

# Development Layout



## Cofton Park



**ST. MODWEN  
HOMES**



**NEW  
HOMES  
QUALITY  
CODE**



**NEW HOMES  
OMBUSMAN  
SERVICE**

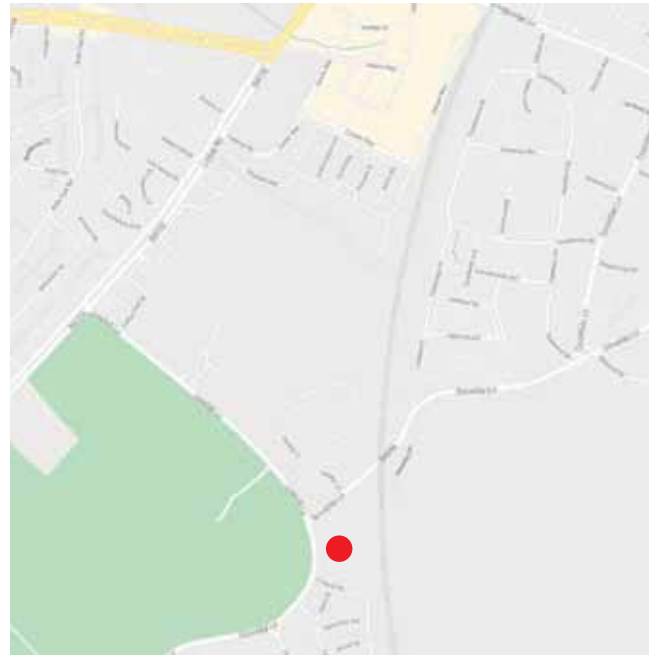
East Works Drive, Cofton Hackett, B45 8PD

# Development Layout



**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 68716/December 2021



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# 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 Bosco

- Kitchen/dining room with folding doors to the garden
- Separate laundry room off the kitchen
- Large living room with French doors to the garden
- Master bedroom with walk-in wardrobe and en-suite shower room
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**Four  
Bedroom  
Home**

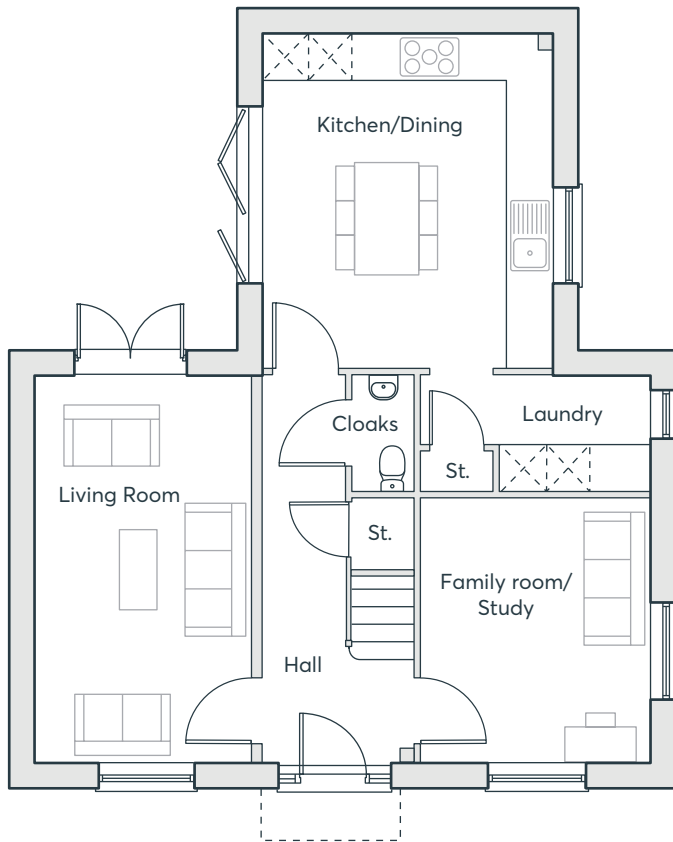
1382 sqft

**Cofton Park**  
Cofton Hackett

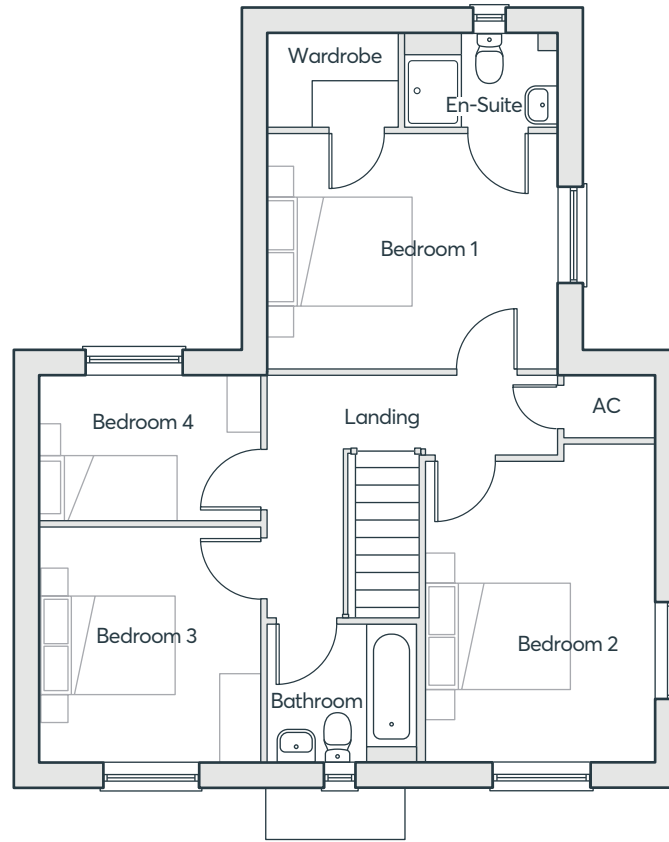
 **ST.MODWEN  
HOMES**



# The Bosco



Ground Floor



First Floor

**Four  
Bedroom  
Home**

1382 sqft

|                |               |               |
|----------------|---------------|---------------|
| Family/Study   | 3.67m x 3.17m | 12'1" x 10'5" |
| Kitchen/Dining | 4.64m x 4.01m | 15'3" x 13'2" |
| Living         | 5.36m x 3.00m | 17'7" x 9'10" |
| Laundry        | 1.60m x 3.17m | 5'3" x 10'5"  |
| Cloakroom      | 1.60m x 0.86m | 5'3" x 2'10"  |
| Bedroom 1      | 3.25m x 4.01m | 10'8" x 13'2" |
| Bedroom 2      | 4.42m x 3.17m | 14'6" x 10'5" |
| Bedroom 3      | 3.27m x 3.06m | 10'9" x 10'1" |
| Bedroom 4      | 2.00m x 3.06m | 6'7" x 10'1"  |
| En-suite       | 1.30m x 2.12m | 4'3" x 7'0"   |
| Bathroom       | 1.93m x 2.10m | 6'4" x 6'11"  |

