

Development Layout



BRANSTON LEAS PHASE 4B



**ST.MODWEN
HOMES**

Branston, Burton-upon-Trent

Development Layout

Phase 4B

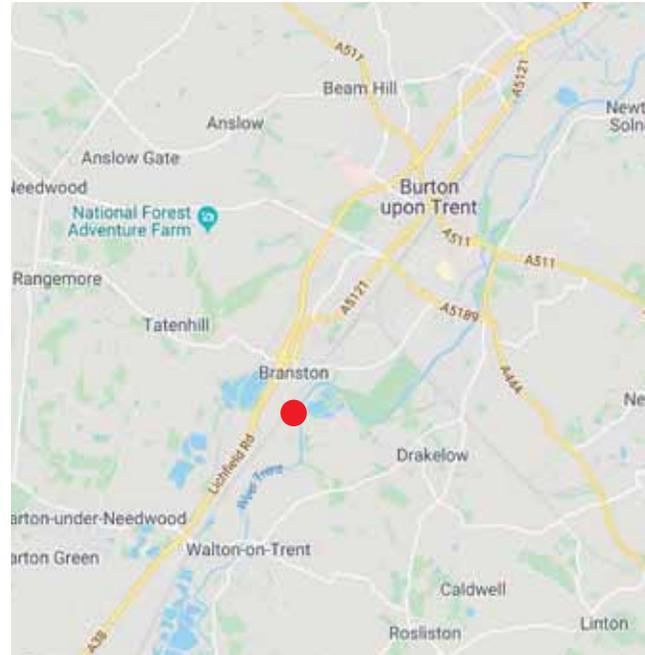
- The Garnet (1474)**
4 bedroom home
- The Barlow (1379)**
4 bedroom home
- The Hexham (1355)**
4 bedroom home
- The Paris (1342)**
4 bedroom home
- The Chichester (1208)**
4 bedroom home
- The Becket (1210)**
4 bedroom home
- The Hallvard (979)**
3 bedroom home
- The Kea (936)**
3 bedroom home
- The Webster (936)**
3 bedroom home
- The Houghton (920)**
3 bedroom home
- The Lawrence (790)**
3 bedroom home
- The Kemble (705)**
2 bedroom home
- Affordable housing**
1 & 4 bedroom homes

BCP = Bin collection Point
CS = Cycle store
▶ = Integral garage



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 69274 January 2022



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T: 0121 647 1000 E: sales@stmodwenhomes.co.uk

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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.





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.

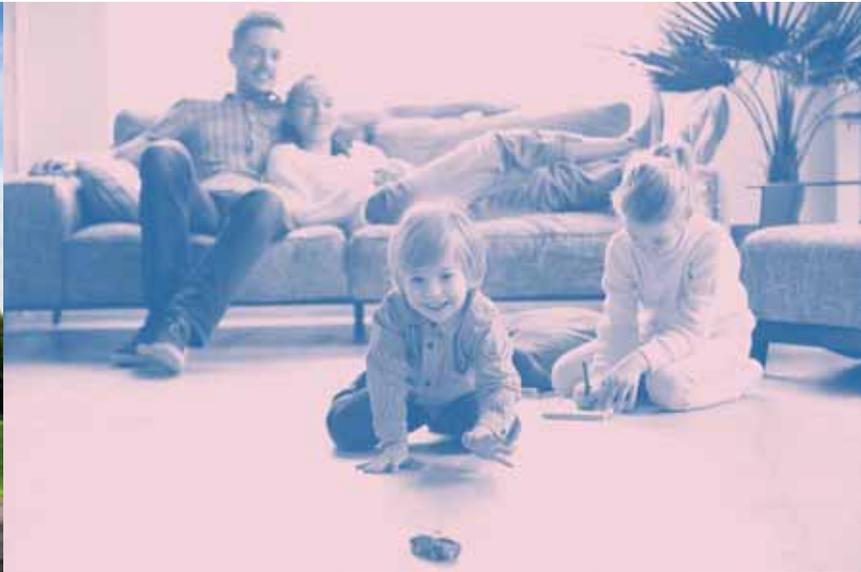
We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

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

- Open plan dining/kitchen with integrated appliances & 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
- Fitted wardrobe in second bedroom
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

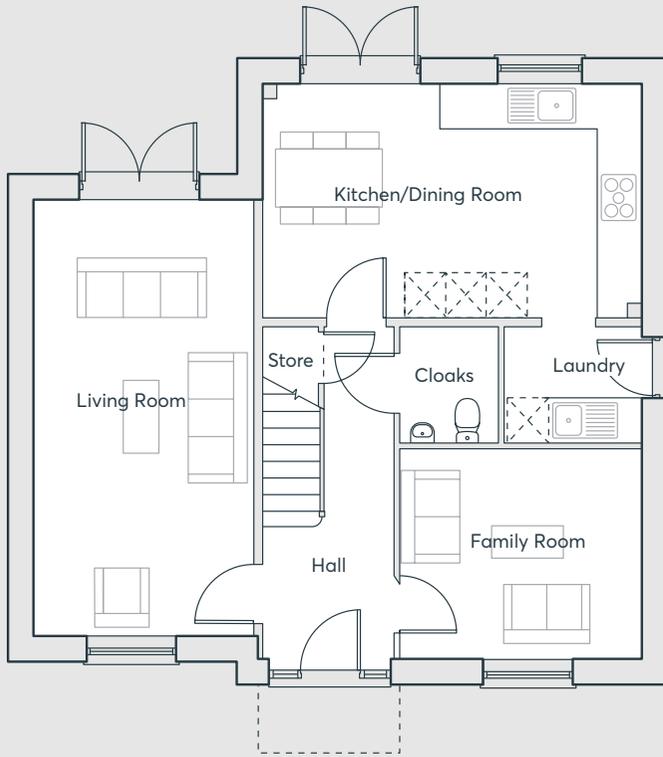
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

