

# Development Layout



## HANDLEY PLACE



Handley Place, Locking, BS24 7NT





- The Garnet**  
4 bedroom home
  - The Barlow**  
4 bedroom home
  - The Hexham**  
4 bedroom home
  - The Becket**  
4 bedroom home
  - The Paris**  
4 bedroom home
  - The Edwena**  
3 bedroom home
  - The Kea**  
3 bedroom home
  - The Webster**  
3 bedroom home
  - The Lawrence**  
3 bedroom home
  - The Mirin**  
3 bedroom home
  - The Kemble**  
2 bedroom home
  - Apartment block**  
1 & 2 bedroom apartments
  - Affordable housing**
- BCP = Bin Collection Point
- = Disabled parking

**Important Notice**  
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 60028/MARCH 2024.



# YOUR COMMUNITY



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**St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.**

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.









# YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.









# THE GARNET V1

Plots: 6, 7 & 76

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

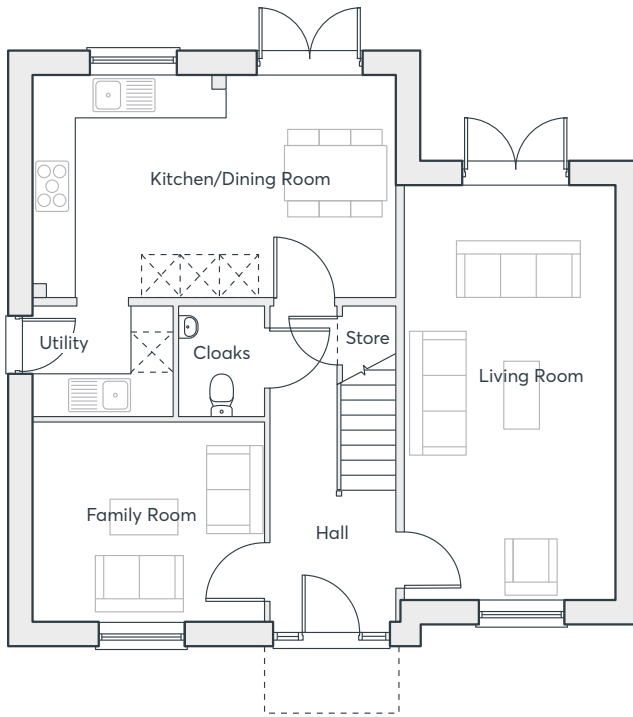
## FOUR BEDROOM HOME

1,454 sq. ft.

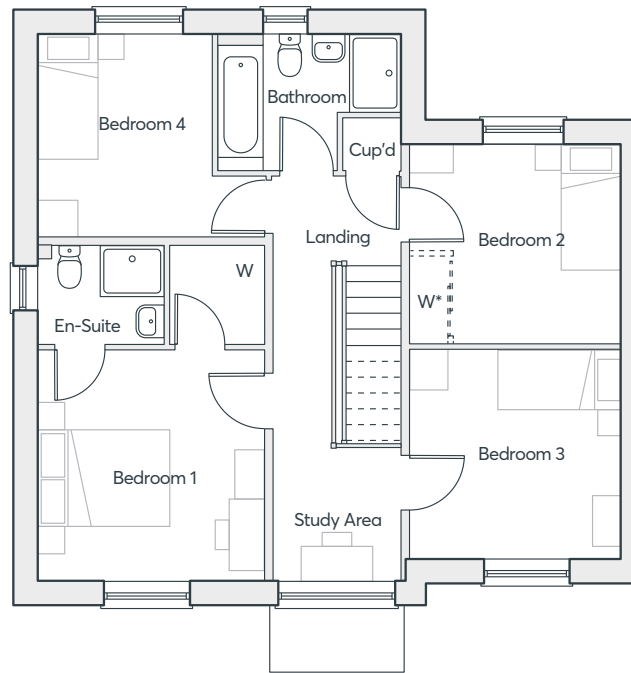
HANDLEY PLACE  
LOCKING

 **ST. MODWEN  
HOMES**

# THE GARNET V1



GROUND FLOOR



FIRST FLOOR

Dining	3.39m x 2.02m	11' 1" x 6' 8"
Family Room	3.04m x 3.53m	10' 0" x 11' 7"
Kitchen	3.39m x 3.58m	11' 1" x 11' 9"
Living Room	6.32m x 3.23m	20' 9" x 10' 7"
Utility	1.68m x 2.13m	5' 6" x 7' 0"
Cloakroom	1.68m x 1.31m	5' 6" x 4' 4"
Bathroom	2.08m x 2.79m	6' 10" x 9' 2"
Bedroom 1	3.50m x 3.46m	11' 6" x 11' 4"
Bedroom 2	3.05m x 3.29m	10' 0" x 10' 9"
Bedroom 3	3.18m x 3.26m	10' 5" x 10' 8"
Bedroom 4	3.13m x 3.48m	10' 3" x 11' 5"
Ensuite	1.51m x 1.92m	5' 0" x 6' 4"

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\*Optional wardrobe at an additional cost

## FOUR BEDROOM HOME

1,454 sq. ft.





# THE PARIS v2

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

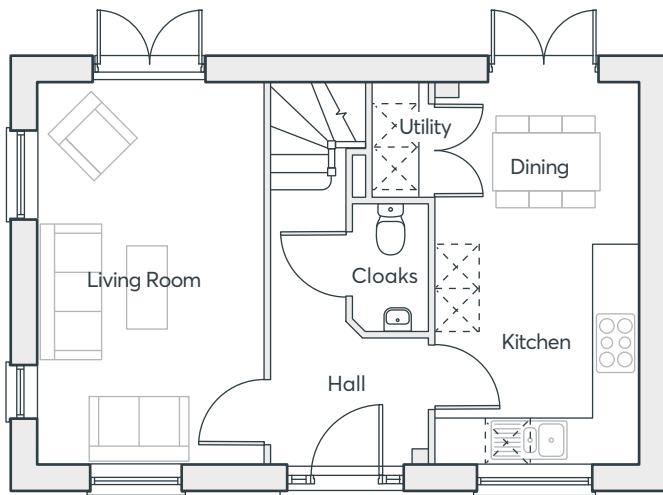
## FOUR BEDROOM HOME

1,316 sq. ft.

