

Discover the difference



HANDLEY PLACE

Handley Place, Locking, BS24 7LX





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/SEPT 2022.



YOUR HOME

PEOPLE LOVE ST. MODWEN HOMES BECAUSE THEY STAND OUT FROM THE CROWD.

We have developed a wide range of different designs, all planned to provide an excellent environment that maximises the use of available space.

Our high standard specification and quality fittings together with the careful choice of materials ensure that your new St. Modwen home will be something to enjoy long after the initial excitement of moving in has worn off.

Whilst a new St. Modwen home already gives you so much more as standard, we offer a wide range of carefully selected optional extras and upgrades that will help make it even more special. The availability of these extras will depend upon the stage of build of your new home when you reserve.

Each and every new St. Modwen home is built with care by our team of dedicated craftsmen and is backed up by a 10 year warranty to give you complete peace of mind.







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.





YOUR COMMUNITY



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.

THE GARNET

- 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

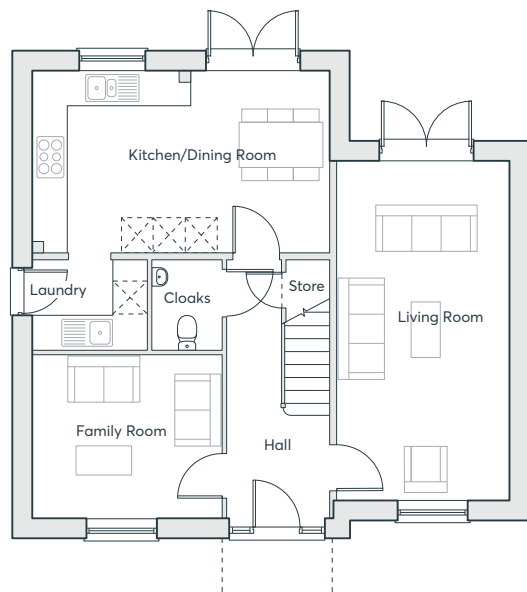
**FOUR
BEDROOM
HOME**

1474 sqft

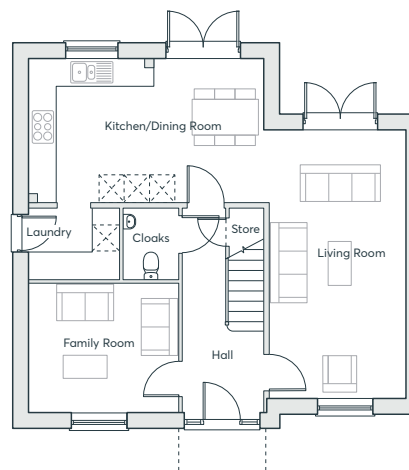
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

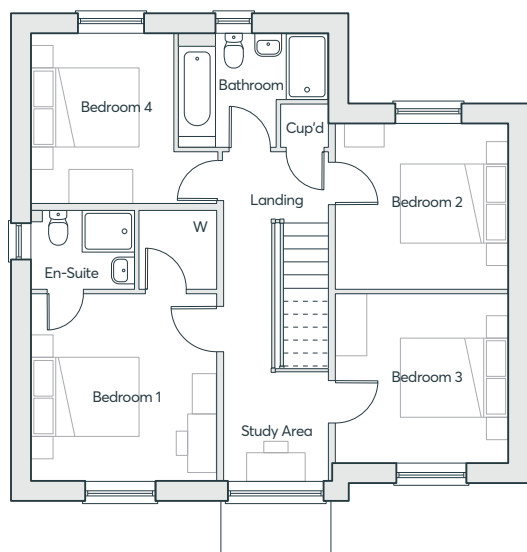
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



FOUR BEDROOM HOME

1474 sqft

THE GARNET

Living Room	6.38m × 3.23m	20'11" × 10'7"
Family room	3.56m × 3.07m	11'8" × 10'1"
Kitchen/Dining	5.59m × 3.41m	18'4" 11'2"
Laundry Room	2.16m × 1.69m	7'1" × 5'6"
Cloakroom	1.69m × 1.31m	5'6" × 4'4"
Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
En-suite	1.95m × 1.51m	6'5" × 4'11"
Bedroom 2	3.29m × 3.08m	10'9" × 10'1"
Bedroom 3	3.26m × 3.21m	10'8" × 10'6"
Bedroom 4	3.51m × 3.17m	11'6" × 10'5"
Bathroom	2.82m × 2.10m	9'3" × 6'11"