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# The Hexham V2

- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room
- Master bedroom with en-suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four could alternatively be used as a study
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

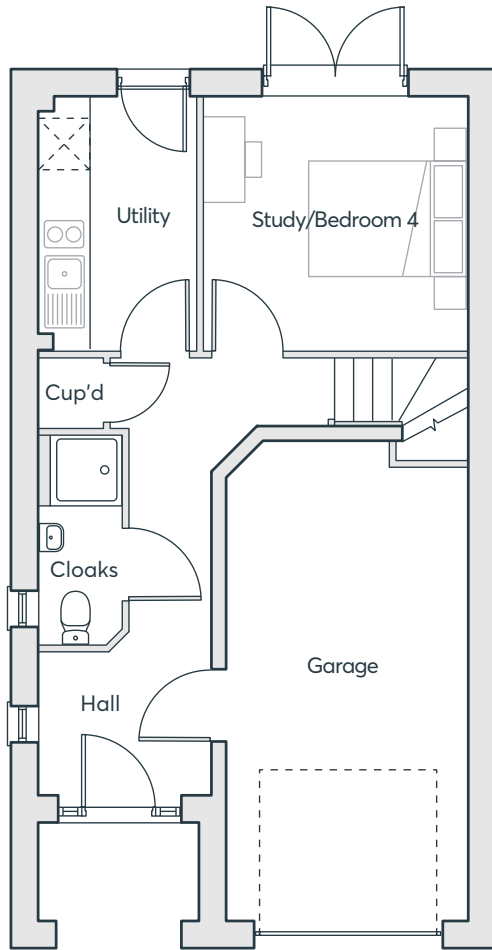
**Four  
Bedroom  
Home**

1355 sqft

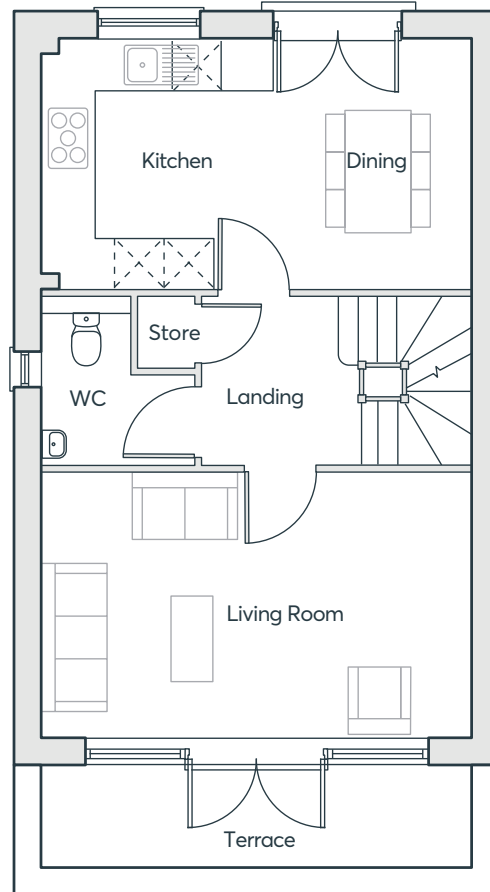
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Cofton Hackett

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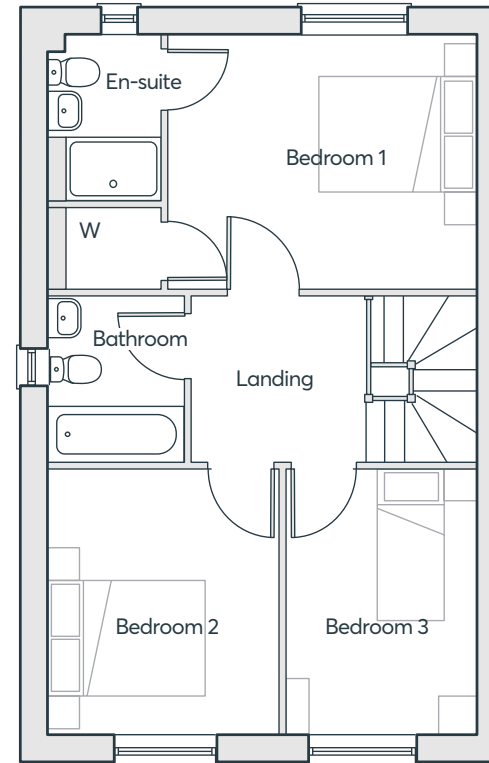
# The Hexham v2



Ground Floor



First Floor



Second Floor

|                       |               |                |
|-----------------------|---------------|----------------|
| <b>Study/Bed 4</b>    | 3.30m x 3.16m | 10'10" x 10'4" |
| <b>Garage</b>         | 6.04m x 3.05m | 19'10" x 10'0" |
| <b>Utility</b>        | 3.16m x 1.97m | 10'4" x 6'6"   |
| <b>Cloakroom</b>      | 2.66m x 1.04m | 8'9" x 3'5"    |
| <b>Living Room</b>    | 5.36m x 3.31m | 17'7" x 10'10" |
| <b>Kitchen/Dining</b> | 5.36m x 3.13m | 17'7" x 10'3"  |
| <b>Cloakroom</b>      | 1.89m x 1.89m | 6'3" x 6'2"    |
| <b>Bedroom 1</b>      | 3.13m x 3.87m | 10'3" x 12'8"  |
| <b>En-suite</b>       | 2.05m x 1.40m | 6'9" x 4'7"    |
| <b>Bedroom 2</b>      | 3.31m x 2.87m | 10'10" x 9'5"  |
| <b>Bedroom 3</b>      | 3.31m x 2.38m | 10'10" x 7'10" |
| <b>Bathroom</b>       | 2.09m x 1.70m | 6'10" x 5'7"   |