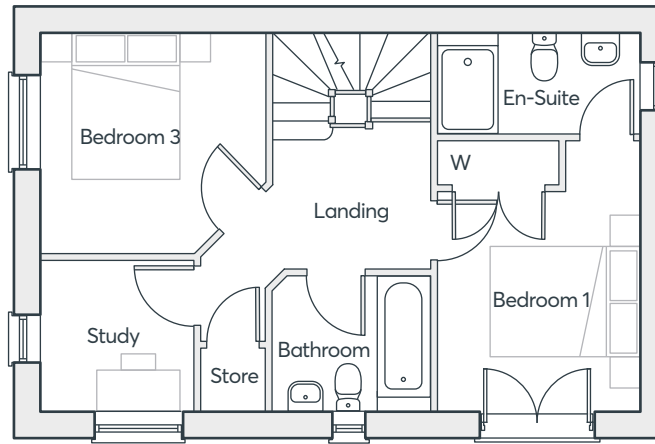
HANDLEY PLACE  
LOCKING

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HOMES**

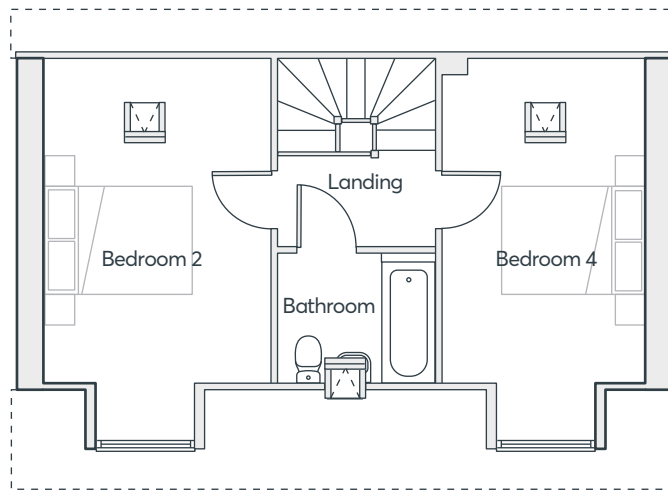




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THE PARIS V2

Living Room	3.12m × 5.25m	10'3" × 17'3"
Kitchen/Dining	2.82m × 5.25m	9'3" × 17'3"
Cloakroom	1.04m × 1.75m	3'5" × 5'9"
Laundry	0.79m × 1.29m	2'7" × 4'3"
Bedroom 1	2.79m × 3.75m	9'2" × 12'4"
En-suite	2.79m × 1.42m	9'2" × 4'9"
Study	2.11m × 2.14m	6'11" × 7'0"
Bedroom 3	3.06m × 3.12m	10'0" × 10'3"
Bedroom 2	3.12m × 4.47m	10'3" × 14'8"
Bedroom 4	2.82m × 4.47m	9'3" × 14'8"
Bathroom	2.18m × 1.80m	7'2" × 5'11"

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## FOUR BEDROOM HOME

1,316 sq. ft.





# THE PARIS

Plots: 67 & 72

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

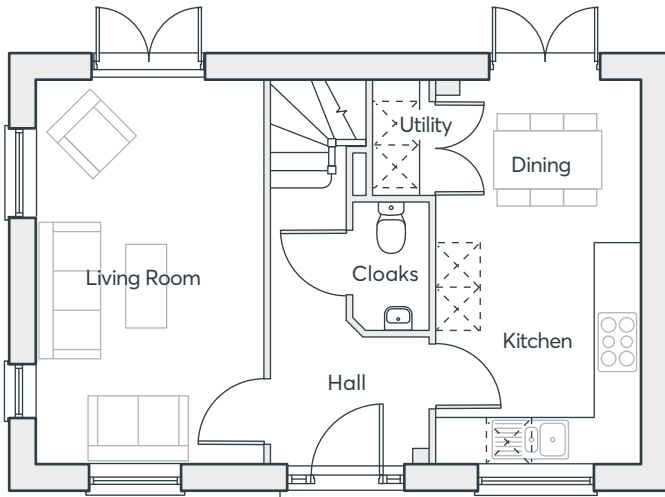
## FOUR BEDROOM HOME

1,428 sq. ft.

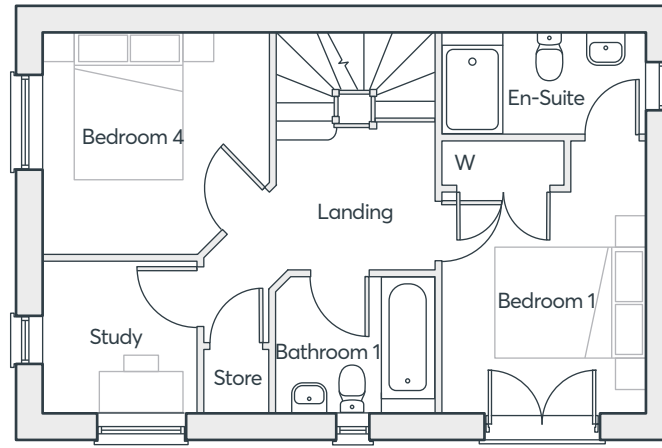
HANDLEY PLACE  
LOCKING

 **ST. MODWEN  
HOMES**

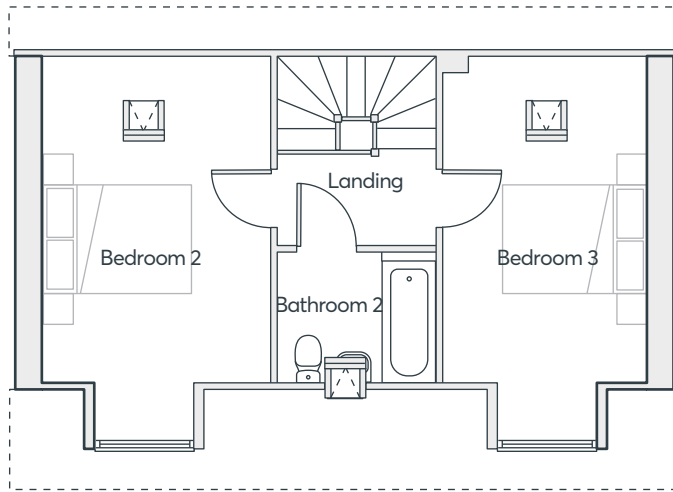




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# THE PARIS

Living Room	5.20m × 3.06m	17'1" × 10'0"
Dining	2.17m × 2.89m	7'2" × 9'6"
Kitchen	3.03m × 2.89m	9'11" × 9'6"
Cloakroom	1.75m × 0.90m	5'9" × 3'0"
Utility	1.55m × 0.83m	5'1" × 2'9"
Bedroom 1	3.72m × 2.80m	12'2" × 9'2"
En-suite	1.39m × 2.96m	4'7" × 9'8"
Bedroom 4	3.03m × 3.12m	9'11" × 10'3"
Study	2.08m × 2.11m	6'10" × 6'11"
Bathroom 1	1.88m × 2.16m	6'2" × 7'2"
Bedroom 2	5.20m × 3.12m	17'1" × 10'3"
Bedroom 3	5.20m × 2.80m	17'3" × 9'2"
Bathroom 2	2.05m × 2.15m	6'9" × 7'1"

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SMP 60028/August 2024

## FOUR BEDROOM HOME

1,428 sq. ft.