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SMP 60028/August 2020

THE BARLOW

- 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

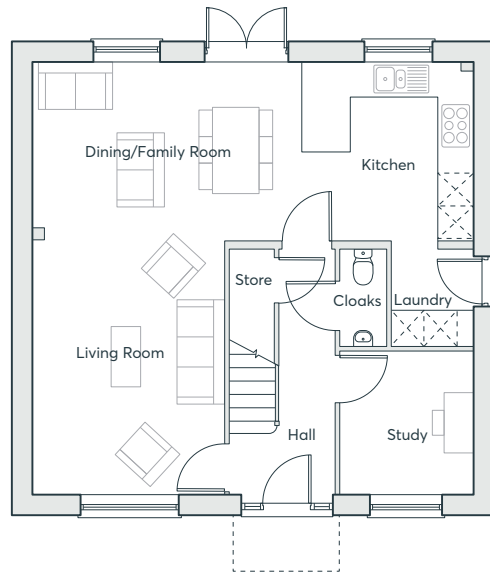
**FOUR
BEDROOM
HOME**

1379 sqft

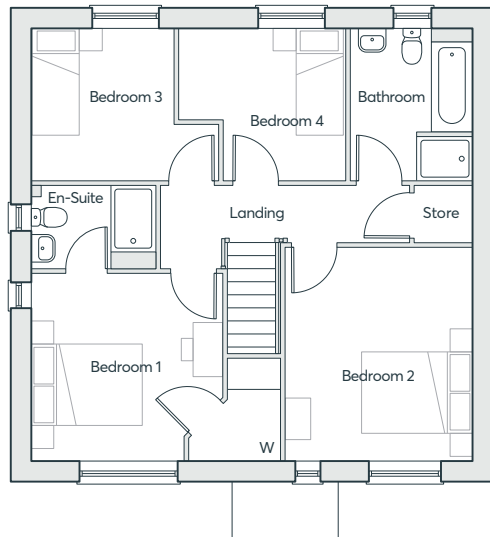
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

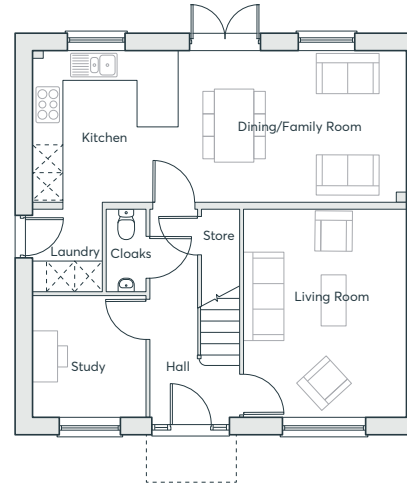
GROUND FLOOR



FIRST FLOOR



ALTERNATIVE OPTION



THE BARLOW

Living Room	3.50m × 4.66m	11'6" × 15'3"
Kitchen/Dining	8.06m × 3.28m	26'5" × 10'9"
Study	2.45m × 2.65m	8'0" × 8'8"
Laundry Room	1.50m × 1.77m	4'11" × 5'10"
Cloakroom	0.85m × 1.77m	2'10" × 5'10"
Bedroom 1	3.51m × 3.45m	11'6" × 11'4"
En-suite	2.28m × 1.52m	7'6" × 5'0"
Bedroom 2	3.42m × 3.92m	11'3" × 12'10"
Bedroom 3	3.40m × 2.78m	11'2" × 9'1"
Bedroom 4	2.26m × 2.80m	7'5" × 9'2"
Bathroom	2.23m × 2.80m	7'4" × 9'2"

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*Windows to plots 128, 242 only.

FOUR BEDROOM HOME

1379 sqft



THE BECKET

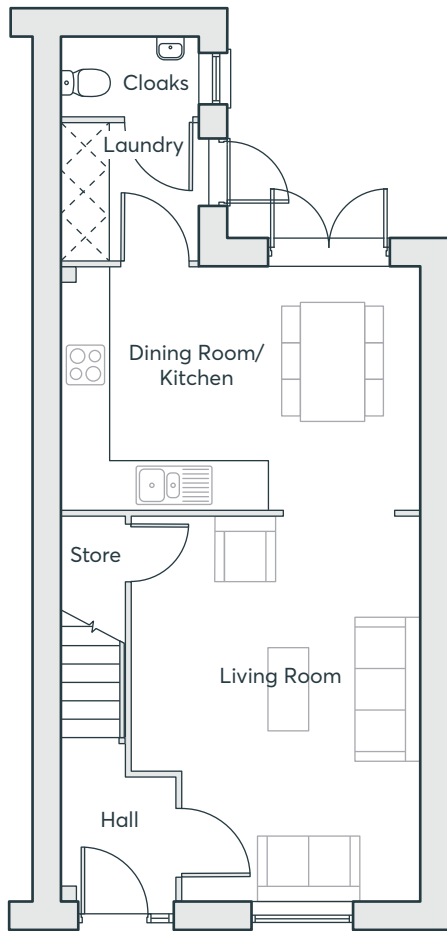
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
-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