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**Four  
Bedroom  
Home**

1355 sqft

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# The Paris V4

- 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

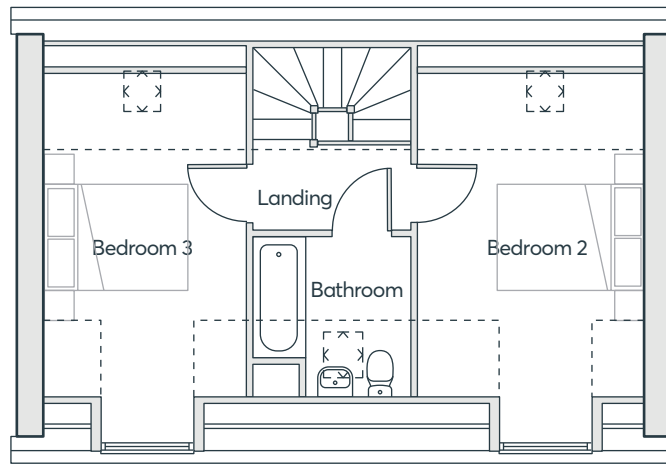
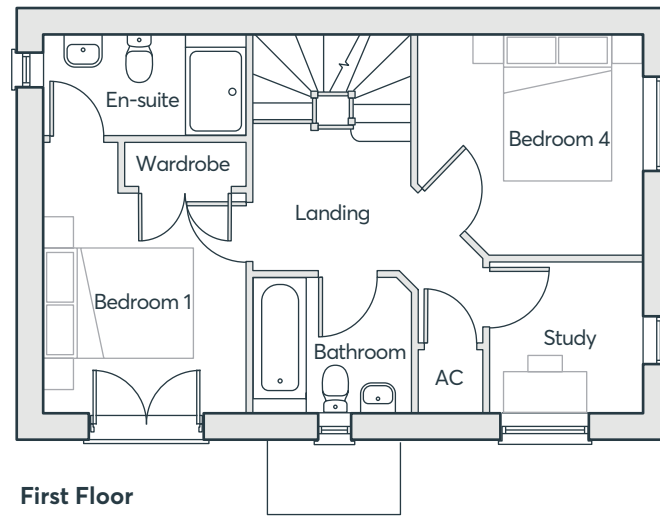
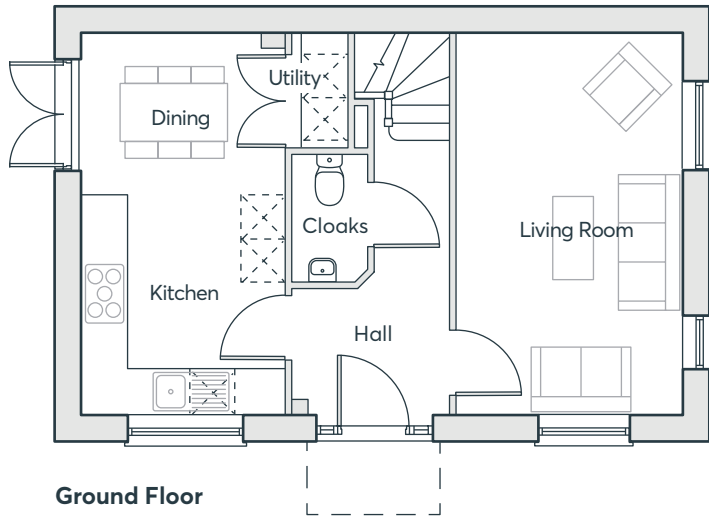
**Four  
Bedroom  
Home**

1342 sqft

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Cofton Hackett

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# The Paris V4



|                    |               |               |
|--------------------|---------------|---------------|
| <b>Dining</b>      | 2.15m x 2.77m | 7'1" x 9'1"   |
| <b>Kitchen</b>     | 3.10m x 2.77m | 10'2" x 9'1"  |
| <b>Living Room</b> | 5.25m x 3.07m | 17'3" x 10'1" |
| <b>Utility</b>     | 1.56m x 0.75m | 5'1" x 2'6"   |
| <b>Cloakroom</b>   | 1.75m x 1.04m | 5'9" x 3'5"   |
| <b>Bathroom 1</b>  | 1.90m x 2.16m | 6'3" x 7'1"   |
| <b>Bedroom 1</b>   | 3.74m x 2.83m | 12'3" x 9'3"  |
| <b>Bedroom 4</b>   | 3.05m x 3.13m | 10'0" x 10'3" |
| <b>En-suite</b>    | 1.42m x 2.83m | 4'8" x 9'3"   |
| <b>Study</b>       | 2.11m x 2.14m | 6'11" x 7'0"  |
| <b>Bathroom 2</b>  | 2.19m x 2.15m | 7'2" x 7'1"   |
| <b>Bedroom 2</b>   | 4.88m x 3.13m | 16'0" x 10'3" |
| <b>Bedroom 3</b>   | 4.88m x 2.83m | 16'0" x 9'3"  |

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**Four  
Bedroom  
Home**

1342 sqft

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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