# THE BARLOW

Plots: 4, 5, 70, 104 & 105

- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## FOUR BEDROOM HOME

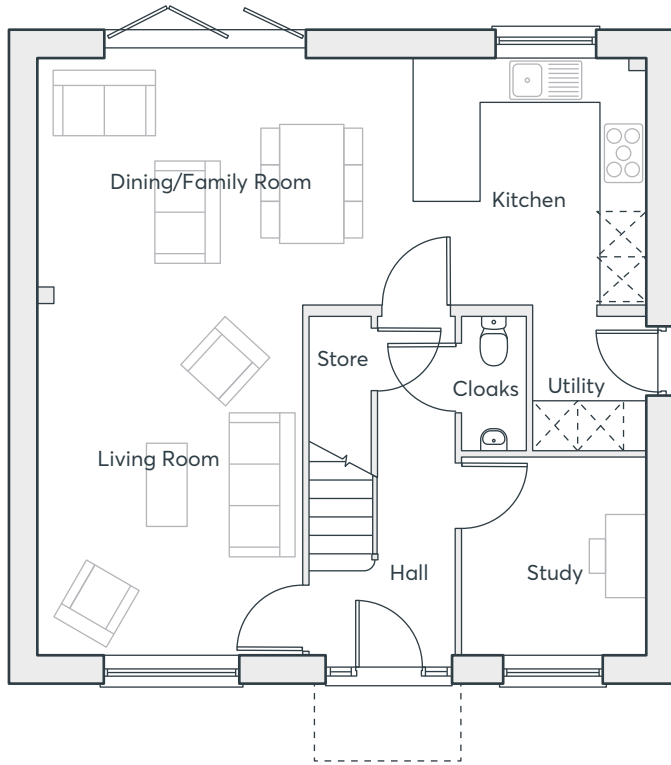
1,362 sq. ft.

HANDLEY PLACE  
LOCKING

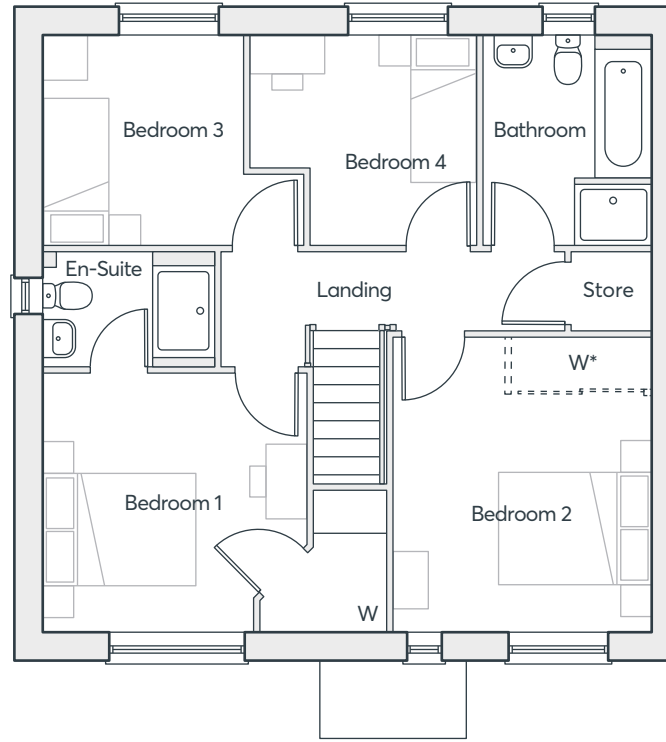
 **ST. MODWEN  
HOMES**



# THE BARLOW



GROUND FLOOR



FIRST FLOOR

\*Optional wardrobe at an additional cost

## FOUR BEDROOM HOME

1,362 sq. ft.

Dining	3.26m × 1.90m	10'8" × 6'3"
Kitchen	3.26m × 3.01m	10'2" × 9'11"
Family Room	3.26m × 3.10m	10'8" × 10'2"
Living Room	4.64m × 3.49m	15'2" × 11'5"
Study	2.63m × 2.42m	8'7" × 7'11"
Utility	1.77m × 1.48m	5'10" × 4'10"
Cloakroom	1.77m × 0.86m	5'10" × 2'10"
Bathroom	2.78m × 2.20m	9'1" × 7'3"
Bedroom 1	3.42m × 3.49m	11'3" × 11'5"
Bedroom 2	3.92m × 3.37m	12'10" × 11'1"
Bedroom 3	2.78m × 3.43m	9'1" × 11'3"
Bedroom 4	2.78m × 3.00m	9'1" × 9'10"
Ensuite	1.52m × 2.25m	5'0" × 7'5"

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# THE BECKET V1

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## FOUR BEDROOM HOME

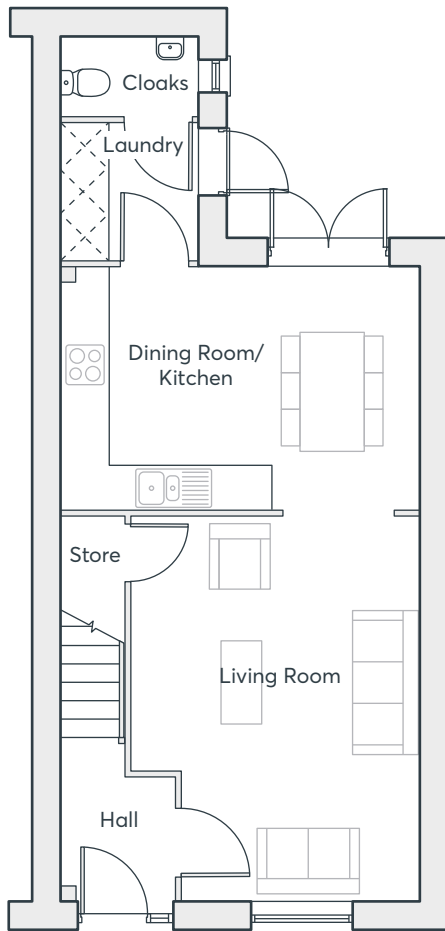
1,210 sq. ft.