**FOUR
BEDROOM
HOME**

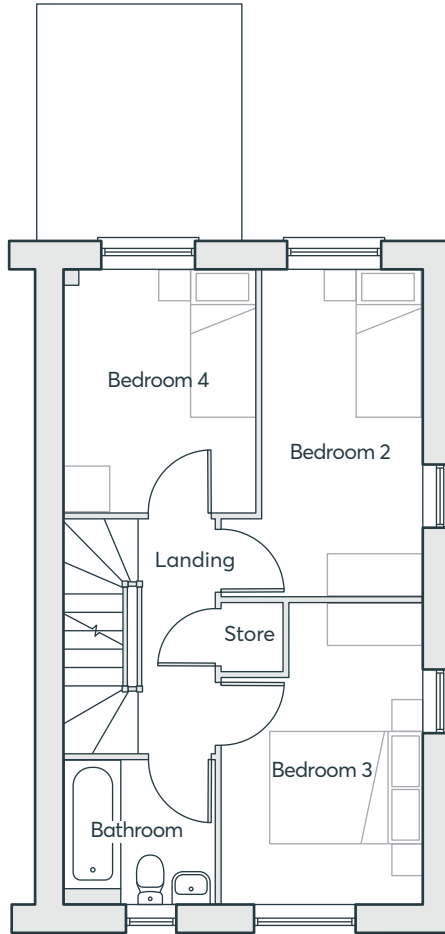
1210 sqft

**HANDLEY PLACE
LOCKING**

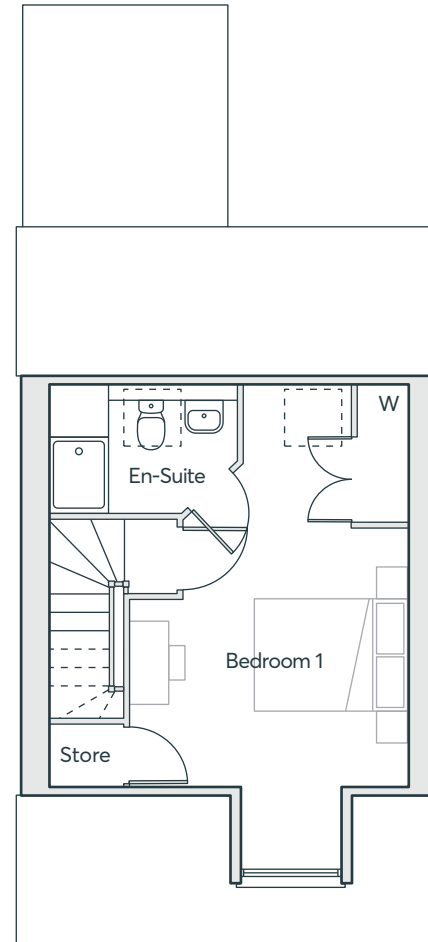
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	3.22m x 4.76m	10'7" x 15'7"
Cloakroom	1.05m x 1.83m	3'5" x 6'0"
Laundry	1.80m x 1.83m	5'11" x 6'0"
Bedroom 1	5.38m x 3.68m	17'7" x 12'1"
En-suite	1.69m x 2.51m	5'7" x 8'3"
Bedroom 2	4.31m x 2.15m	14'2" x 7'1"
Bedroom 3	3.99m x 2.64m	13'1" x 8'8"
Bedroom 4	3.21m x 2.52m	10'7" x 8'3"
Bathroom	1.91m x 2.03m	6'3" x 6'8"

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FOUR BEDROOM HOME

1210 sqft



THE BECKET V1

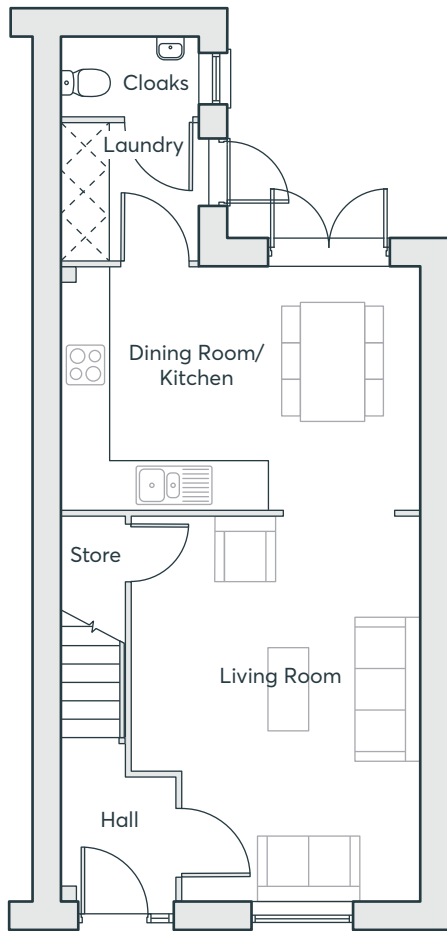
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
-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

