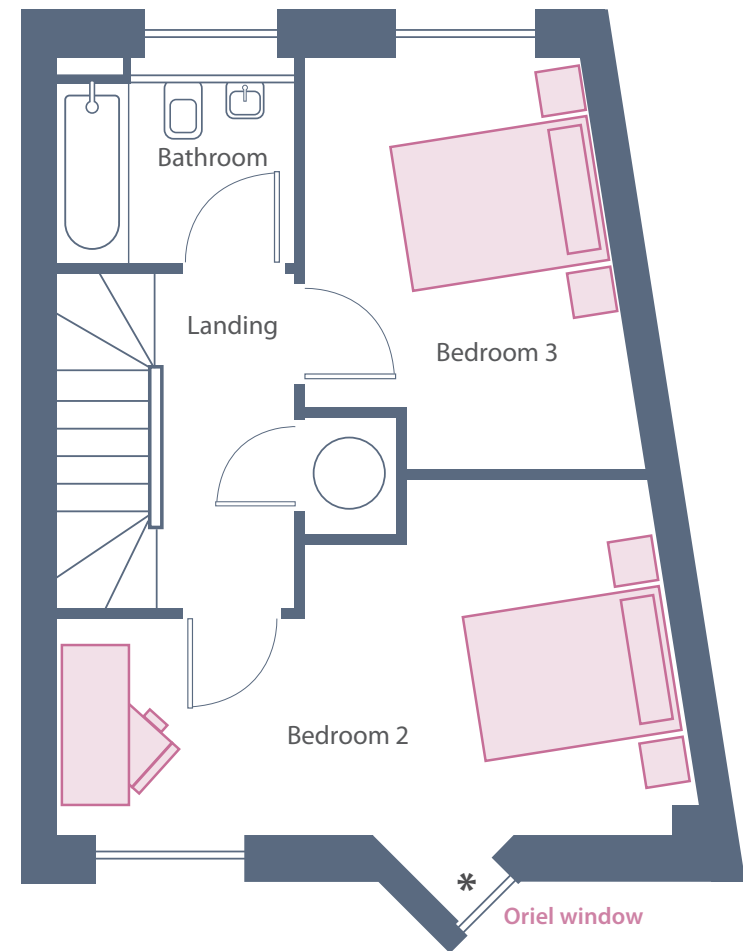
*At the heart of every **Luma** home is a designer kitchen that serves as both a culinary haven and a social hub*

Note. This plan is for Plot 6 - Plot 5 is a mirror image.



Ground Floor

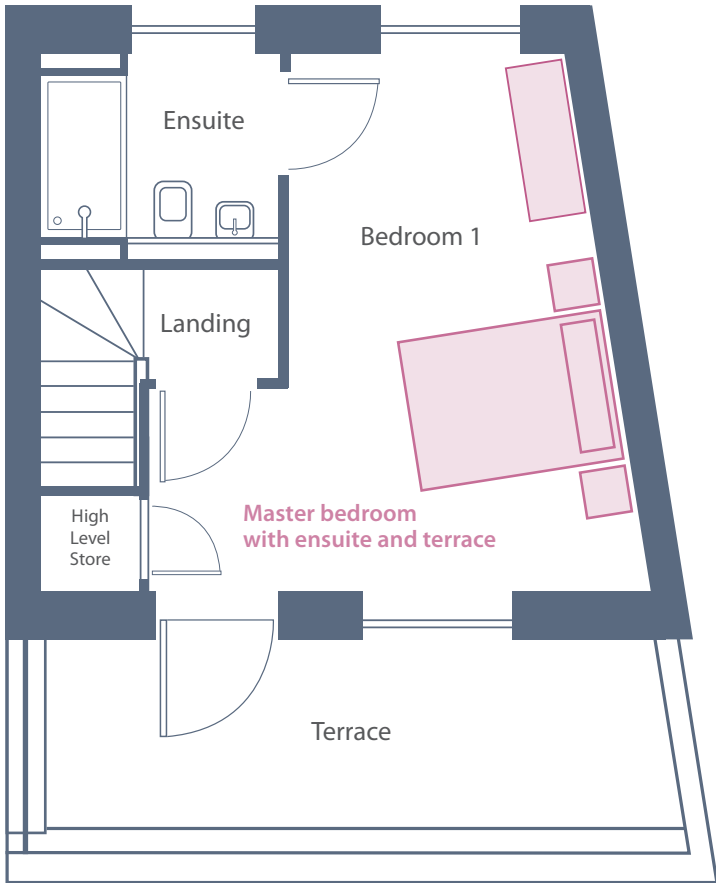
Luma homes have one EV charging point.
See Page 17