HANDLEY PLACE  
LOCKING

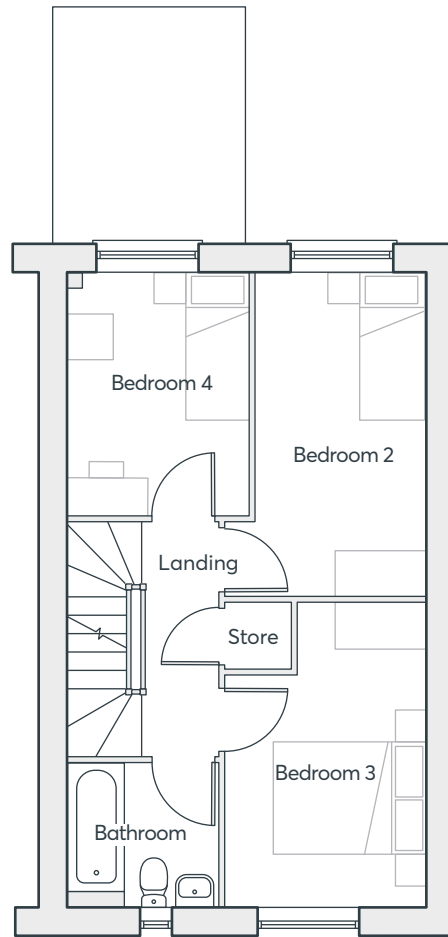
 **ST. MODWEN  
HOMES**



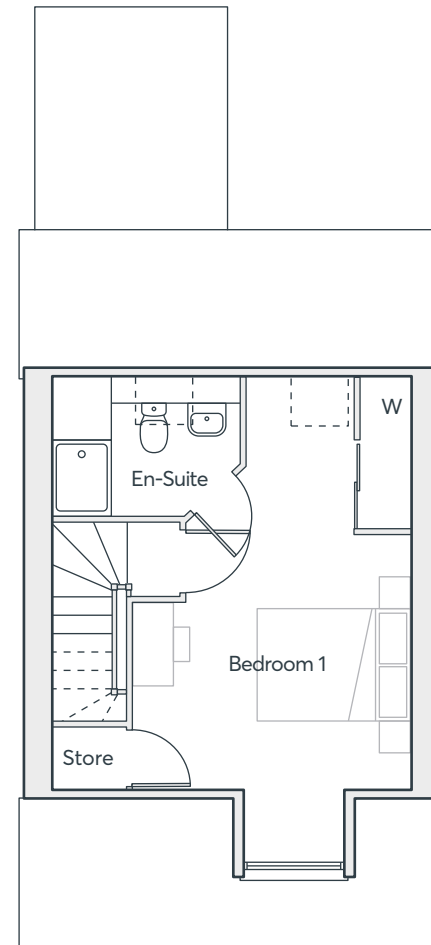
# THE BECKET V1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.09m × 3.81m	16'8" × 12'6"
Kitchen/Dining	3.22m × 4.76m	10'7" × 15'7"
Cloakroom	1.05m × 1.83m	3'5" × 6'0"
Laundry	1.80m × 1.83m	5'11" × 6'0"
Bedroom 1	5.38m × 3.68m	17'7" × 12'1"
En-suite	1.69m × 2.51m	5'7" × 8'3"
Bedroom 2	4.31m × 2.15m	14'2" × 7'1"
Bedroom 3	3.97m × 2.64m	13'0" × 8'8"
Bedroom 4	3.21m × 2.52m	10'7" × 8'3"
Bathroom	1.91m × 2.03m	6'3" × 6'8"

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## FOUR BEDROOM HOME

1,210 sq. ft.



# THE BECKET V2

Plots: 1, 2, 102 & 103

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## FOUR BEDROOM HOME

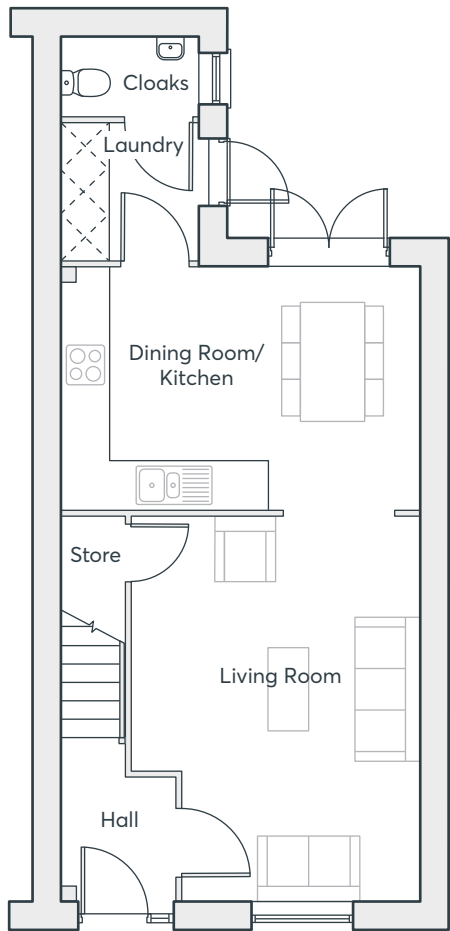
1,206 sq. ft.

HANDLEY PLACE  
LOCKING

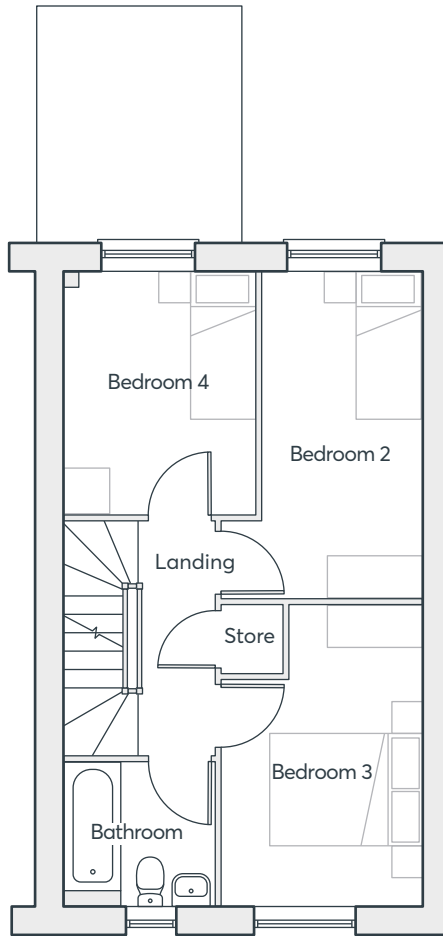
 **ST. MODWEN  
HOMES**



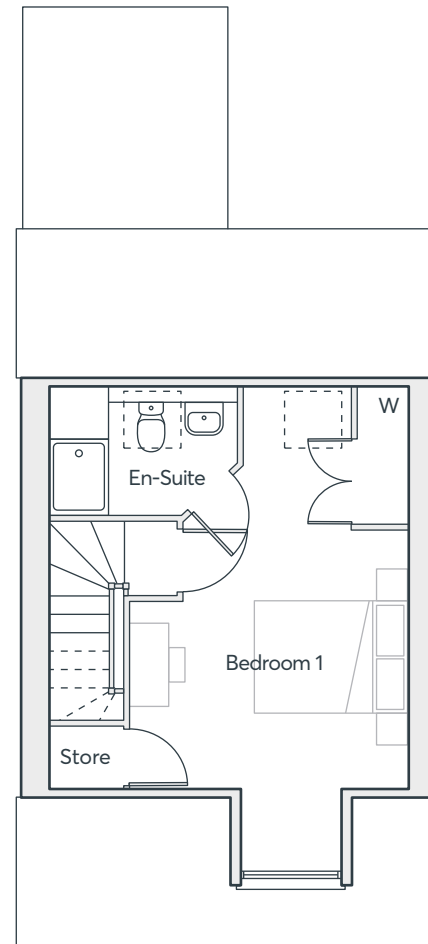
# THE BECKET V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dining	3.19m × 1.97m	10'6" × 6'5"
Kitchen	3.19m × 2.77m	10'6" × 9'1"
Laundry	1.81m × 1.83m	5'11" × 6'0"
Living Room	5.07m × 3.79m	16'7" × 12'5"
Cloakroom	1.02m × 1.83m	3'4" × 6'0"
Bathroom	1.88m × 2.00m	6'2" × 6'7"
Bedroom 2	4.23m × 2.24m	13'11" × 7'4"
Bedroom 3	4.00m × 2.62m	13'2" × 8'7"
Bedroom 4	3.19m × 2.40m	10'6" × 7'11"
Bedroom 1	5.51m × 3.66m	18'1" × 12'0"
Ensuite	1.85m × 2.50m	6'1" × 8'3"

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## FOUR BEDROOM HOME

1,206 sq. ft.