**FOUR
BEDROOM
HOME**

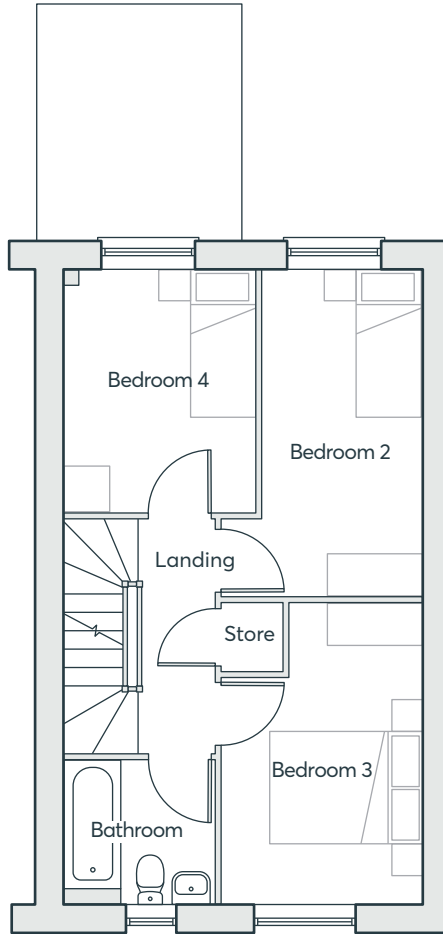
1210 sqft

**HANDLEY PLACE
LOCKING**

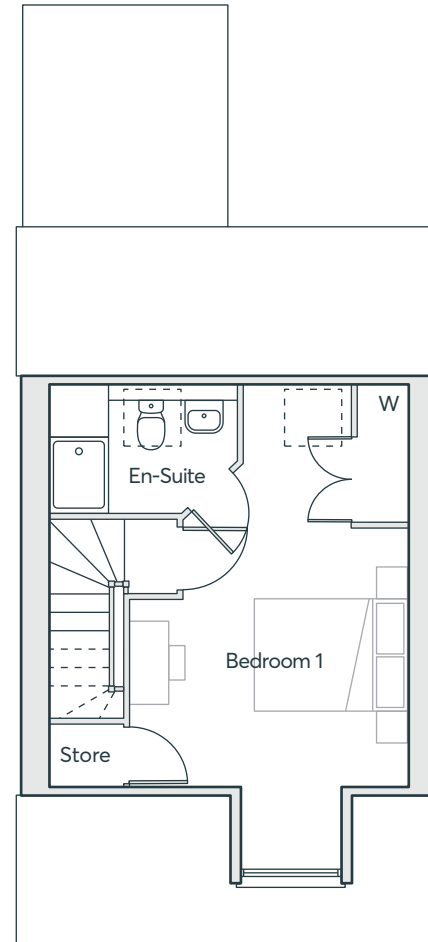
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET V1

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

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FOUR BEDROOM HOME

1210 sqft



THE PARIS v2

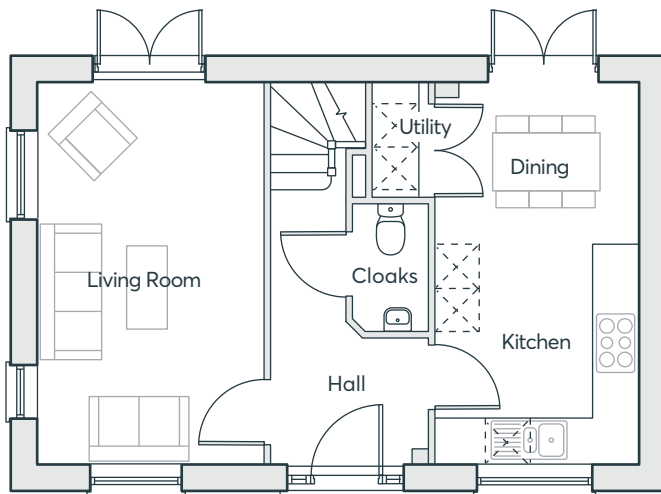
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating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