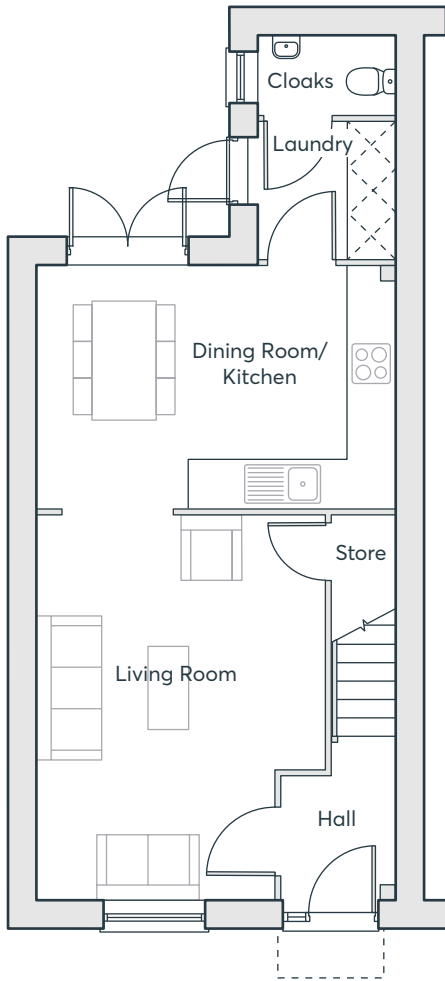
**Four  
Bedroom  
Home**

1210 sqft

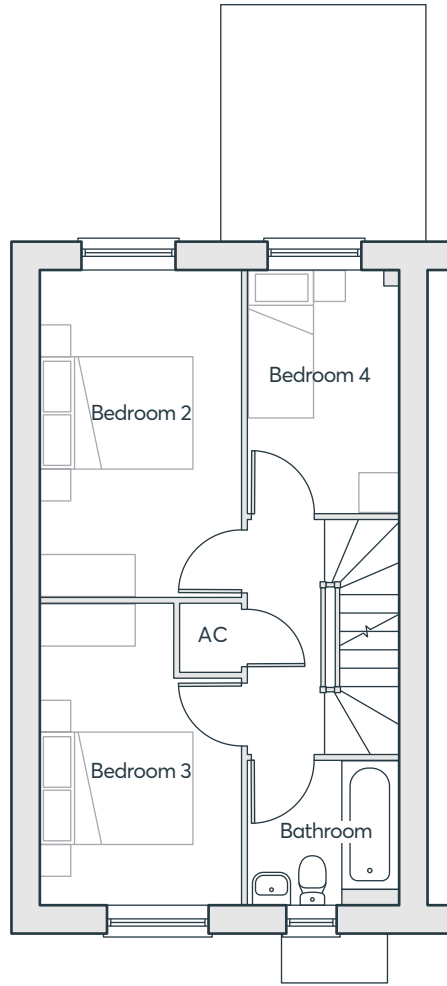
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Cofton Hackett

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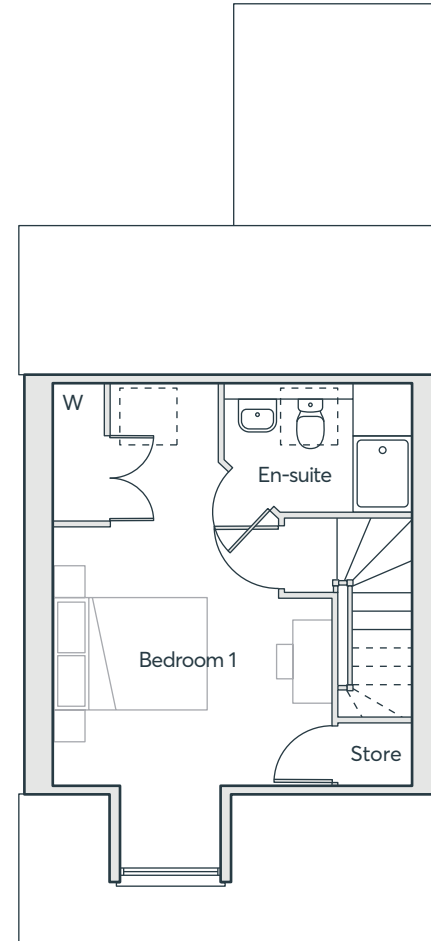
# The Becket V1



Ground Floor



First Floor



Second Floor

|             |               |               |
|-------------|---------------|---------------|
| Dining      | 3.22m x 1.99m | 10'7" x 6'6"  |
| Kitchen     | 3.22m x 2.77m | 10'7" x 9'1"  |
| Laundry     | 1.81m x 1.83m | 5'11" x 6'0"  |
| Living Room | 5.09m x 3.82m | 16'8" x 12'6" |
| Cloakroom   | 1.05m x 1.83m | 3'5" x 6'0"   |
| Bathroom    | 1.91m x 2.02m | 6'3" x 6'8"   |
| 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"  |
| Bedroom 1   | 6.45m x 3.69m | 21'2" x 12'1" |
| En-suite    | 1.69m x 2.50m | 5'7" x 8'3"   |

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Four  
Bedroom  
Home

1210 sqft

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# The Becket v3

- 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**

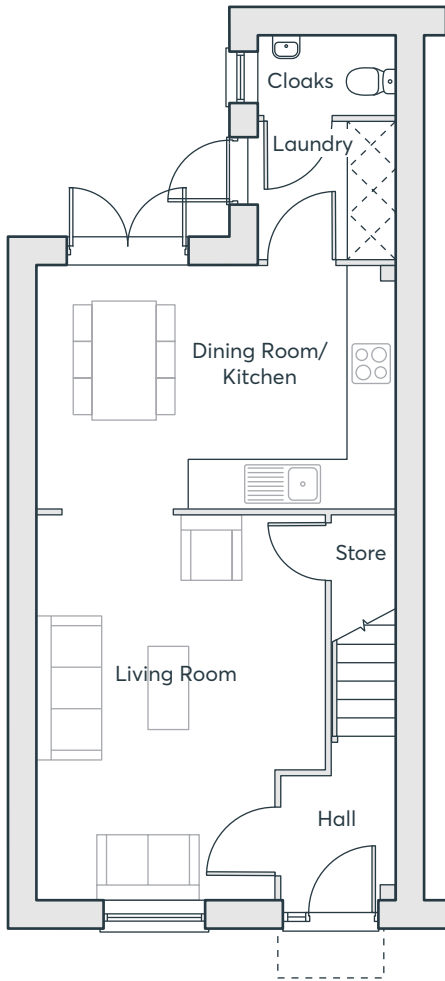
1210 sqft

**Cofton Park**  
Cofton Hackett

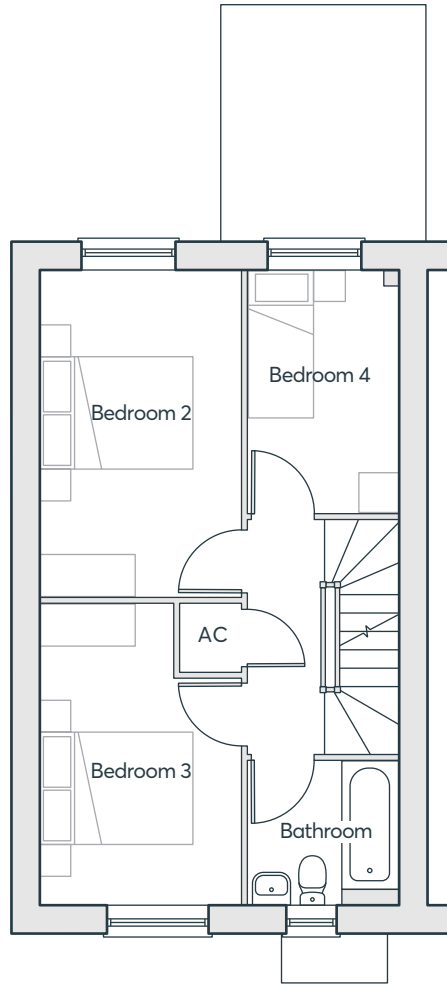
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HOMES**