# THE EDWENA

Plot: 60, 64, 71, 83

- Open plan kitchen/dining room/ living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## THREE BEDROOM HOME

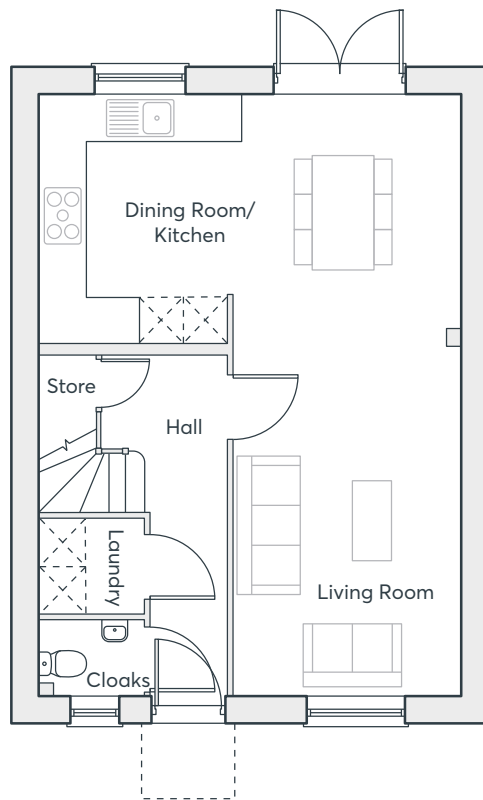
1,021 sq. ft.

HANDLEY PLACE  
LOCKING

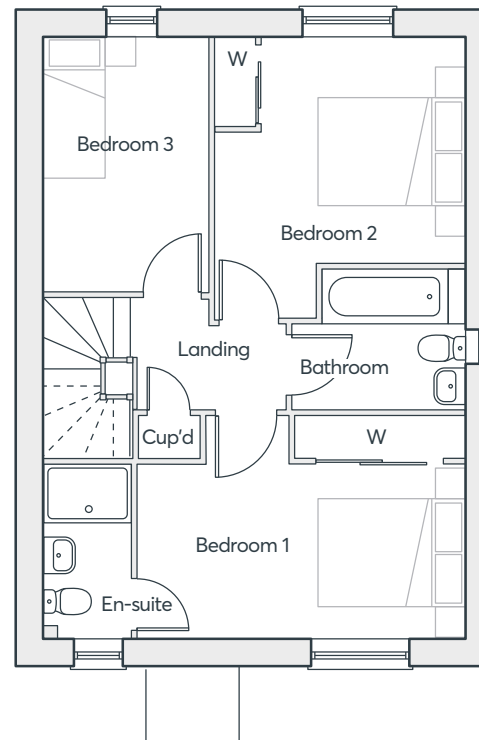
 **ST. MODWEN  
HOMES**



# THE EDWENA



GROUND FLOOR



FIRST FLOOR

<b>Living Room</b>	4.83m × 3.03m	15'10" × 9'11"
<b>Kitchen</b>	3.41m × 2.74m	11'2" × 9'0"
<b>Dining</b>	3.41m × 3.03m	11'2" × 9'11"
<b>Laundry</b>	1.30m × 1.43m	4'3" × 4'8"
<b>Cloakroom</b>	1.03m × 1.43m	4'3" × 4'8"
<b>Bedroom 1</b>	3.03m × 3.48m	9'11" × 11'5"
<b>En-Suite</b>	2.41m × 1.20m	7'11" × 3'11"
<b>Bedroom 2</b>	3.82m × 3.42m	12'6" × 11'3"
<b>Bedroom 3</b>	3.47m × 2.25m	11'5" × 7'5"
<b>Bathroom</b>	1.95m × 1.93m	6'5" × 6'4"

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Plot: 60

## THREE BEDROOM HOME

1,021 sq. ft.





# THE KEA

Plots: 63 & 73

- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and French doors
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## THREE BEDROOM HOME

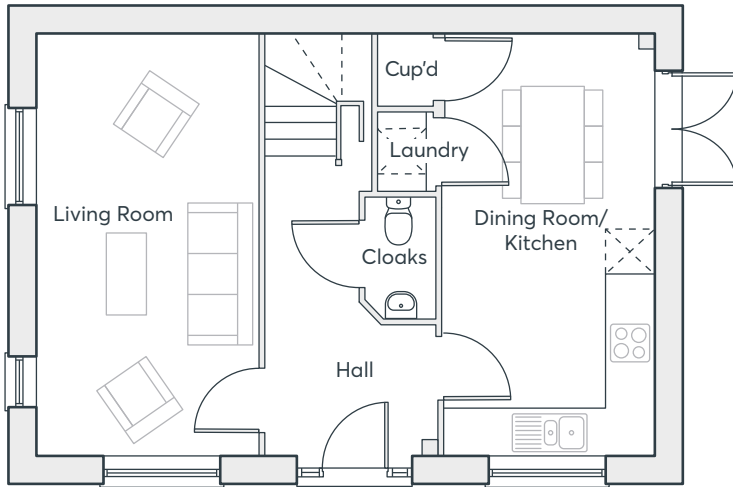
1,001 sq. ft.

**HANDLEY PLACE  
LOCKING**

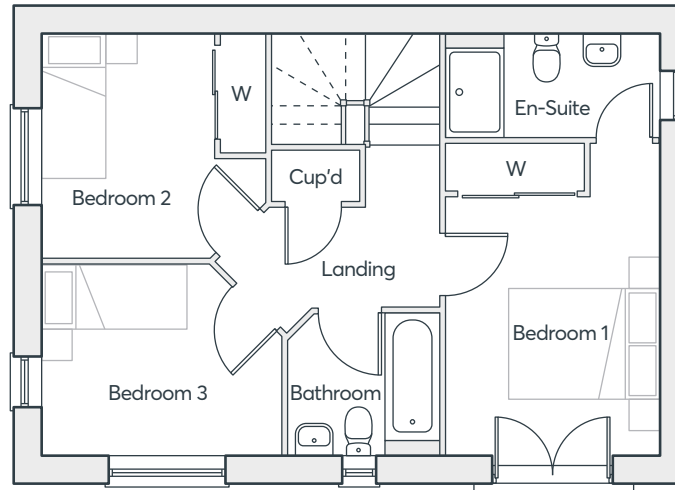
 **ST. MODWEN  
HOMES**



# THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	5.65m × 2.93m	18'6" × 9'7"
Kitchen	3.08m × 2.79m	10'1" × 9'2"
Dining	2.57m × 2.79m	8'5" × 9'2"
Laundry	1.05m × 0.74m	3'5" × 2'5"
Cloakroom	1.62m × 0.90m	5'4" × 3'0"
Bathroom	1.88m × 2.00m	6'2" × 6'7"
Bedroom 1	4.16m × 2.83m	13'8" × 9'3"
Bedroom 2	3.01m × 2.99m	9'11" × 9'10"
Bedroom 3	2.55m × 3.18m	8'4" × 10'5"
Ensuite	1.40m × 2.85m	4'0" × 9'4"

## THREE BEDROOM HOME

1,001 sq. ft.