**FOUR
BEDROOM
HOME**

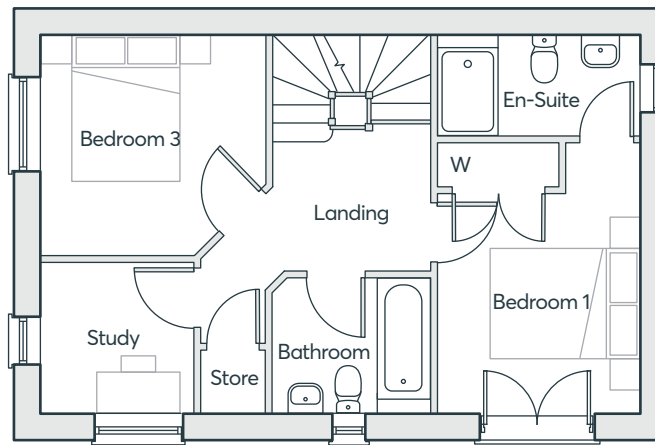
1316 sqft

**HANDLEY PLACE
LOCKING**

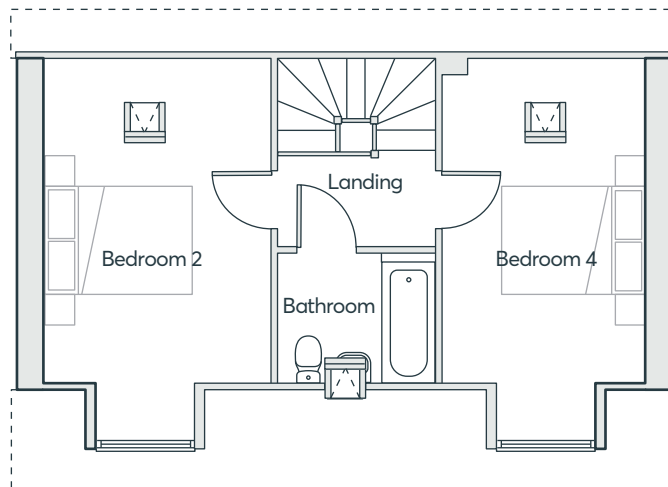
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS v2

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

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FOUR BEDROOM HOME

1316 sqft





THE EDWENA

- 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

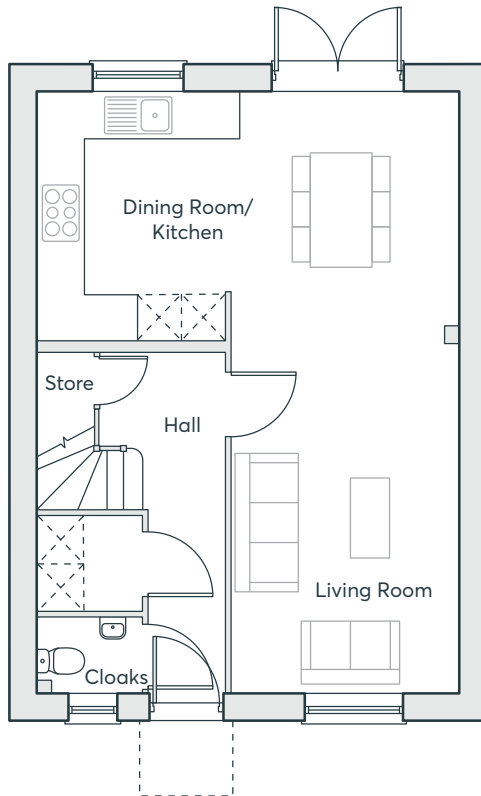
**THREE
BEDROOM
HOME**

1050 sqft

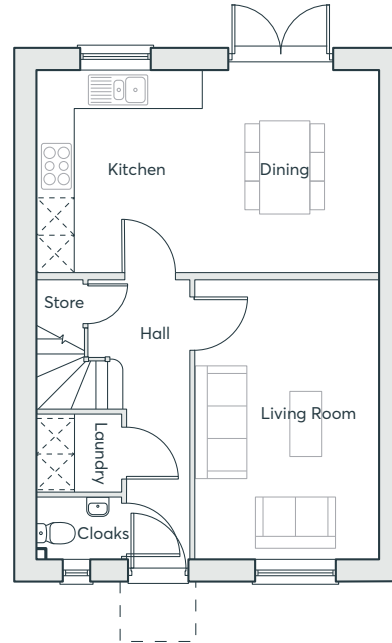
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