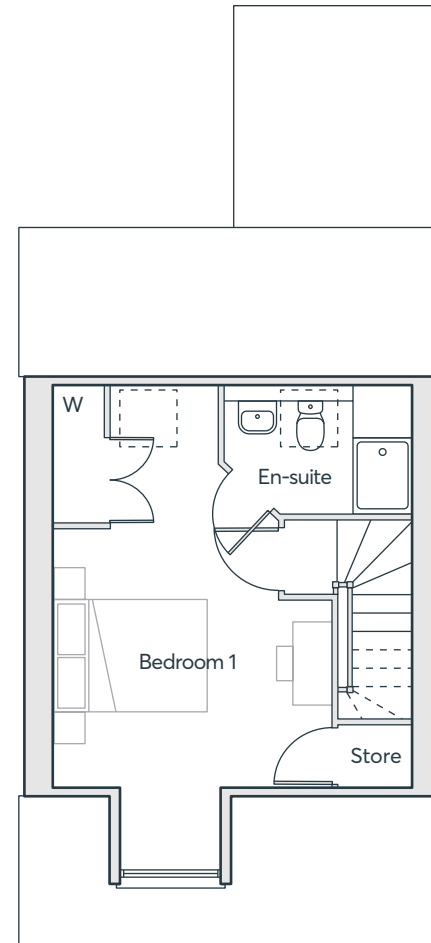
# The Becket v3



Ground Floor



First Floor



Second Floor

|             |               |               |
|-------------|---------------|---------------|
| Dining      | 3.22m x 1.99m | 10'7" x 6'6"  |
| Kitchen     | 3.22m x 2.77m | 10'7" x 9'1"  |
| Laundry     | 1.81m x 1.83m | 5'11" x 6'0"  |
| Living Room | 5.09m x 3.82m | 16'8" x 12'6" |
| Cloakroom   | 1.05m x 1.83m | 3'5" x 6'0"   |
| Bathroom    | 1.91m x 2.02m | 6'3" x 6'8"   |
| 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"  |
| Bedroom 1   | 6.45m x 3.69m | 21'2" x 12'1" |
| En-suite    | 1.69m x 2.50m | 5'7" x 8'3"   |

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Four  
Bedroom  
Home

1210 sqft

 **ST.MODWEN  
HOMES**

# The Moore

- Open plan kitchen-dining room with French doors opening onto the rear garden
- Laundry room and downstairs cloakroom
- Separate living room
- Master bedroom with Juliet balcony, built-in wardrobe and en-suite
- Additional storage space
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

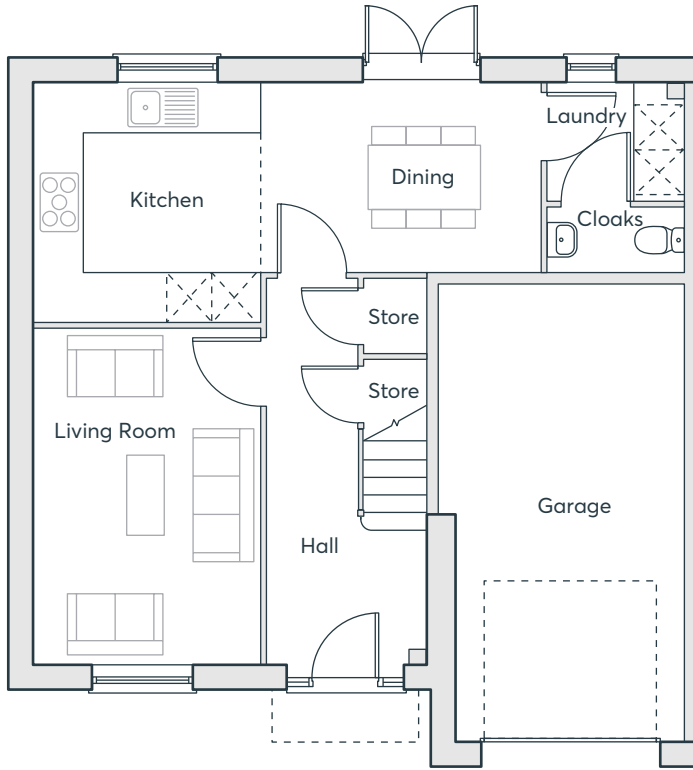
**Three  
Bedroom  
Home**

1158 sqft

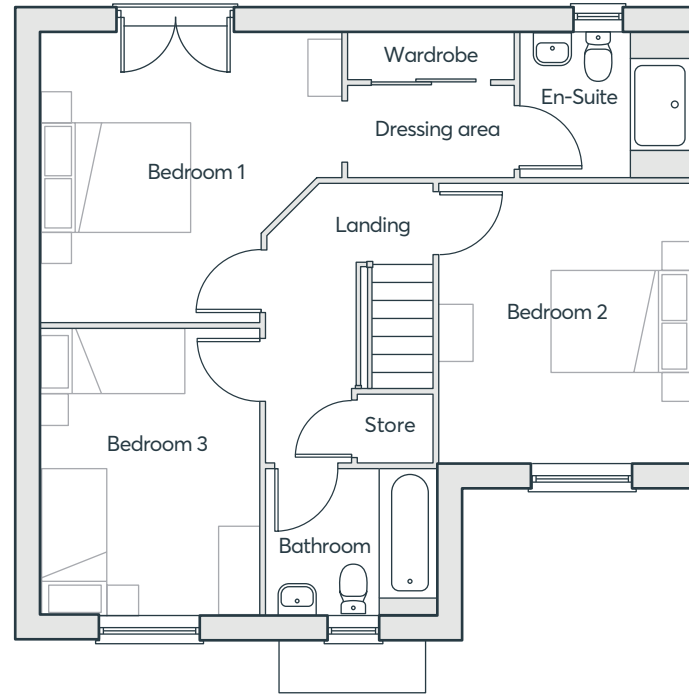
**Cofton Park**  
Cofton Hackett

 **ST.MODWEN  
HOMES**

# The Moore



Ground Floor



First Floor

|               |               |                |
|---------------|---------------|----------------|
| Dining        | 2.50m x 3.73m | 8'2" x 12'3"   |
| Kitchen       | 3.18m x 3.00m | 10'5" x 9'10"  |
| Living        | 4.46m x 3.00m | 14'8" x 9'10"  |
| Utility       | 1.56m x 1.80m | 5'1" x 5'11"   |
| Cloakroom     | 0.85m x 1.80m | 2'9" x 5'11"   |
| Bedroom 1     | 3.83m x 3.99m | 12'7" x 13'1"  |
| Bedroom 2     | 3.71m x 3.33m | 12'2" x 10'11" |
| Bedroom 3     | 3.80m x 2.90m | 12'6" x 9'6"   |
| Dressing Area | 1.21m x 2.20m | 4'0" x 7'3"    |
| En-suite      | 1.90m x 2.26m | 6'3" x 7'5"    |
| Bathroom      | 1.94m x 2.21m | 6'4" x 7'3"    |