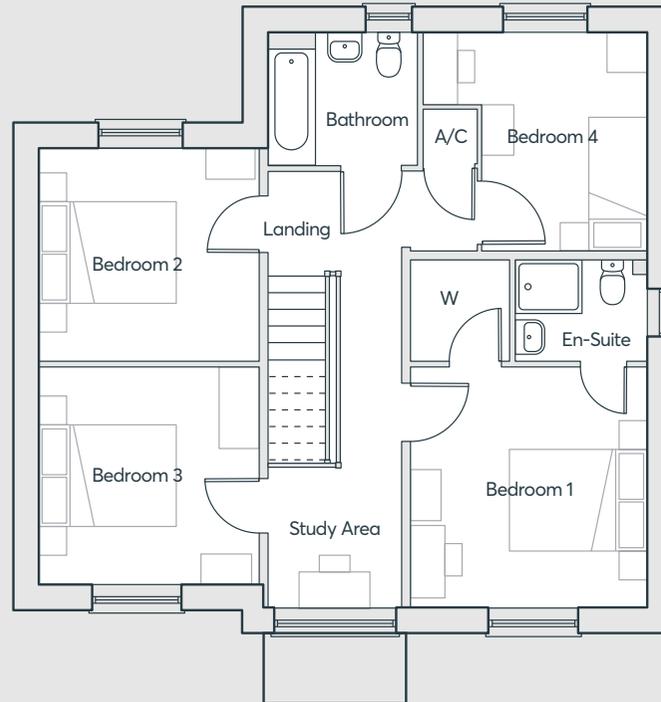
**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE GARNET



GROUND FLOOR



FIRST FLOOR

Living Room	3.22m x 6.37m	10'7" x 20'11"
Family Room	3.55m x 2.95m	11'8" x 9'8"
Kitchen/Dining	5.58m x 3.41m	18'4" x 11'2"
Laundry	2.02m x 1.80m	6'8" x 5'11"
Cloakroom	1.45m x 1.80m	4'9" x 5'11"
Bedroom 1	3.48m x 3.53m	11'5" x 11'7"
En-suite	1.94m x 1.50m	6'5" x 4'11"
Bedroom 2	3.26m x 3.04m	10'8" x 10'0"
Bedroom 3	3.26m x 3.24m	10'8" x 10'8"
Bedroom 4	3.28m x 3.16m	10'9" x 10'5"
Bathroom	2.21m x 2.10m	7'3" x 6'11"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE BARLOW V1

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

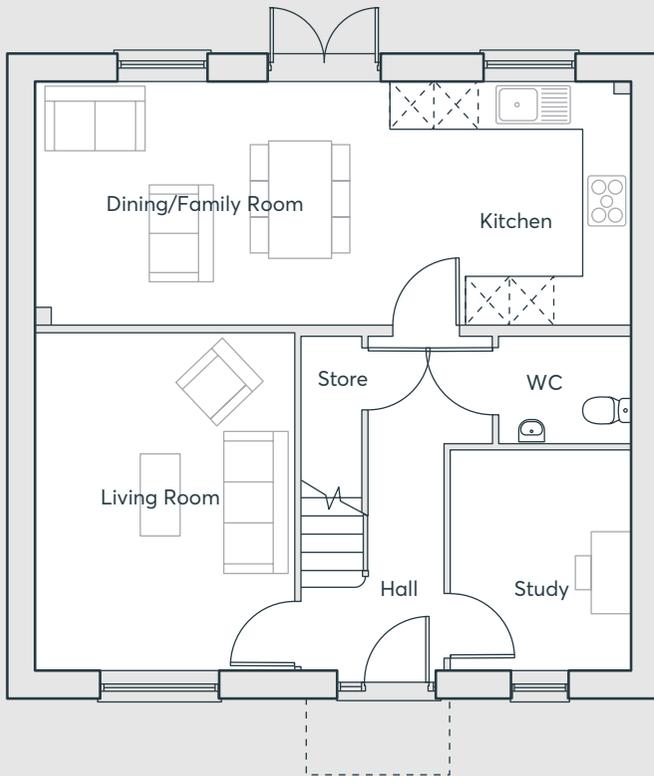
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