First Floor

*** Note.** Plot 5 does not have an oriel window in bedroom 2

Note. This plan is for Plot 6 - Plot 5 is a mirror image.



Second Floor



**SPRINGFIELD
GARDENS**

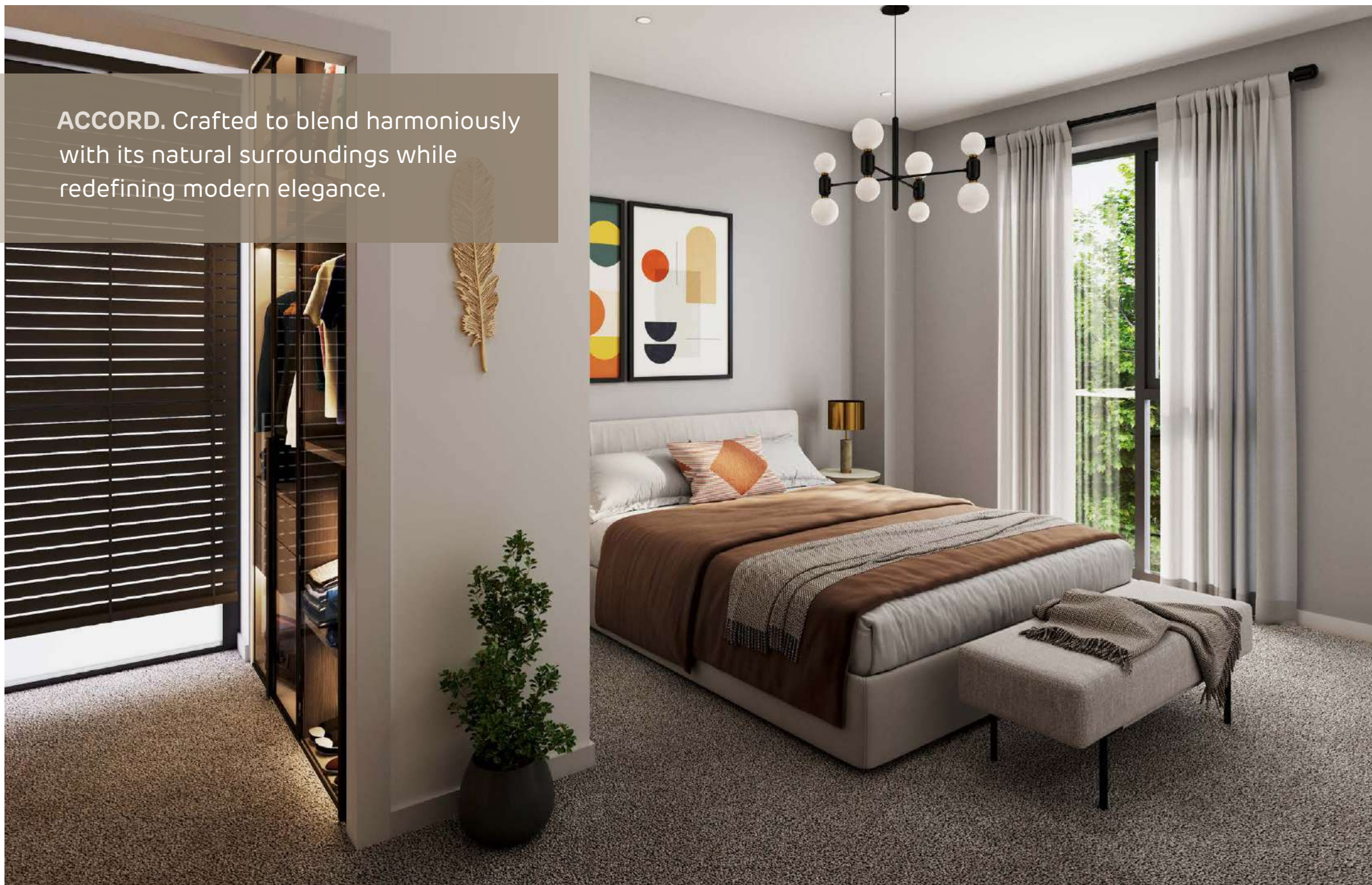
LUMA PLOT NUMBERS

05

06

Ground Floor	SQM
Hallway	4.0m
Cloaks W/C	4.0m
Dining/Kitchen	11.0m
Living Room	18.0m
First Floor	
Landing	4.0m
Bedroom 2	16.0m
Bedroom 3	10.0m
Bathroom	4.0m
Store	1.0m
Second Floor	
Landing	1.0m
Bedroom 1	17.0m
Bathroom	4.0m
Terrace	10.0m
Store	1.0m

ACCORD. Crafted to blend harmoniously with its natural surroundings while redefining modern elegance.





SPRINGFIELD
GARDENS

06 / ACCORD

Accord offers a stunning collection of semi-detached, three-storey homes with four spacious bedrooms and three modern bathrooms - perfect for a growing family that values space and style. Enjoy a first-floor terrace overlooking the park and a large private garden with plenty of room for families to relax, play, and entertain. Thoughtfully designed and beautifully finished, Accord homes blend comfort, functionality, and modern family living.



SPRINGFIELD
GARDENS





Sophisticated living with timeless comfort

Perfectly positioned to capture sweeping park views, Accord homes invite serenity and sophistication into everyday living. Designed for families who value space, comfort, and style, these exceptional four-bedroom residences feature three elegant bathrooms, redefining modern living in a peaceful, green setting.

Light-filled interiors with expansive, thoughtfully placed windows create a bright and airy atmosphere while framing picturesque views of lush greenery.

The open-plan living and dining areas flow effortlessly, offering flexibility for family life, entertaining, or even a dedicated home office.

At the heart of every Accord home lies a designer kitchen, showcasing a stunning Silestone worktop with a central island feature, premium appliances, and clever storage - blending form and function beautifully.

Step outside to enjoy expansive gardens and a sun-drenched rooftop terrace, perfect for morning coffees, evening gatherings, or quiet moments under the stars. The generous outdoor spaces also include sockets, ambient lighting, and thoughtful details, elevating both style and convenience.

Built with sustainability in mind, Accord homes feature MVHR systems and air-source heat pumps for year-round energy efficiency and comfort. With high specification finishes throughout and a range of extras available to personalise

your home, every detail is crafted to enhance your lifestyle.

Accord homes combine elegant design, intelligent living, and a deep connection to nature, a park-facing sanctuary where modern luxury truly feels like home.