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Three  
Bedroom  
Home

1158 sqft

 **ST.MODWEN  
HOMES**



# The Edwena

- Open plan kitchen-dining-living room with French doors to the rear garden
- Useful laundry cupboard off the hallway
- Downstairs cloakroom
- Master bedroom with built-in wardrobes and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

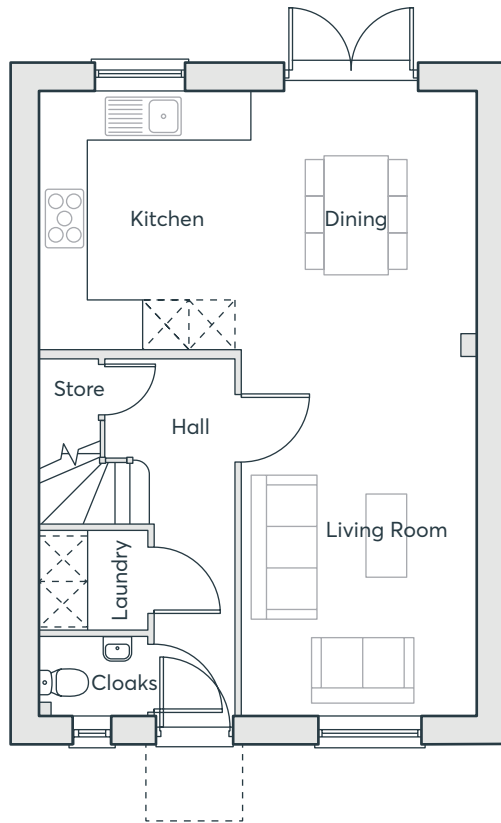
**Three  
Bedroom  
Home**

1036 sqft

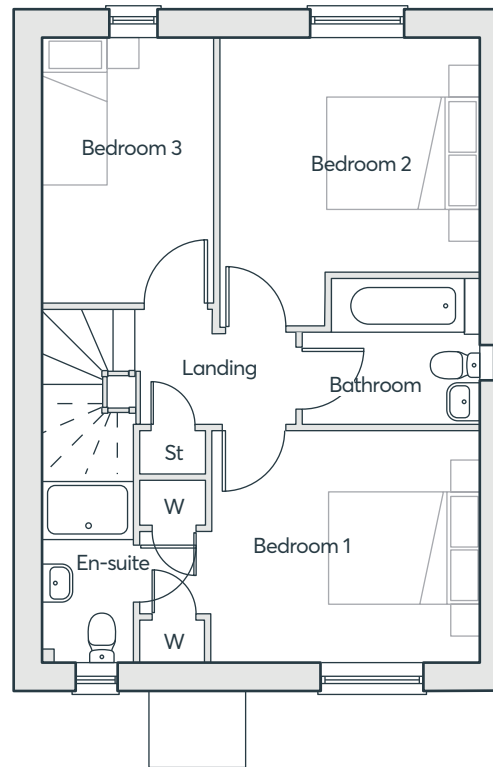
**Cofton Park**  
Cofton Hackett

 **ST.MODWEN  
HOMES**

# The Edwena



Ground Floor



First Floor

|                |               |                |
|----------------|---------------|----------------|
| Living Room    | 4.85m × 3.05m | 15'11" × 10'0" |
| Dining/Kitchen | 5.81m × 3.43m | 19'1" × 11'3"  |
| Cloakroom      | 1.45m × 1.05m | 4'9" × 3'5"    |
| Laundry        | 1.45m × 1.30m | 4'9" × 4'3"    |
| Bedroom 1      | 3.56m × 3.08m | 11'8" × 10'1"  |
| En-suite       | 1.20m × 2.44m | 3'11" × 8'0"   |
| Bedroom 2      | 3.45m × 3.10m | 11'4" × 10'2"  |
| Bedroom 3      | 2.28m × 3.50m | 7'6" × 11'6"   |
| Bathroom       | 1.94m × 2.38m | 6'4" × 7'10"   |