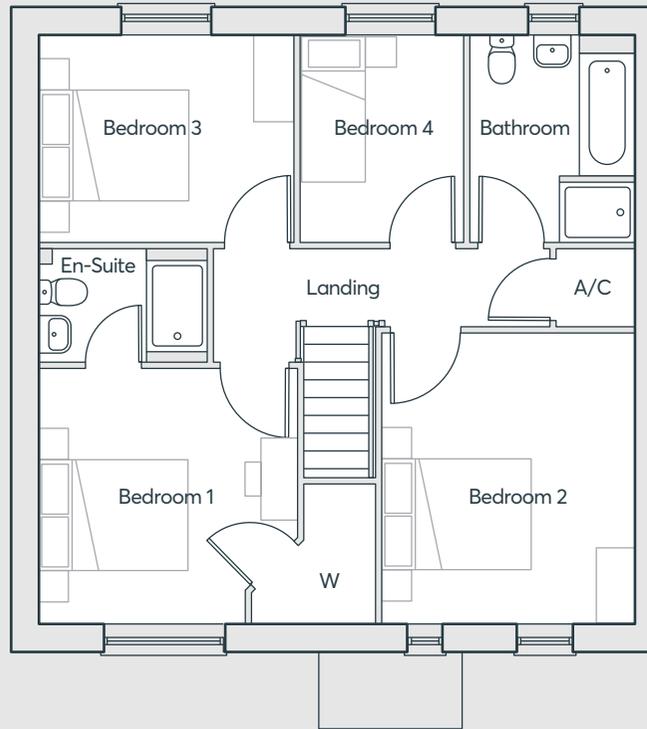
**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE BARLOW V1



GROUND FLOOR



FIRST FLOOR

Living Room	3.50m x 4.65m	11'6" x 15'3"
Kitchen/Dining	8.06m x 3.28m	26'6" x 10'9"
Study	2.45m x 2.64m	8'0" x 8'8"
Cloakroom	0.85m x 1.78m	2'9" x 5'10"
Bedroom 1	3.50m x 3.45m	11'6" x 11'4"
En-suite	2.29m x 1.51m	7'6" x 5'0"
Bedroom 2	3.42m x 3.91m	11'3" x 12'10"
Bedroom 3	3.45m x 2.76m	11'4" x 9'1"
Bedroom 4	2.21m x 2.76m	7'3" x 9'1"
Bathroom	2.24m x 2.79m	7'4" x 9'2"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE HEXHAM

- Three storey home with Integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room with Juliet balcony
- Downstairs cloakroom with walk in shower
- Master bedroom with en-suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four offers an excellent, flexible space
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

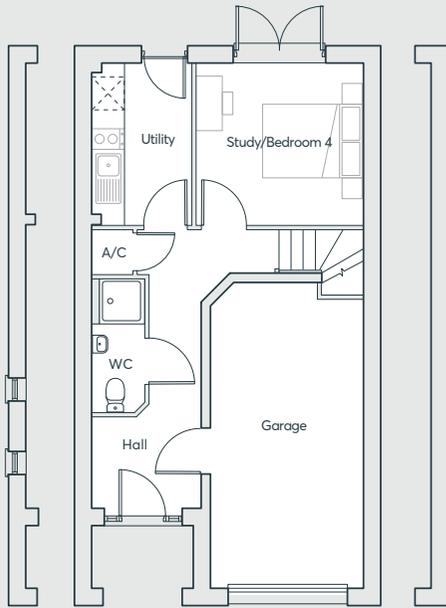
**FOUR
BEDROOM
HOME**

BRANSTON LEAS

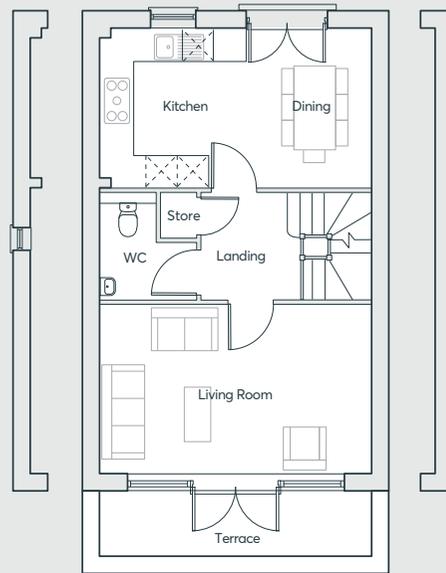
BRANSTON, BURTON-UPON-TRENT

 **ST. MODWEN
HOMES**

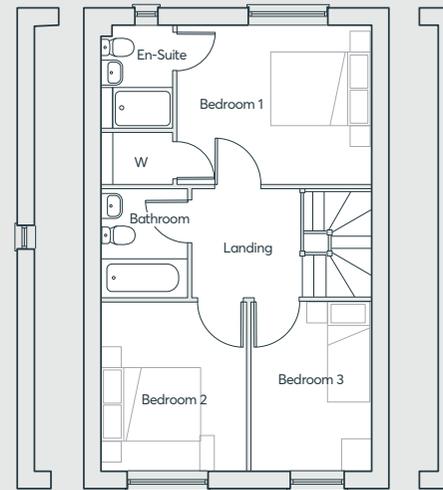
THE HEXHAM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Study/bedroom 4	3.34m x 3.20m	10'10" x 10'4"
Garage	6.04m x 3.05m	19'8" x 10'0"
Utility	2.01m x 3.20m	6'6" x 10'4"
Kitchen/Dining	5.41m x 3.48m	17'7" x 11'4"
Living Room	5.41m x 3.34m	17'7" x 10'10"
Bedroom 1	3.90m x 3.18m	12'8" x 10'4"
Bedroom 2	2.92m x 3.34m	9'5" x 10'10"
Bedroom 3	2.43m x 3.34m	7'10" x 10'10"
En-suite	1.44m x 2.08m	4'7" x 6'8"
Bathroom	1.73m x 2.19m	5'7" x 7'2"
Cloakroom	2.09m x 1.88m	6'9" x 6'2"

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BRANSTON LEAS

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**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE PARIS