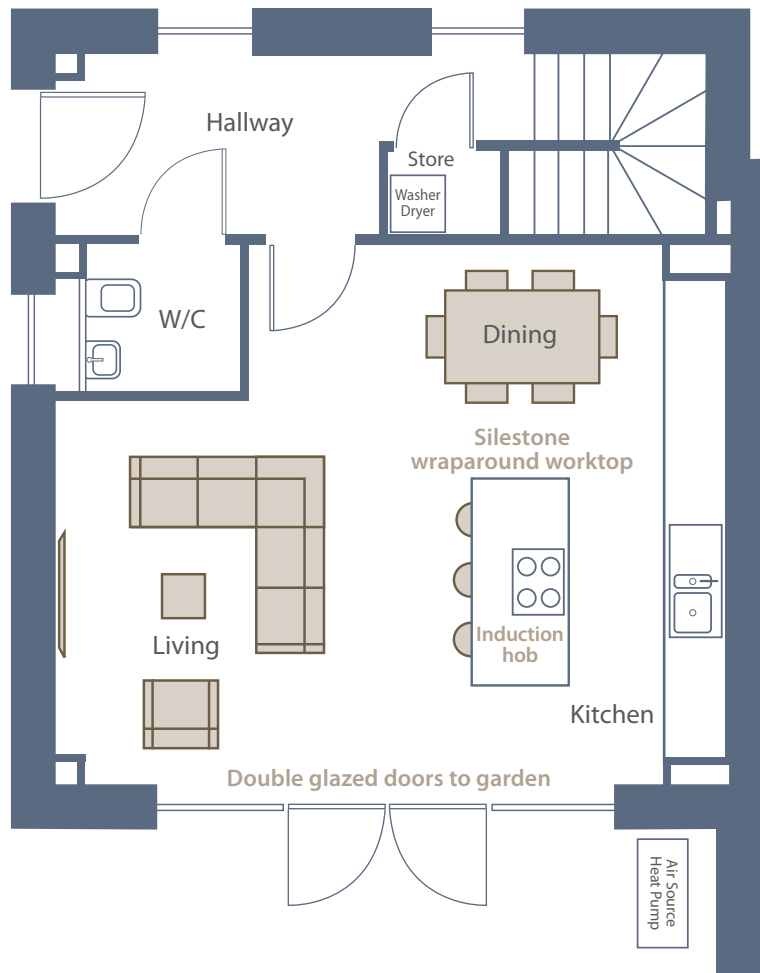
Accord homes are solar panel enabled.

Standard specification can be found on P19

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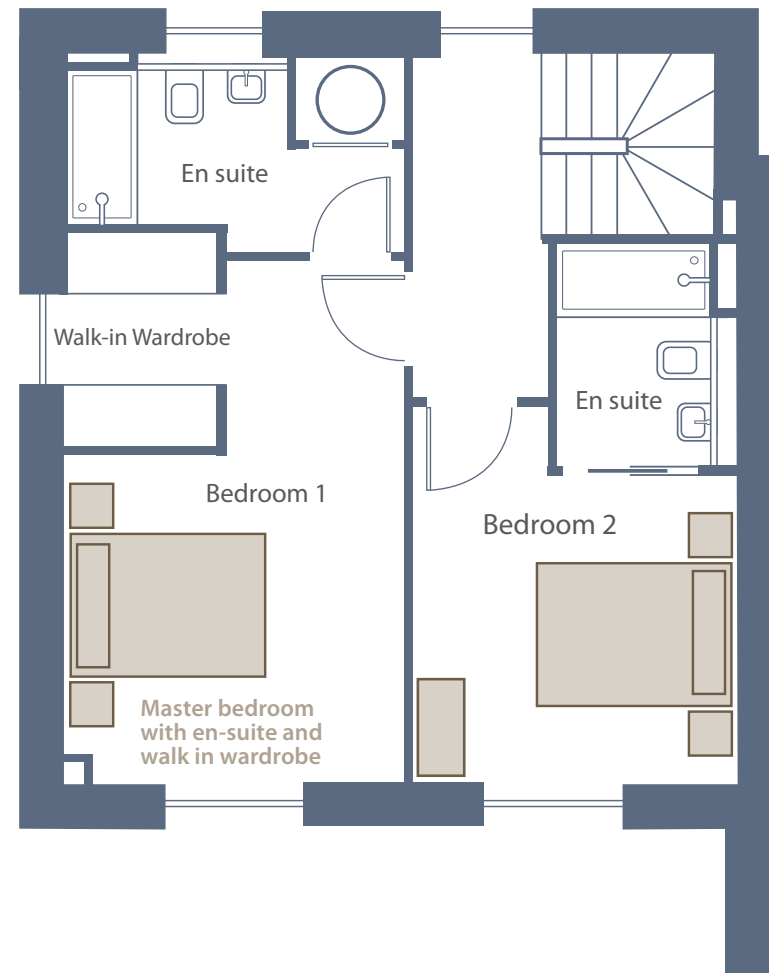
*The **Accord** features thoughtfully placed windows which flood the interiors with natural light, fostering a bright, airy ambiance that enhances the sense of spaciousness*

Note. This plan is for Plots 15 and 23 - Plots 12 and 20 are a mirror image.