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**Three  
Bedroom  
Home**

1036 sqft

 **ST.MODWEN  
HOMES**

# The Houghton V1

- 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

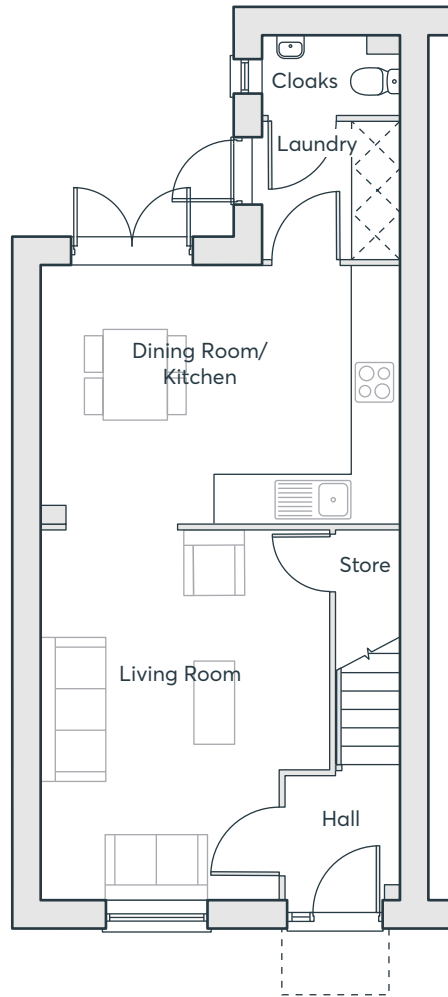
**Three  
Bedroom  
Home**

920 sqft

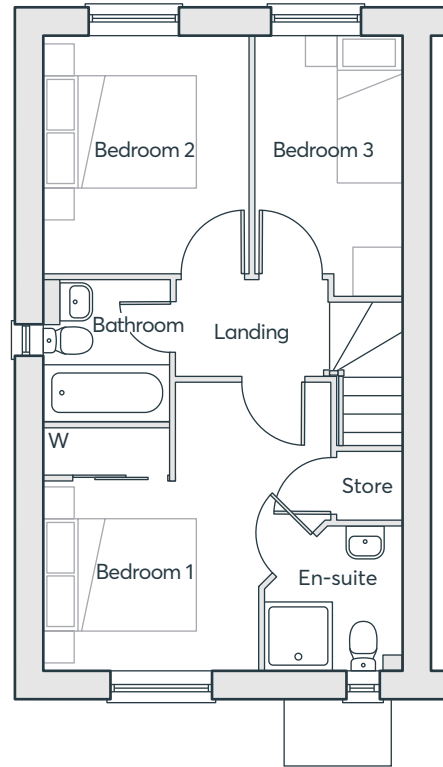
**Cofton Park**  
Cofton Hackett

 **ST.MODWEN  
HOMES**

# The Houghton V1



Ground Floor



First Floor

Three  
Bedroom  
Home

920 sqft

|             |               |               |
|-------------|---------------|---------------|
| Kitchen     | 4.76m × 3.44m | 15'7" × 11'3" |
| Laundry     | 1.83m × 1.81m | 6'0" × 5'11"  |
| Living Room | 4.87m × 3.82m | 16'0" × 12'6" |
| Cloakroom   | 1.83m × 1.05m | 6'0" × 3'5"   |
| Bathroom    | 1.87m × 1.70m | 6'2" × 5'7"   |
| Bedroom 1   | 3.82m × 3.80m | 12'6" × 12'6" |
| Bedroom 2   | 3.13m × 2.74m | 10'3" × 9'0"  |
| Bedroom 3   | 3.44m × 1.93m | 11'3" × 6'4"  |
| En-suite    | 1.92m × 1.81m | 6'4" × 5'11"  |

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SMP 68716/January 2022



# The Thea

- Open plan kitchen-dining room with French doors to the rear garden
- Laundry room with access to the rear garden
- Separate living room
- 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**

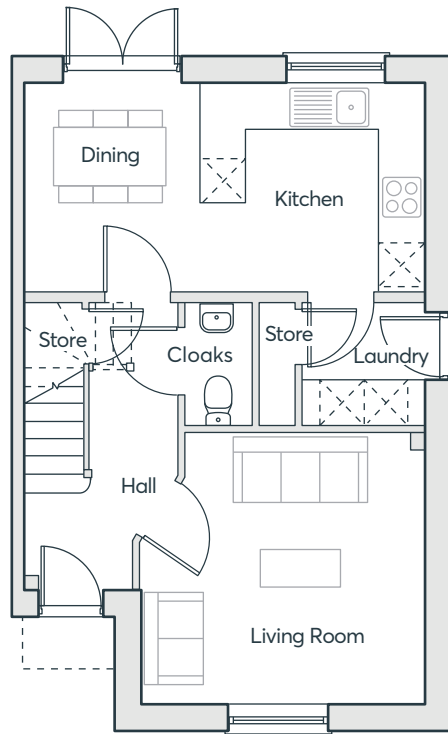
952 sqft

**Cofton Park**  
Cofton Hackett

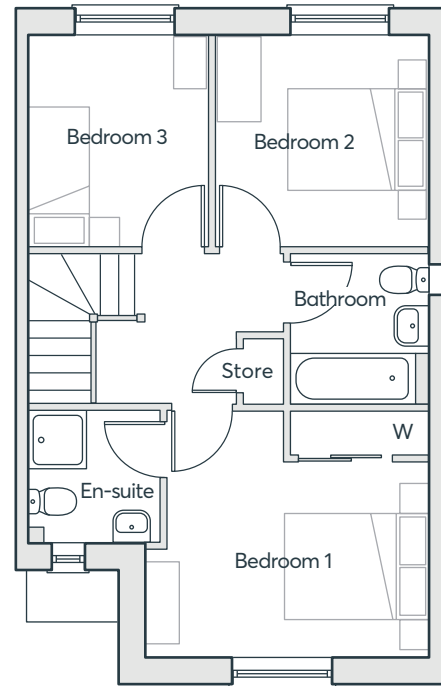
 **ST.MODWEN  
HOMES**



# The Thea



Ground Floor



First Floor

|           |               |               |
|-----------|---------------|---------------|
| Dining    | 2.84m × 2.42m | 9'4" × 7'11"  |
| Kitchen   | 2.84m × 3.05m | 9'4" × 10'0"  |
| Living    | 3.74m × 3.90m | 12'3" × 12'9" |
| Utility   | 1.71m × 1.68m | 5'7" × 5'6"   |
| Cloakroom | 1.71m × 0.93m | 5'7" × 3'0"   |
| Bedroom 1 | 3.39m × 3.90m | 11'1" × 12'9" |
| Bedroom 2 | 2.90m × 2.93m | 9'6" × 9'7"   |
| Bedroom 3 | 2.90m × 2.46m | 9'6" × 8'1"   |
| En-suite  | 1.80m × 1.80m | 5'11" × 5'11" |
| Bathroom  | 2.03m × 1.90m | 6'8" × 6'3"   |