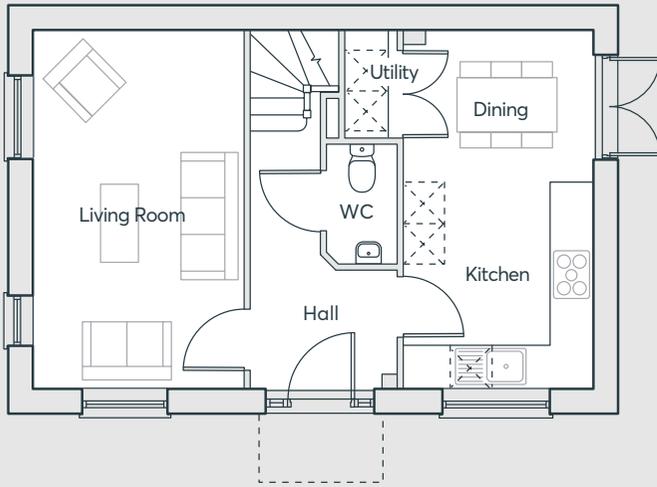
- Kitchen/dining room with French doors to the garden
- Separate living room
- Master bedroom with en-suite & fitted wardrobes
- Three additional double bedrooms
- Two fully fitted bathrooms
- First floor study
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

BRANSTON LEAS

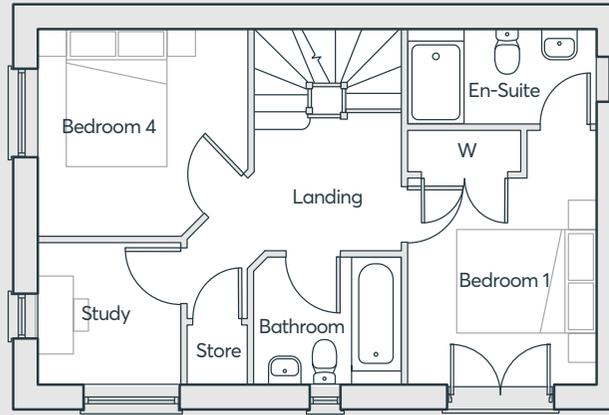
BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

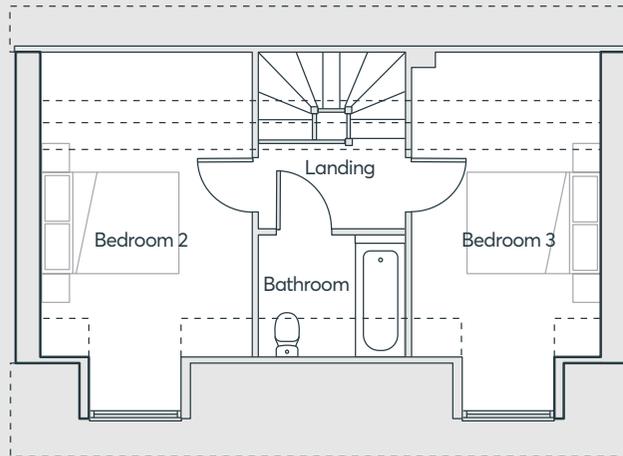
 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS

Living Room	3.15m x 5.30m	10'4" x 17'5"
Kitchen/Dining	2.85m x 5.30m	9'4" x 17'5"
Cloakroom	1.06m x 1.77m	3'6" x 5'10"
Laundry	0.79m x 1.29m	2'7" x 4'3"
Bedroom 1	2.83m x 3.78m	9'3" x 12'5"
En-suite	2.83m x 1.45m	9'3" x 4'9"
Study	2.17m x 2.14m	7'1" x 7'0"
Bedroom 3	2.46m x 3.09m	8'1" x 10'2"
Bedroom 2	3.15m x 4.51m	10'4" x 14'10"
Bedroom 4	2.82m x 4.51m	9'3" x 14'10"
Bathroom	2.20m x 1.82m	7'3" x 6'0"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**



THE CHICHESTER

- Open plan kitchen, dining and family room with bi-folding doors onto garden
- Separate study to ground floor
- 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