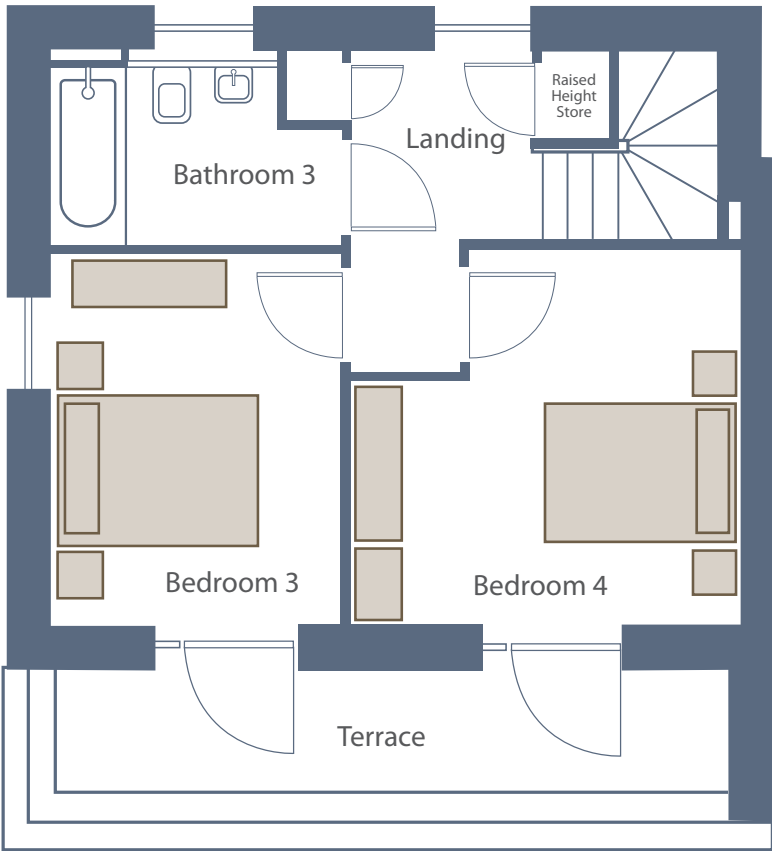
Ground Floor

All Accord homes feature **two** car parking spaces. See Page 17
And one post mounted EV charging point.



First Floor

Note. This plan is for Plots 15 and 23 - Plots 12 and 20 are a mirror image.



Second Floor



SPRINGFIELD
GARDENS

ACCORD PLOT NUMBERS

12	15	20	23
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Ground Floor	SQM
Hallway	7.0m
W/C	3.0m
Living/Dining	20.0m
Kitchen	12.0m
First Floor	
Landing	4.0m
Bedroom 1	15.0m
Bedroom 1 Ensuite	5.0m
Bedroom 2	11.0m
Bedroom 2 Ensuite	4.0m
Second Floor	
Landing	5.0m
Bedroom 3	12.0m
Bedroom 4	10.0m
Bathroom	5.0m
Terrace	8.0m
Store	1.0m



Cotton Square, Ancoats

This award-winning development of 23 apartments and townhouses earned Step Places the Property Week 'Placemaker of the Year award' at the Property Awards 2020.



Waterside Gardens

The first section of our Wigan Pier transformation to be completed. These three-bedroom townhouses each have a private roof terrace and a waterfront back garden.



Neighbourhood, Bolton

A development of three-bedroom townhouses in the heart of Bolton. Each property has gated parking, electric vehicle charging, a roof terrace and private gardens.



Neighbourhood, Salford

Contemporary living in an established community. Built to a high specification with sustainable features including charging points, low energy and light infused spaces.



Chorlton Villas, Chorlton

A community of 28 distinctive and well-designed three and four-bedroom homes situated on the edge of Chorlton Nature Reserve overlooking Chorlton Golf Course.



Ardwick Green, Manchester

Sixteen townhouses overlooking Ardwick Green park. These houses offer superior quality, highly sustainable living with Manchester's thriving city centre on your doorstep.