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SMP 60028/August 2024





# THE WEBSTER

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**THREE  
BEDROOM  
HOME**

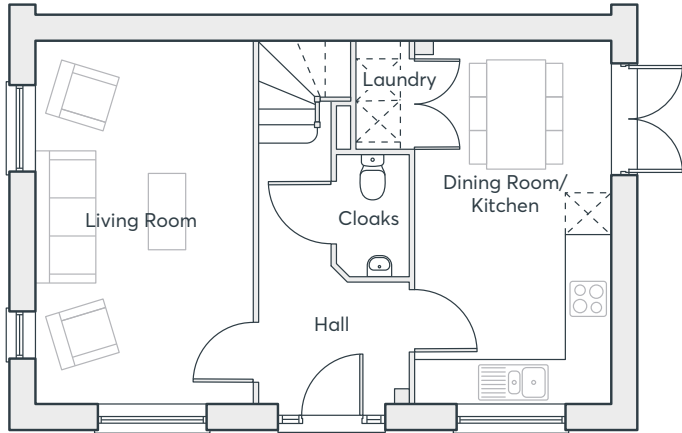
936 sq. ft.

**HANDLEY PLACE  
LOCKING**

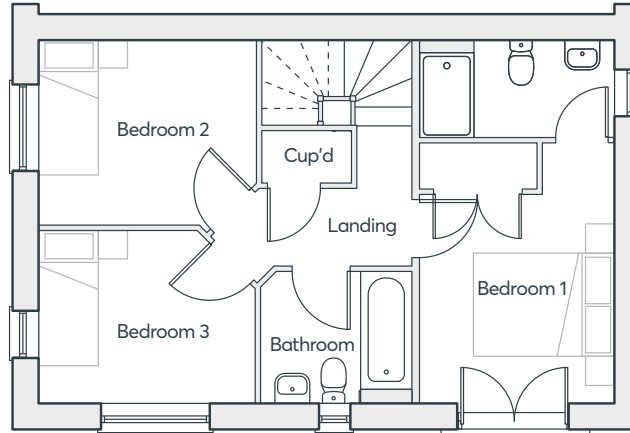




# THE WEBSTER



GROUND FLOOR



FIRST FLOOR

<b>Living Room</b>	3.12m x 5.25m	10'3" x 17'3"
<b>Kitchen/Dining</b>	2.82m x 5.25m	9'3" x 17'3"
<b>Cloakroom</b>	1.04m x 1.75m	3'5" x 5'9"
<b>Bedroom 1</b>	2.79m x 3.75m	9'2" x 12'3"
<b>En-suite</b>	2.79m x 1.42m	9'2" x 4'8"
<b>Bedroom 2</b>	3.12m x 2.67m	10'3" x 10'0"
<b>Bedroom 3</b>	3.12m x 2.49m	10'3" x 6'11"
<b>Bathroom</b>	2.18m x 1.90m	7'2" x 6'3"

## THREE BEDROOM HOME

936 sq. ft.

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SMP 60028/August 2024



# THE MIRIN v2

Plots: 61, 62, 68, 69, 74, 75, 77, 78, 79, 80, 81 & 82

- Open plan kitchen dining room with French doors to the garden
- Separate lounge
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## THREE BEDROOM HOME

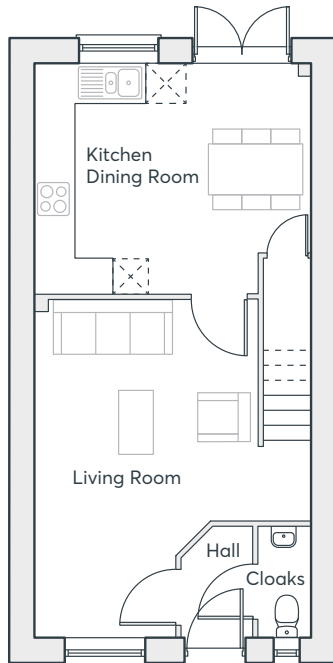
933 sq. ft.

HANDLEY PLACE  
LOCKING

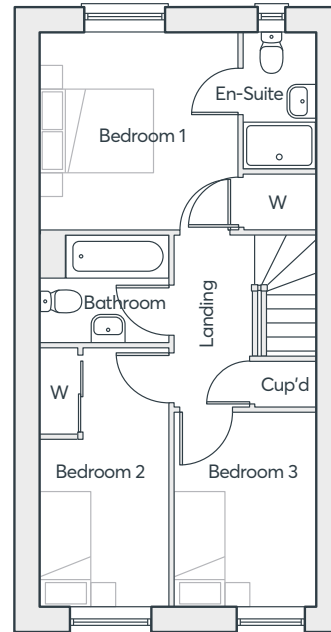
 **ST. MODWEN  
HOMES**



# THE MIRIN V2



**GROUND FLOOR**



**FIRST FLOOR**

<b>Dining</b>	3.81m × 2.08m	12'6" × 6'0"
<b>Kitchen</b>	3.81m × 2.49m	12'6" × 8'2"
<b>Living Room</b>	5.57m × 4.57m	18'3" × 15'0"
<b>Cloakroom</b>	1.87m × 0.90m	6'2" × 2'11"
<b>Bathroom</b>	1.77m × 2.15m	5'10" × 7'1"
<b>Bedroom 1</b>	3.27m × 3.29m	10'9" × 10'9"
<b>Bedroom 2</b>	4.24m × 2.15m	13'11" × 7'1"
<b>Bedroom 3</b>	3.20m × 2.34m	10'6" × 7'8"
<b>Ensuite</b>	2.27m × 1.20m	7'5" × 3'11"

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SMP 60028/August 2024

## THREE BEDROOM HOME

933 sq. ft.



# THE MIRIN

- Open plan kitchen dining room with French doors to the garden
- Separate lounge
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## THREE BEDROOM HOME

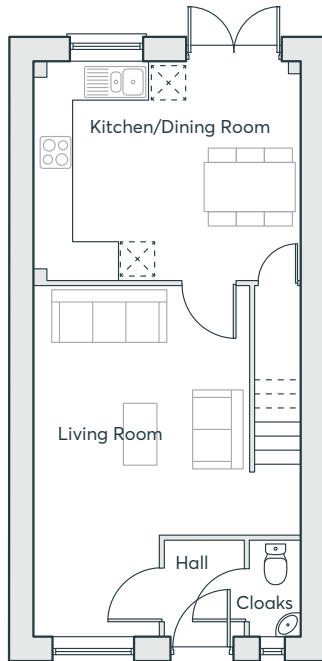
902 sq. ft.