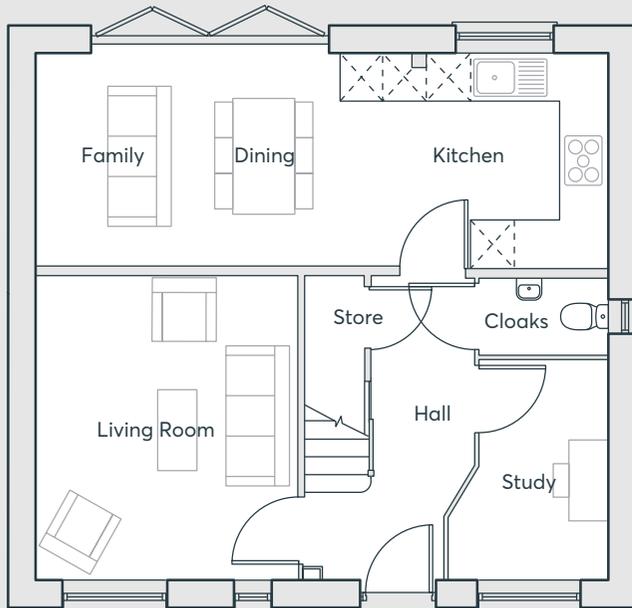
**FOUR
BEDROOM
HOME**

BRANSTON LEAS

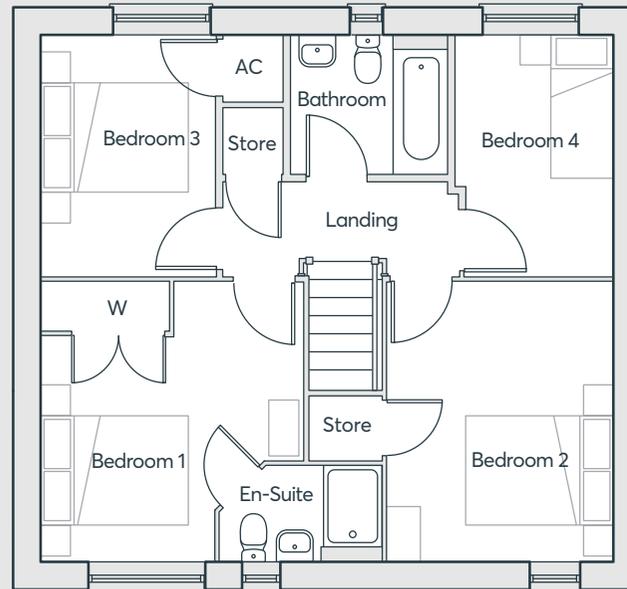
BRANSTON, BURTON-UPON-TRENT

 **ST. MODWEN
HOMES**

THE CHICHESTER



GROUND FLOOR



FIRST FLOOR

Living	4.10m x 3.92m	13'5" x 11'10"
Kitchen	7.84m x 2.91m	25'8" x 9'7"
Study	3.00m x 2.17m	9'10" x 7'11"
Cloakroom	1.74m x 1.01m	5'9" x 3'4"
Bedroom 1	3.92m x 3.80m	12'10" x 12'6"
En-suite	2.26m x 1.31m	7'2" x 4'4"
Bedroom 2	3.80m x 2.79m	12'6" x 10'2"
Bedroom 3	3.27m x 2.75m	10'9" x 9'0"
Bedroom 4	3.27m x 1.98m	10'9" x 7'11"
Bathroom	2.91m x 1.90m	9'6" x 6'3"

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**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE BECKET

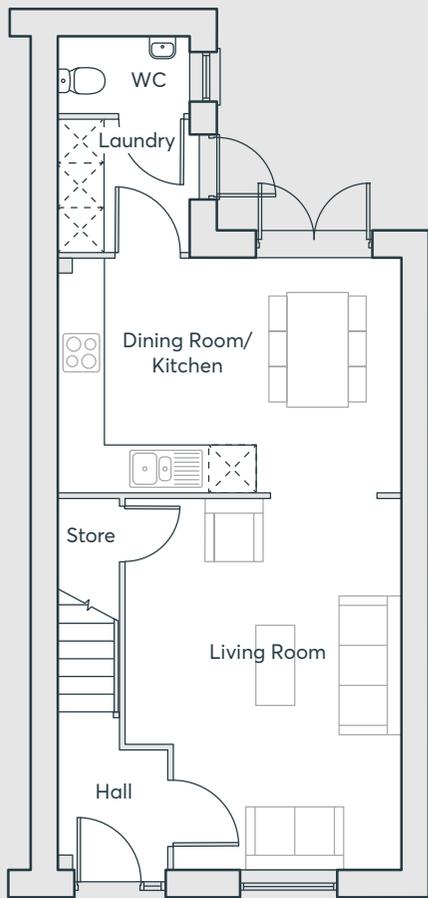
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
-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

**FOUR
BEDROOM
HOME**

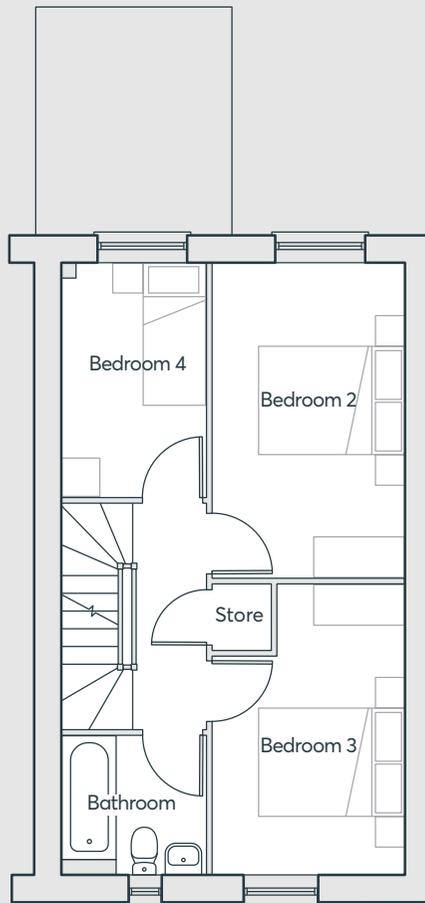
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BRANSTON, BURTON-UPON-TRENT