SPRINGFIELD
GARDENS

Committed to creating places people love

We are placemakers and regeneration specialists, committed to creating places people love. Our developments focus on sustainability, quality and innovation to create thriving communities that are built for the future. We redefine neighbourhoods and living spaces that foster connections, promote inclusivity, and bring a sense of community.

Awards

- North West Insider Residential Property Awards
- 2016 Housing Developments of the Year (Home Louisa)
- 2021 Small Housing Development of the Year (Waterside Gardens)
- 2021 Sustainability Award (Waterside Gardens)
- 2025 Large Housing Development of the Year (Neighborhood, Salford)

Property Awards

- 2020 The Placemaking Award

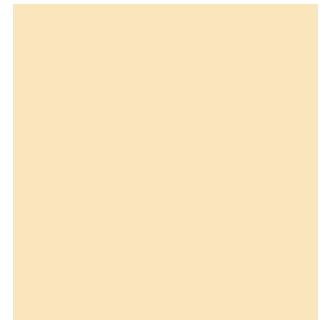
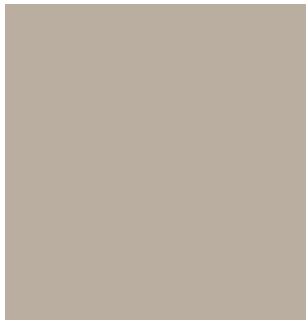
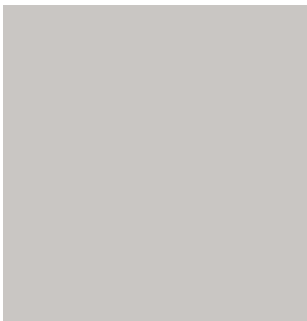
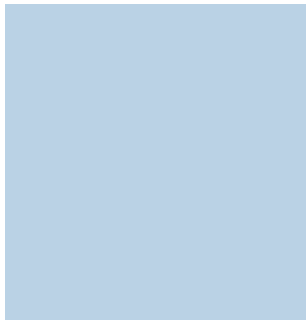
Northern Housing

- Best Development for Market place (Waterside Gardens)

Award Winner

- Collaborator with local authorities, housing associations and Homes England Capital Partner

CREATING
PLACES
PEOPLE
LOVE



We consider every aspect of each project

Step Places believes in people and the places they call home. Our team consider every aspect of each project to produce individual homes with the character, space and presence to fit in with the locality.

We create bespoke and appropriate homes for each area and environment. Our final test is 'Would you live in this house', and if the answer is a resounding 'yes', we bring the project to life.

Step Places is an award winning developer renowned for bringing forward sustainable design-led developments that prioritise people, places and the planet. Every development showcases premium fixtures, fittings and finishes with meticulous attention to detail evident in every space. Combining innovative design, superior craftsmanship, and a commitment to

excellence, Step Places consistently delivers homes that exemplify quality, comfort and contemporary style.

Our commitment to sustainability and creating vibrant green spaces lies at the heart of every project we undertake. At Step Places, we set a new standard for contemporary living, designing light-infused, uplifting spaces that are both functional and inspiring. Every home reflects a deep understanding of modern-day lifestyles, balancing aesthetics with practicality to create environments that are enjoyable and enduring.

Our philosophy is simple - to transform spaces into thriving communities through innovative, sustainable design that enhances both the environment and quality of life.

With a strong foundation built on design excellence and a forward-thinking approach, Step Places continues to lead the way in delivering distinctive, future-ready developments that people are proud to call home.



Step Places
*strive to create
properties that
people will love*



SPRINGFIELD
GARDENS

We would love to hear from you

Developer

Step Places

Unit 4 Royal Mills, 17 Redhill Street, Manchester. M4 5BA

T 0161 200 8590 E info@step-places.com

stepplaces



Register your interest



Please note

Whilst we make every effort to ensure the information in this brochure was accurate at time of publication, all specifications, floorplans and details are subject to change. Maps and site plans are not to scale and are for illustrative purposes only.



**CREATING
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LOVE**



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