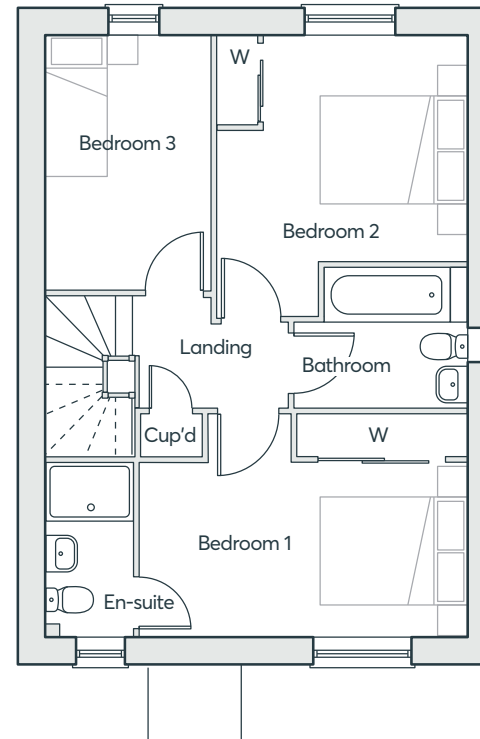
THE EDWENA



GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR

Living Room	3.13m × 4.47m	10'2" × 14'6"
Kitchen/Dining	5.81m × 3.48m	19'0" × 11'4"
Laundry	1.49m × 1.30m	4'8" × 4'2"
Cloakroom	1.05m × 1.05m	3'4" × 3'4"
Bedroom 1	3.75m × 3.22m	12'3" × 10'5"
En-Suite	1.20m × 2.43m	3'9" × 7'5"
Bedroom 2	3.50m × 3.82m	11'4" × 12'5"
Bedroom 3	2.21m × 3.54m	7'2" × 11'6"
Bathroom	2.34m × 1.93m	7'6" × 6'3"

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**THREE
BEDROOM
HOME**

1050 sqft

 **ST.MODWEN
HOMES**

THE KEA

- 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

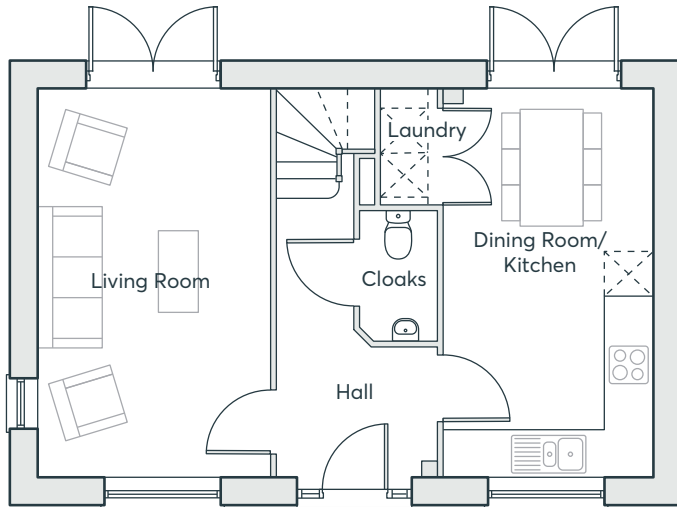
THREE BEDROOM HOME

936 sqft

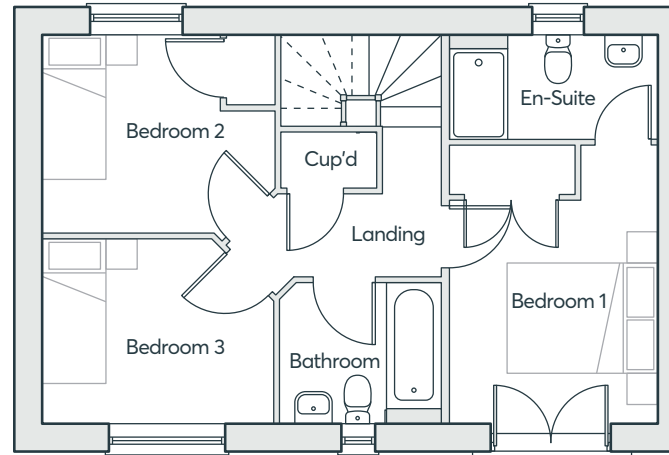
HANDLEY PLACE
LOCKING

 **ST.MODWEN
HOMES**

THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	3.20m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.81m x 5.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 2.67m	10'3" x 10'0"
Bedroom 3	3.12m x 2.49m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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SMP 60028/August 2020