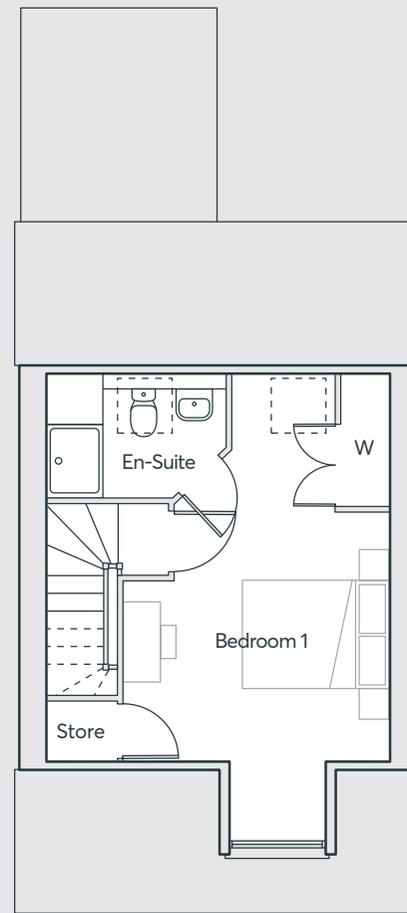
 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET

Living Room	5.09m x 3.82m	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	1.81m x 1.83m	5'11" x 6'0"
Bedroom 1	6.45m x 3.69m	21'2" x 12'11"
En-suite	1.69m x 2.50m	5'7" x 8'3"
Bedroom 2	4.31m x 2.65m	14'2" x 8'8"
Bedroom 3	3.97m x 2.65m	13'0" x 8'8"
Bedroom 4	3.22m x 2.02m	10'7" x 6'8"
Bathroom	1.91m x 2.02m	6'3" x 6'8"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE HALLVARD

- Living/dining room with French doors to the rear garden
- Kitchen with integrated appliances
- Integral garage with door to the garden
- Master bedroom with en-suite and built-in wardrobe
- En-suite to bedroom 2
- Juliet balcony to bedroom 3
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

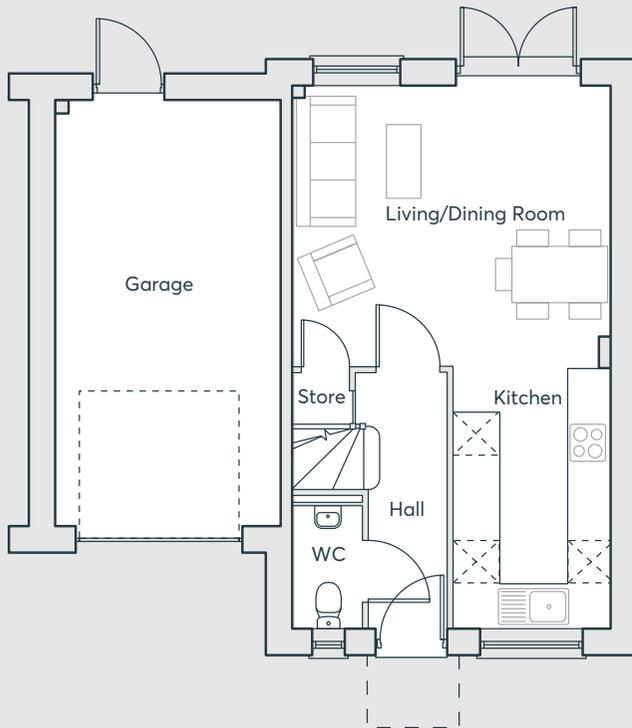
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BRANSTON, BURTON-UPON-TRENT

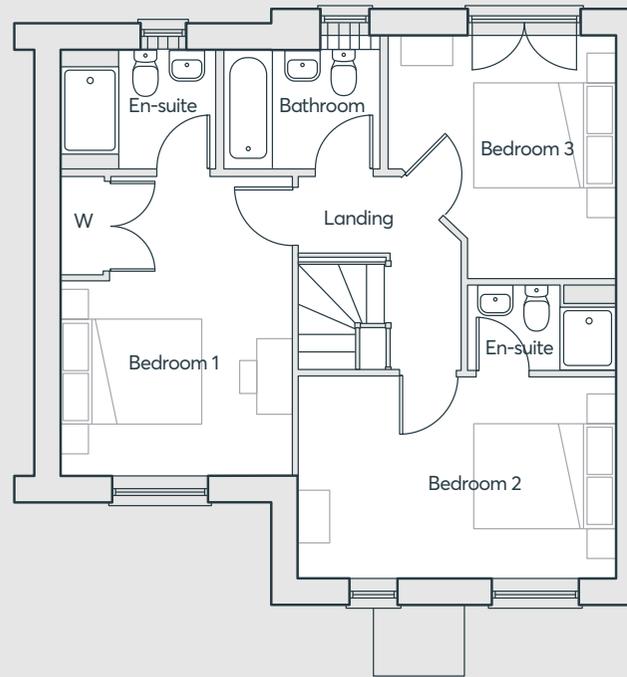
**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE HALLVARD



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.57m x 3.99m	15'0" x 13'1"
Kitchen	2.26m x 3.72m	7'5" x 12'3"
Cloakroom	1.05m x 1.93m	3'5" x 6'4"
Bedroom 1	3.28m x 4.24m	10'9" x 13'11"
En-suite	2.20m x 1.70m	7'3" x 5'7"
Bedroom 3	3.29m x 3.82m	10'1" x 12'6"
Bedroom 2	3.81m x 4.57m	12'6" x 15'0"
Bathroom	2.25m x 1.70m	7'5" x 5'7"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE WEBSTER