HANDLEY PLACE  
LOCKING

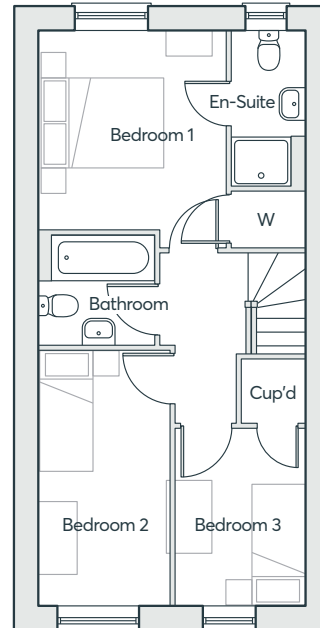
 **ST. MODWEN  
HOMES**



# THE MIRIN



**GROUND FLOOR**



**FIRST FLOOR**

<b>Kitchen/Dining</b>	4.40m × 3.63m	14'5" × 11'11"
<b>Living Room</b>	5.81m × 4.40m	19'1" × 14'5"
<b>Cloakroom</b>	0.86m × 1.61m	2'10" × 5'4"
<b>Bedroom 1</b>	3.08m × 3.62m	10'1" × 11'10"
<b>Bedroom 2</b>	2.15m × 4.21m	7'1" × 13'10"
<b>Bedroom 3</b>	2.16m × 2.91m	7'1" × 9'7"
<b>Bathroom</b>	1.91m × 1.81m	6'3" × 5'11"

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SMP 60028/September 2024

## THREE BEDROOM HOME

902 sq. ft.



# THE LAWRENCE

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## THREE BEDROOM HOME

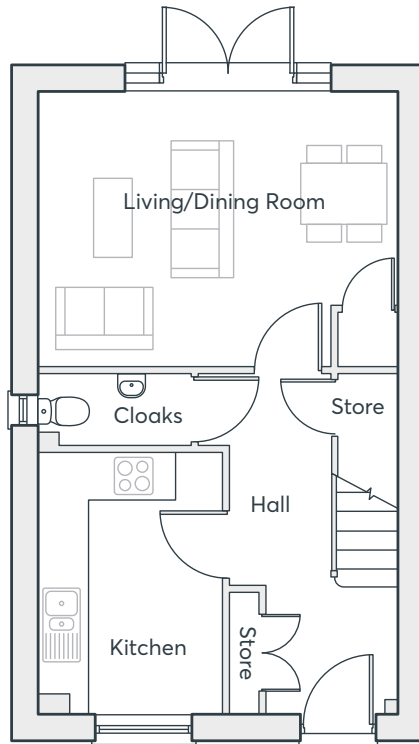
900 sq. ft.

HANDLEY PLACE  
LOCKING

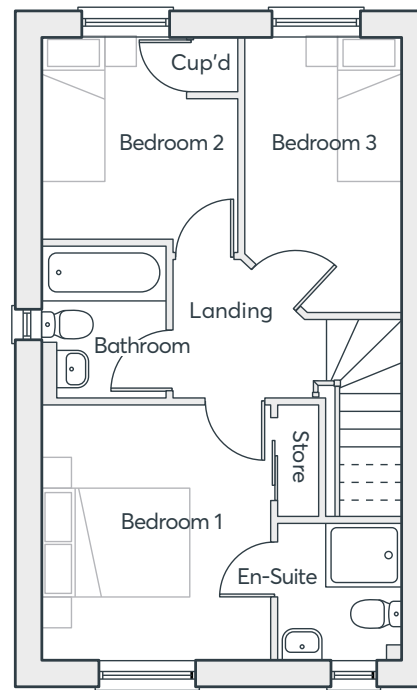
 **ST. MODWEN  
HOMES**



# THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.68m × 3.30m	15'4" × 10'10"
Kitchen	3.35m × 3.09m	11'0" × 10'2"
Cloakroom	1.84m × 1.00m	6'0" × 3'3"
Bedroom 1	2.89m × 2.50m	9'6" × 8'2"
En-suite	1.64m × 1.73m	5'5" × 5'8"
Bedroom 2	3.12m × 2.71m	10'3" × 8'11"
Bedroom 3	3.30m × 1.88m	10'10" × 6'2"
Bathroom	2.03m × 1.90m	6'8" × 6'3"

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SMP 60028/August 2024

## THREE BEDROOM HOME

900 sq. ft.



# THE KEMBLE

- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## TWO BEDROOM HOME

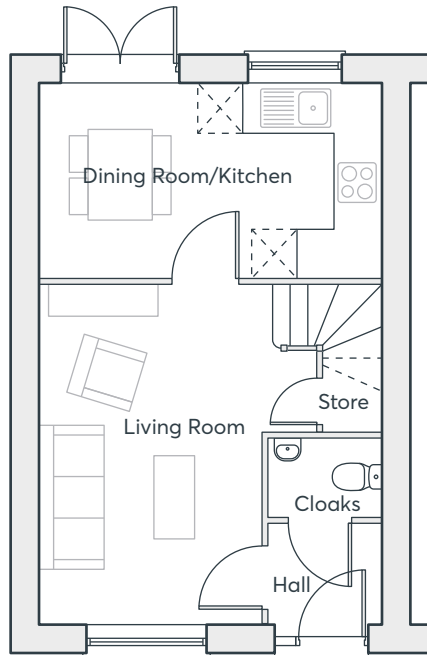
749 sq. ft.

HANDLEY PLACE  
LOCKING

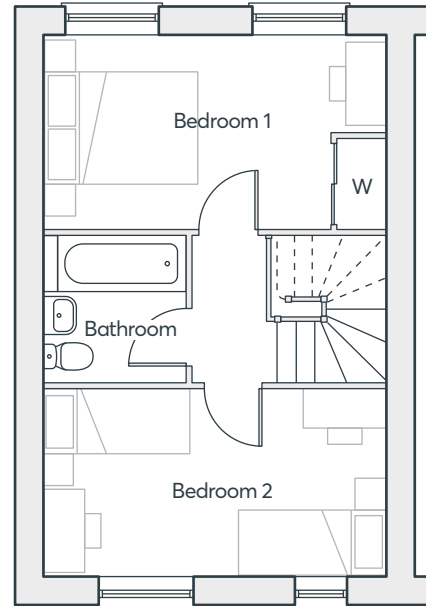
 **ST. MODWEN  
HOMES**



# THE KEMBLE



GROUND FLOOR



FIRST FLOOR

Living Room	2.96m × 4.49m	9'9" × 14'9"
Kitchen/Dining	4.57m × 3.03m	15'0" × 9'11"
Cloakroom	1.51m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 3.03m	15'0" × 9'11"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.91m × 1.94m	6'3" × 6'4"

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## TWO BEDROOM HOME

749 sq. ft.