THREE BEDROOM HOME

936 sqft

 **ST.MODWEN
HOMES**

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

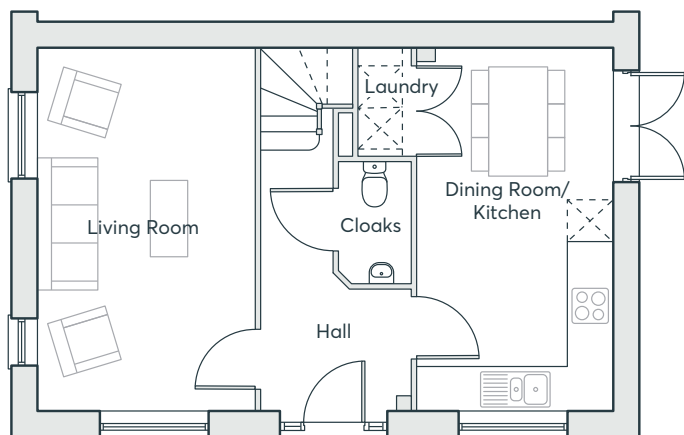
THREE BEDROOM HOME

936 sqft

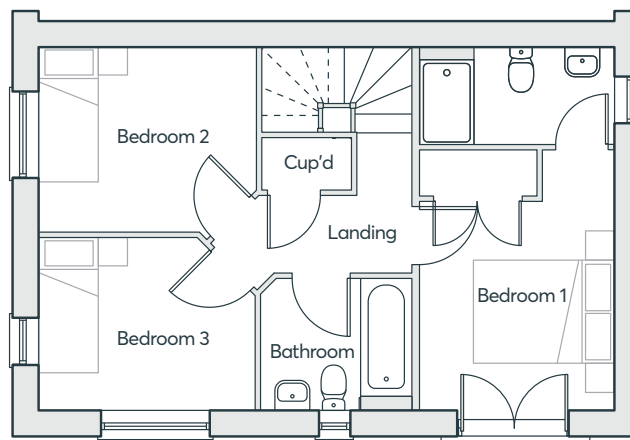
HANDLEY PLACE
LOCKING

 **ST.MODWEN
HOMES**

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

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

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**THREE
BEDROOM
HOME**

936 sqft

 **ST.MODWEN
HOMES**

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

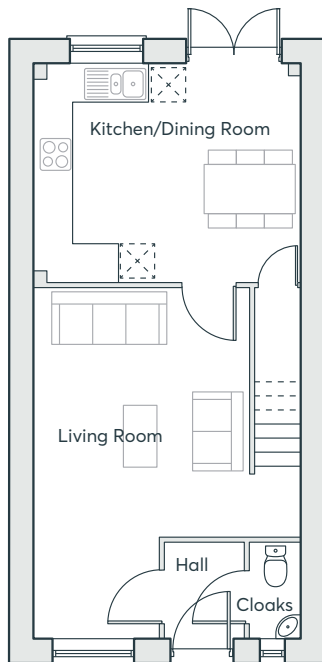
THREE BEDROOM HOME

902 sqft

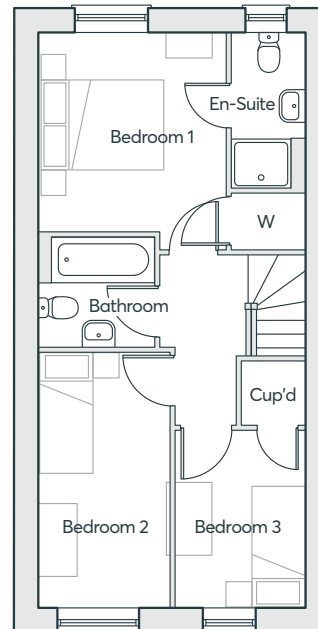
HANDLEY PLACE
LOCKING

 **ST.MODWEN
HOMES**

THE MIRIN



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	4.40m × 3.63m	14'5" × 11'11"
Living Room	5.81m × 3.63m	19'10" × 9'11"
Cloakroom	0.86m × 1.61m	2'10" × 5'4"
Bedroom 1	3.08m × 3.34m	10'1" × 9'11"
Bedroom 2	2.15m × 4.21m	7'1" × 13'10"
Bedroom 3	2.16m × 2.61m	7'1" × 9'7"
Bathroom	1.91m × 1.81m	6'3" × 6'4"

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**THREE
BEDROOM
HOME**

902 sqft

 **ST.MODWEN
HOMES**

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

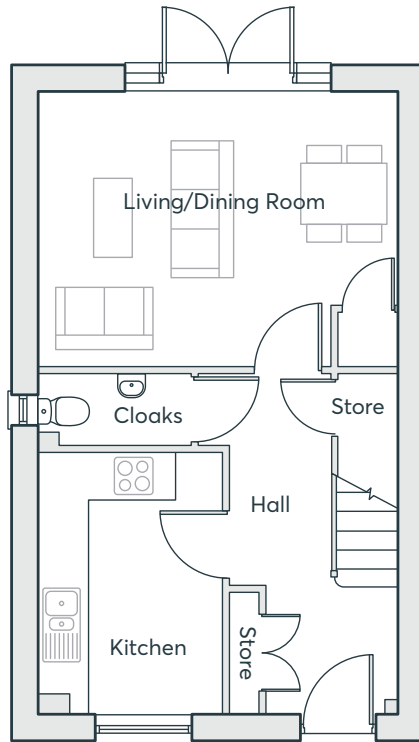
THREE BEDROOM HOME

900 sqft

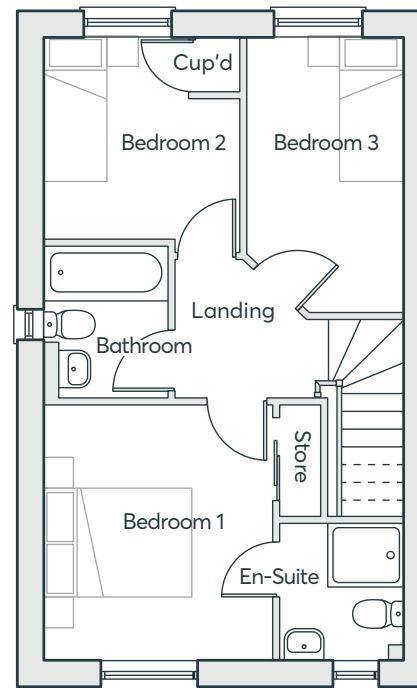
HANDLEY PLACE
LOCKING

 **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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**THREE
BEDROOM
HOME**