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

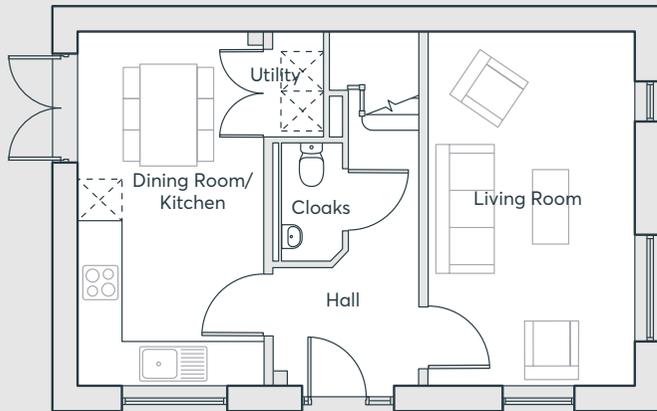
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

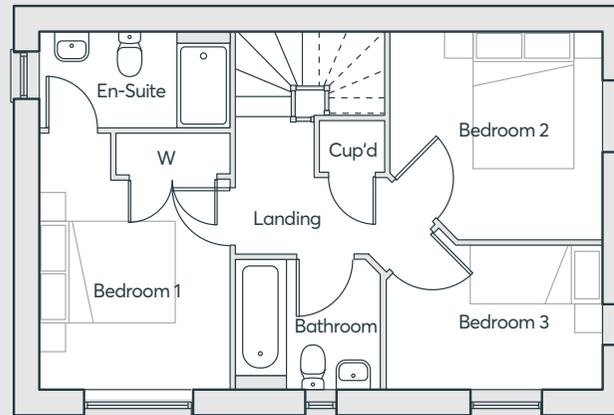
**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m x 5.25m	10'1" 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 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	6'11" x 6'3"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE KEA

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

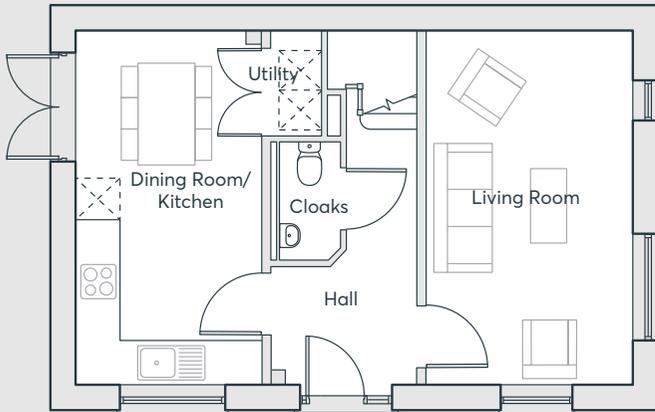
BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

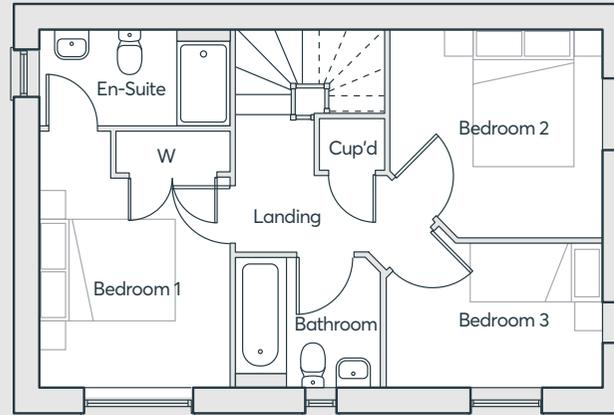
THREE BEDROOM HOME



THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m x 5.25m	10'1" 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 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	6'11" x 6'3"

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BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE HOUGHTON

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- 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