# Handley Place

Handley Place, Locking, BS24 7LX



## BLOCK 4



1 & 2 bedroom apartments





# Floors 1, 2 and 3

## Apartments 84 to 89



### Apartments 84, 86 & 88 558.6 sq. ft.

Living/Dining	3.46m x 4.94m	11'4" x 16'2"
Kitchen	3.30m x 2.45m	10'3" x 8'0"
Bedroom 1	3.43m x 3.80m	11'3" x 12'6"
Bathroom	2.15m x 2.00m	7'1" x 6'7"

### Apartments 85, 87 & 89 657.3 sq. ft.

Living/Dining	3.35m x 4.64m	11'0" x 15'2"
Kitchen	3.13m x 2.99m	10'3" x 9'10"
Bedroom 1	4.09m x 3.12m	13'5" x 10'3"
Bedroom 2	2.76m x 2.89m	9'0" x 9'6"
Bathroom	2.15m x 2.00m	7'1" x 6'7"



# Handley Place

Handley Place, Locking, BS24 7LX



## BLOCK 5



1 & 2 bedroom apartments

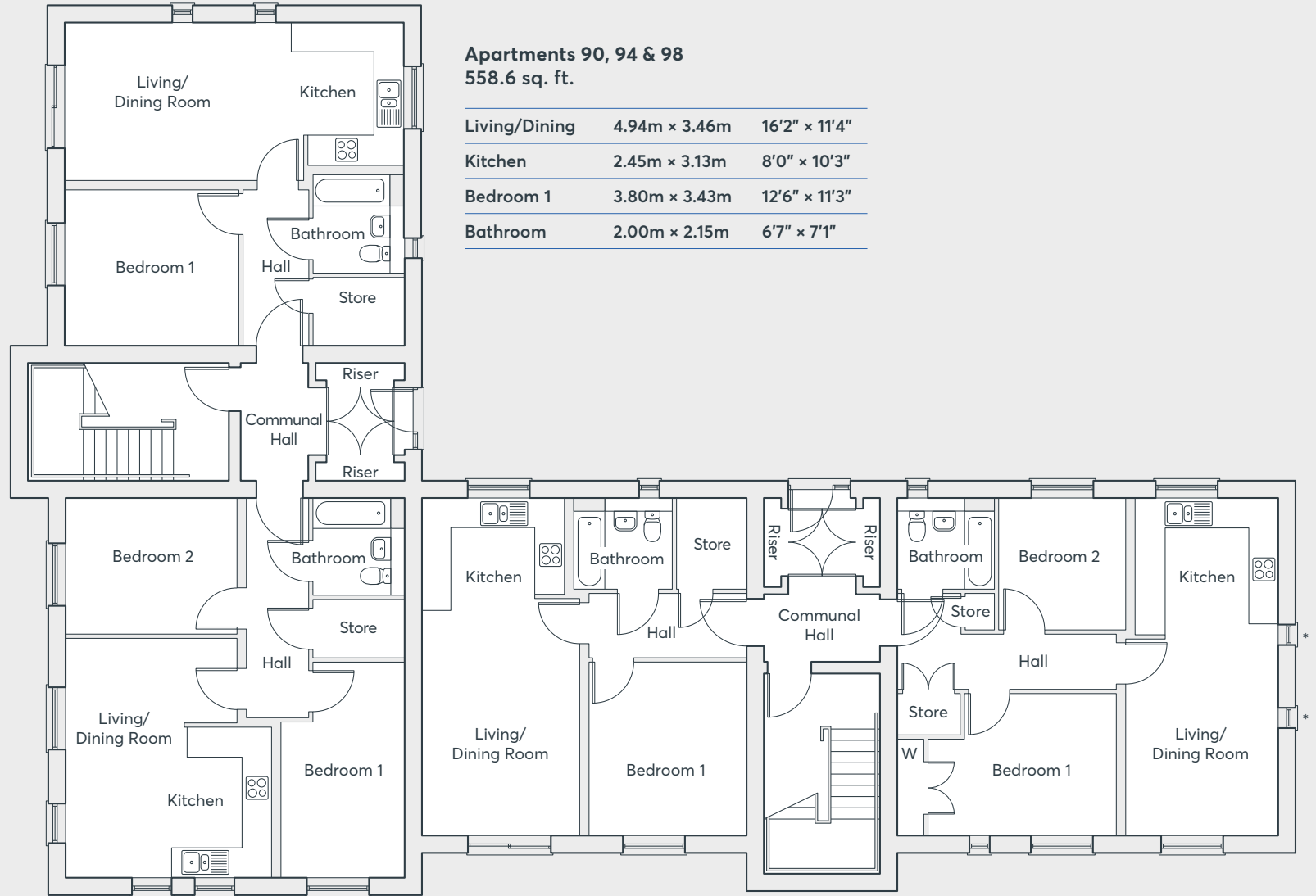






# Floors 1, 2 and 3

## Apartments 90 to 101



**Apartments 90, 94 & 98**  
558.6 sq. ft.

Living/Dining	4.94m × 3.46m	16'2" × 11'4"
Kitchen	2.45m × 3.13m	8'0" × 10'3"
Bedroom 1	3.80m × 3.43m	12'6" × 11'3"
Bathroom	2.00m × 2.15m	6'7" × 7'1"

**Apartments 91, 95 & 99**  
657.3 sq. ft.

Living/Dining/Kitchen	4.50m × 5.23m	14'9" × 17'2"
Bedroom 1	2.70m × 4.70m	8'10" × 15'5"
Bedroom 2	3.75m × 3.00m	12'4" × 9'10"
Bathroom	2.00m × 2.15m	6'7" × 7'1"

**Apartments 92, 96 & 100**  
564.7 sq. ft.

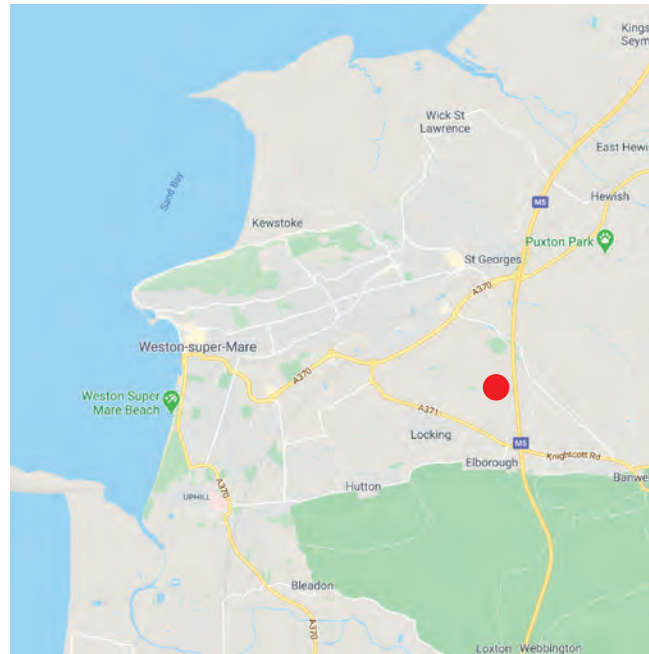
Living/Dining	3.46m × 4.94m	11'4" × 16'2"
Kitchen	3.14m × 2.45m	10'3" × 8'0"
Bedroom 1	3.45m × 3.80m	11'4" × 12'6"
Bathroom	2.15m × 2.00m	7'1" × 6'7"

**Apartments 93, 97 & 101**  
657.3 sq. ft.

Living/Dining	3.35m × 4.64m	11'0" × 15'2"
Kitchen	3.13m × 2.99m	10'3" × 9'10"
Bedroom 1	4.09m × 3.12m	13'5" × 10'3"
Bedroom 2	2.76m × 2.89m	9'0" × 9'6"
Bathroom	2.15m × 2.00m	7'1" × 6'7"

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\* Windows on plots 97 & 101 only



Handley Place, Locking, BS24 7NT

Telephone: 0330 024 9415

[www.stmodwenhomes.co.uk](http://www.stmodwenhomes.co.uk)



St. Modwen Homes, Two Devon Way, Longbridge, Birmingham, B31 2TS

T: 0121 647 1000 E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

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