900 sqft

 **ST.MODWEN
HOMES**

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

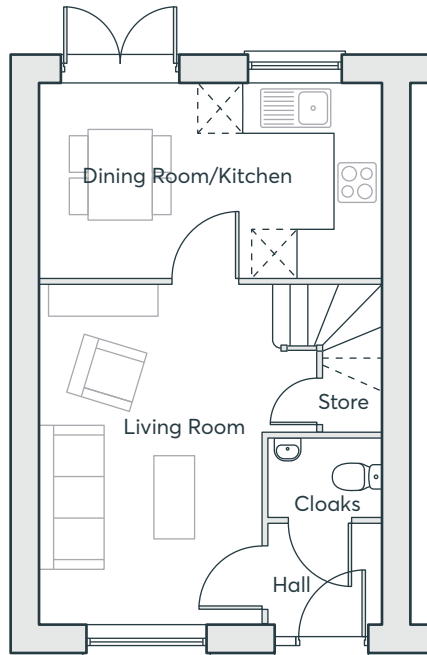
**TWO
BEDROOM
HOME**

749 sqft

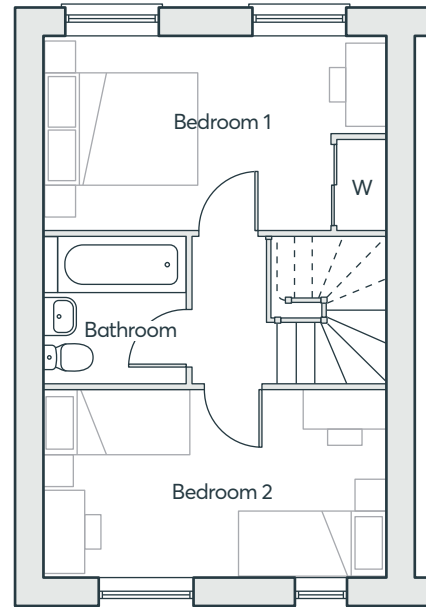
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

THE KEMBLE



GROUND FLOOR



FIRST FLOOR

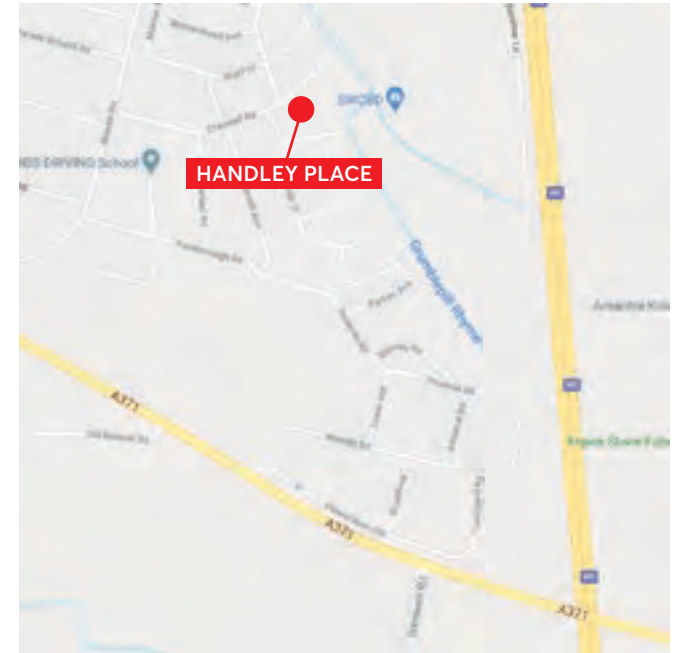
Living Room	2.96m x 4.49m	9'9" x 14'9"
Kitchen/Dining	4.57m x 3.03m	15'0" x 9'11"
Cloakroom	1.51m x 1.05m	5'0" x 3'5"
Bedroom 1	4.57m x 3.03m	15'0" x 9'11"
Bedroom 2	4.57m x 2.47m	15'0" x 8'1"
Bathroom	1.91m x 1.94m	6'3" x 6'4"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.
SMP 60028/August 2020

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HOMES**



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Please speak to a member of the Sales Team if you require this brochure in an alternative format.

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