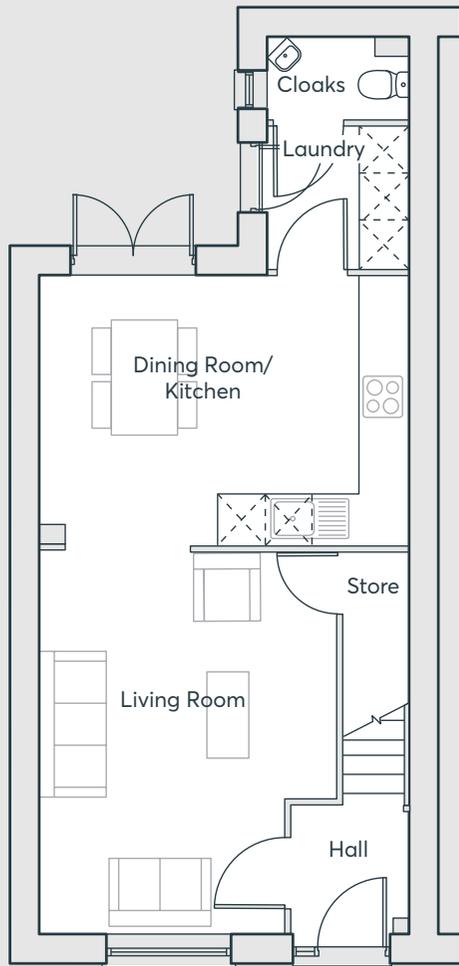
**THREE
BEDROOM
HOME**

BRANSTON LEAS

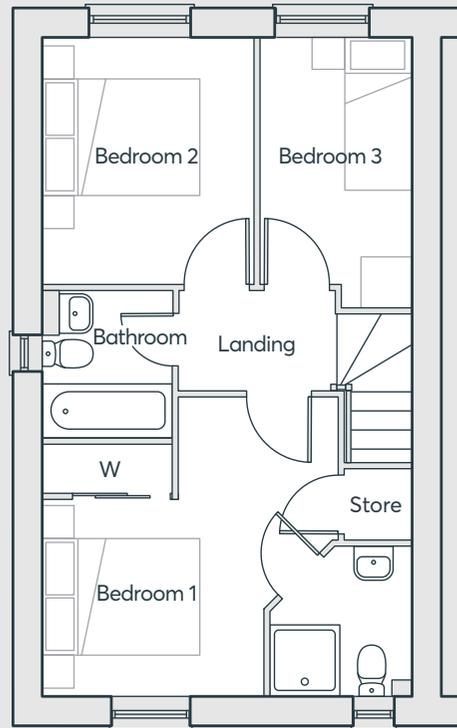
BRANSTON, BURTON-UPON-TRENT

 **ST. MODWEN
HOMES**

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

Living Room	4.87m x 3.81m	16'0" x 12'6"
Kitchen	2.45m x 3.44m	8'0" x 11'3"
Dining Area	2.30m x 3.21m	7'7" x 10'6"
Laundry	1.83m x 1.60m	6'0" x 5'11"
Cloakroom	1.83m x 1.26m	6'0" x 3'5"
Bedroom 1	3.79m x 2.86m	12'6" x 9'5"
En-suite	1.80m x 1.92m	5'11" x 6'4"
Bedroom 2	3.13m x 2.74m	10'3" x 9'0"
Bedroom 3	3.44m x 1.92m	11'3" x 6'4"
Bathroom	1.70m x 1.87m	5'2" x 6'2"

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SMP 69274/January 2022

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

**THREE
BEDROOM
HOME**

 **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

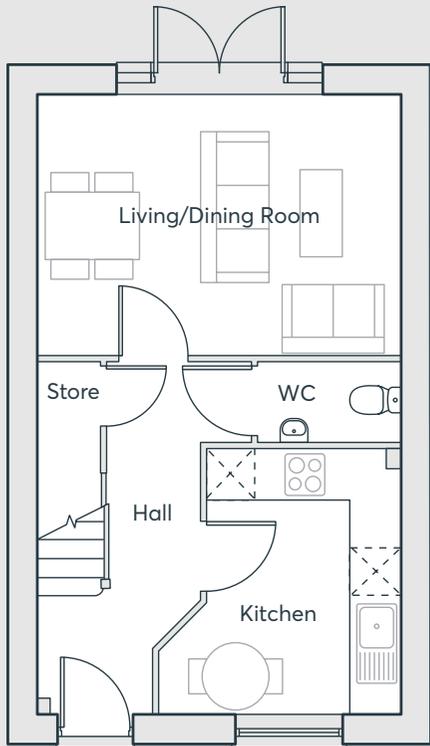
**THREE
BEDROOM
HOME**

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

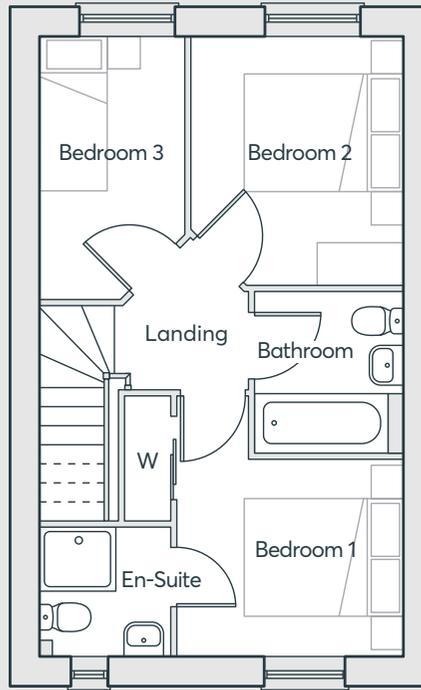
 **ST. MODWEN
HOMES**

THE LAWRENCE



*Plot specific window

GROUND FLOOR



FIRST FLOOR

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

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**THREE
BEDROOM
HOME**

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

 **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

BRANSTON LEAS

BRANSTON, BURTON-UPON-TRENT

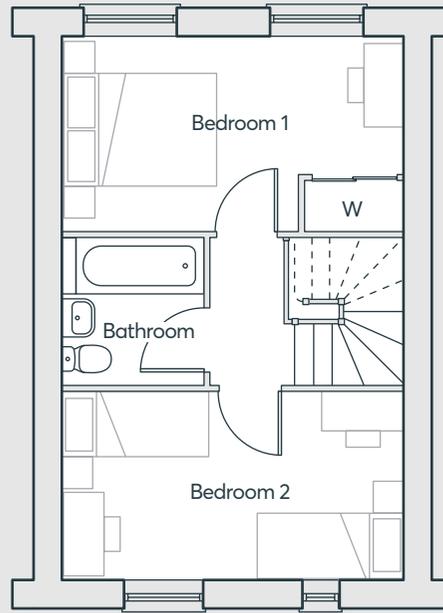
**TWO
BEDROOM
HOME**

 **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 2.58m	15'0" x 8'5"
Cloakroom	1.51m x 1.05m	5'0" x 3'5"
Bedroom 1	4.57m x 2.58m	15'0" x 8'5"
Bedroom 2	4.57m x 2.47m	15'0" x 8'1"
Bathroom	1.93m x 2.94m	6'3" x 6'10"

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BRANSTON LEAS

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**TWO
BEDROOM
HOME**

 **ST. MODWEN
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