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Three  
Bedroom  
Home

952 sqft

 **ST.MODWEN  
HOMES**



# The Mirin v2

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

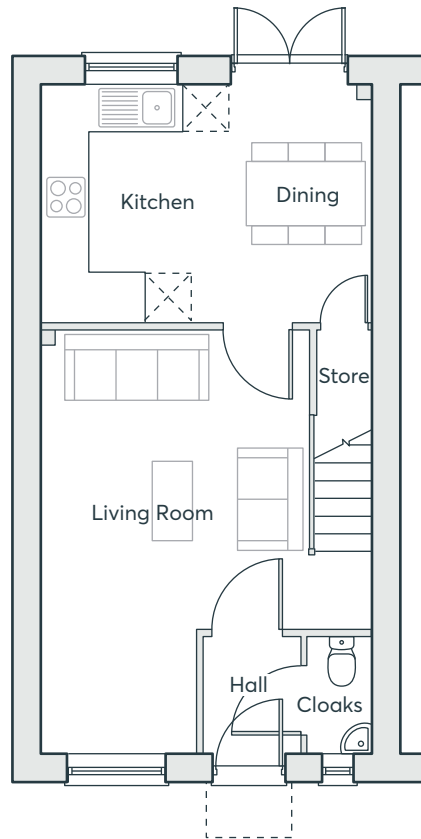
**Three  
Bedroom  
Home**

838 sqft

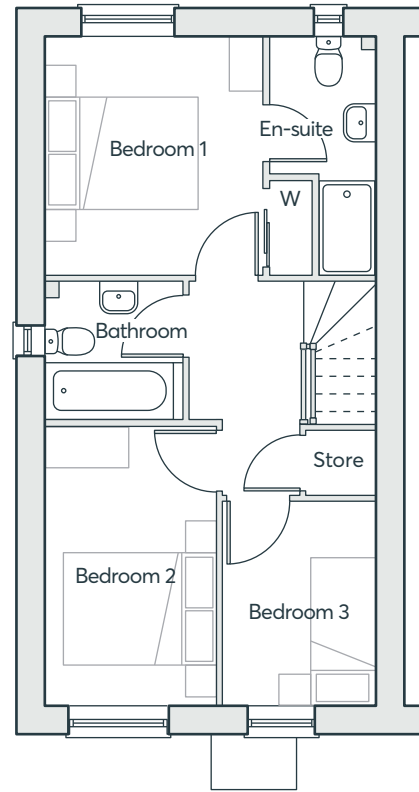
**Cofton Park**  
Cofton Hackett

 **ST.MODWEN  
HOMES**

# The Mirin V2



Ground Floor



First Floor

|                    |               |                |
|--------------------|---------------|----------------|
| <b>Kitchen</b>     | 4.83m × 4.40m | 15'10" × 14'5" |
| <b>Living Room</b> | 4.01m × 2.09m | 13'2" × 6'10"  |
| <b>Bathroom</b>    | 2.20m × 1.70m | 7'3" × 5'7"    |
| <b>Bedroom 1</b>   | 3.67m × 2.51m | 12'0" × 8'3"   |
| <b>Bedroom 2</b>   | 3.70m × 3.26m | 12'2" × 10'8"  |
| <b>Bedroom 3</b>   | 2.75m × 2.08m | 9'0" × 6'9"    |
| <b>En-suite</b>    | 3.43m × 1.80m | 11'3" × 5'11"  |

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**Three  
Bedroom  
Home**

838 sqft

 **ST.MODWEN  
HOMES**



# The Nina

- Living room with French doors opening onto the rear garden
- Kitchen-dining room
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Second double bedroom with storage cupboard
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

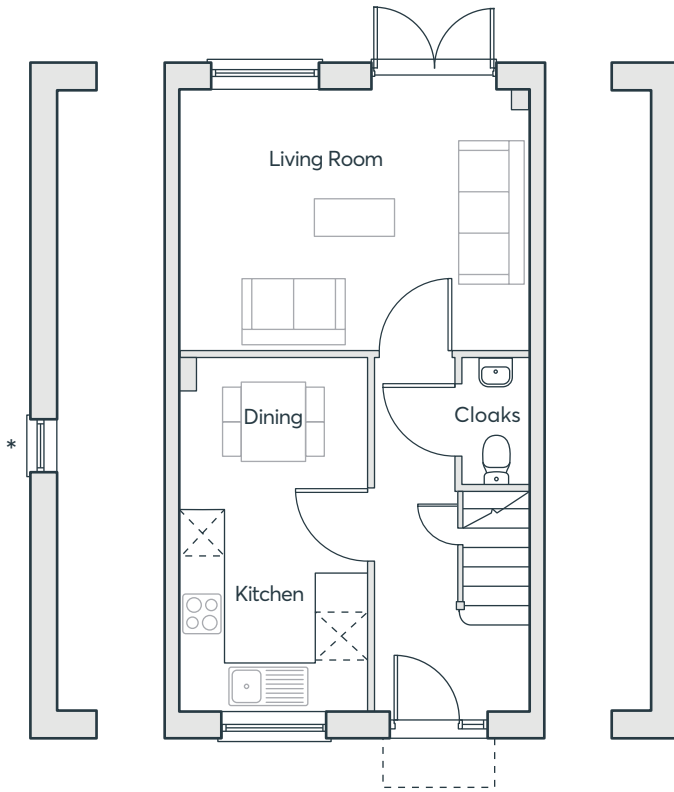
**Two  
Bedroom  
Home**

752 sqft

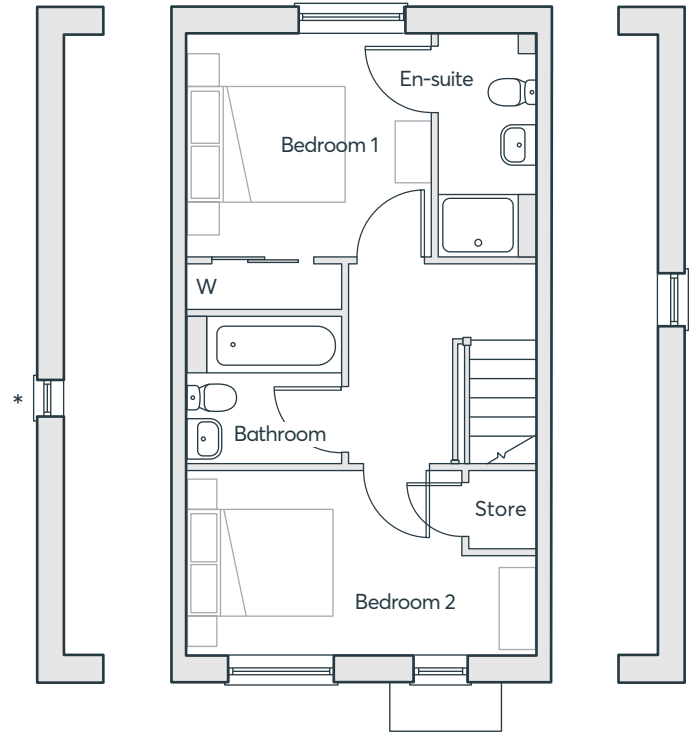
**Cofton Park**  
Cofton Hackett

 **ST.MODWEN  
HOMES**

# The Nina



Ground Floor



First Floor

|             |               |               |
|-------------|---------------|---------------|
| Dining      | 1.91m x 2.40m | 6'3" x 7'10"  |
| Kitchen     | 2.55m x 2.40m | 8'4" x 7'10"  |
| Living Room | 3.29m x 4.46m | 10'9" x 14'8" |
| Cloakroom   | 1.60m x 0.87m | 5'3" x 2'10"  |
| Bedroom 1   | 2.81m x 3.12m | 9'3" x 10'3"  |
| En-suite    | 2.81m x 1.25m | 9'3" x 4'11"  |
| Bedroom 2   | 2.33m x 4.46m | 7'8" x 14'8"  |
| Bathroom    | 1.85m x 1.99m | 6'1" x 6'6"   |

\* Plot specific window

Two  
Bedroom  
Home

752 sqft

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 **ST.MODWEN  
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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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