

Development Layout



LOCKING PARKLANDS



**ST.MODWEN
HOMES**

Locking Parklands, Cranwell Road, Locking,
Weston Super Mare, BS24 7DP
Telephone: 0333 014 6360
www.stmodwenhomes.co.uk

DEVELOPMENT LAYOUT

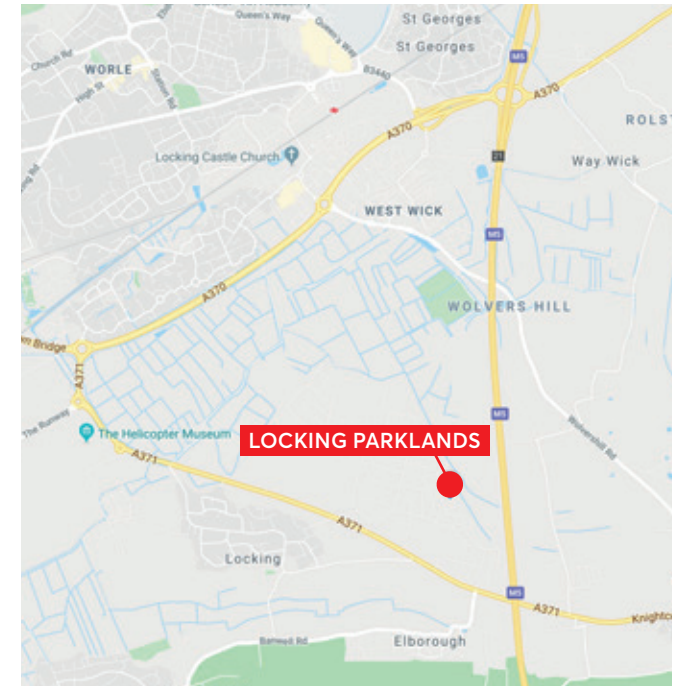
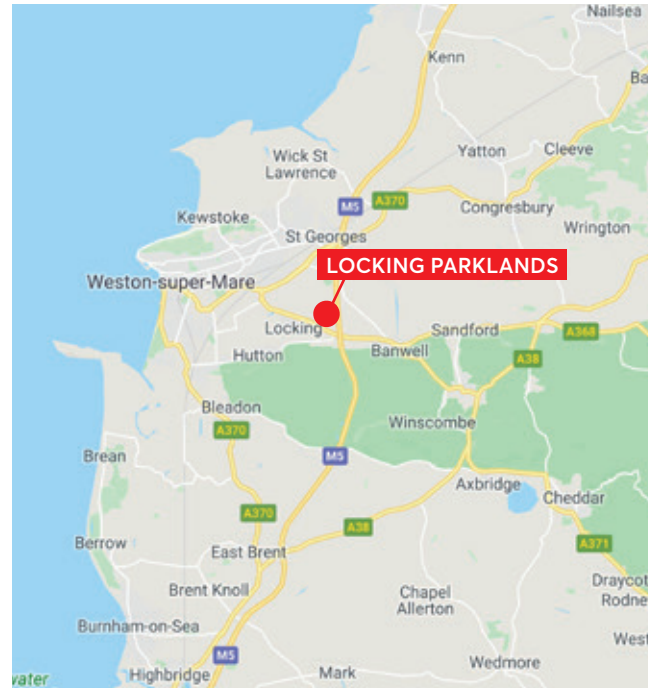


**COMMERCIAL
SITE**



- | | |
|---|---|
| The Oak
4 bedroom home | Block 1
1 & 2 bedroom homes |
| The Yew
4 bedroom home | Block 2
1 & 2 bedroom homes |
| The Juniper
4 bedroom home | Block 3
1 & 2 bedroom homes |
| The Mulberry
3 bedroom home | Block 4
1 & 2 bedroom homes |
| The Fir
3 bedroom home | Block 5
1 & 2 bedroom homes |
| The Beech
2 bedroom home | Affordable
2 bedroom home |
| The Elm
2 bedroom home | |
- BCP = Bin collection Point
V = Visitor parking
DV = Disabled visitor 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 58404 FEBRUARY 2020



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THE OAK V1

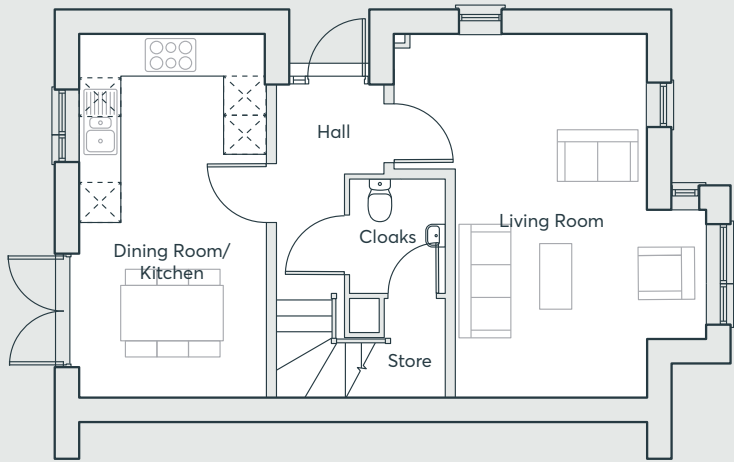
- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

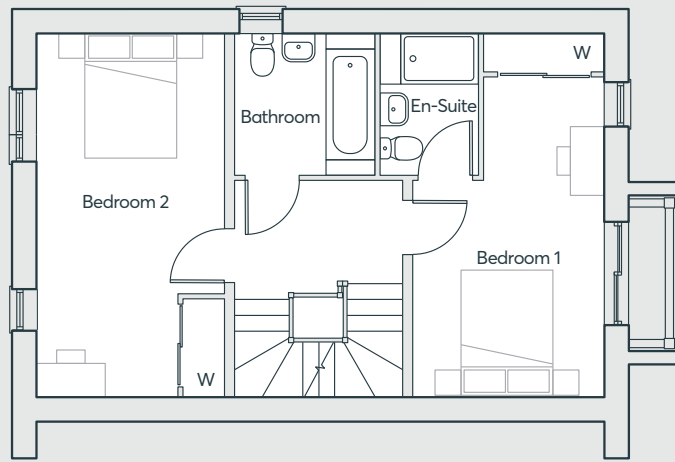
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WESTON-SUPER-MARE

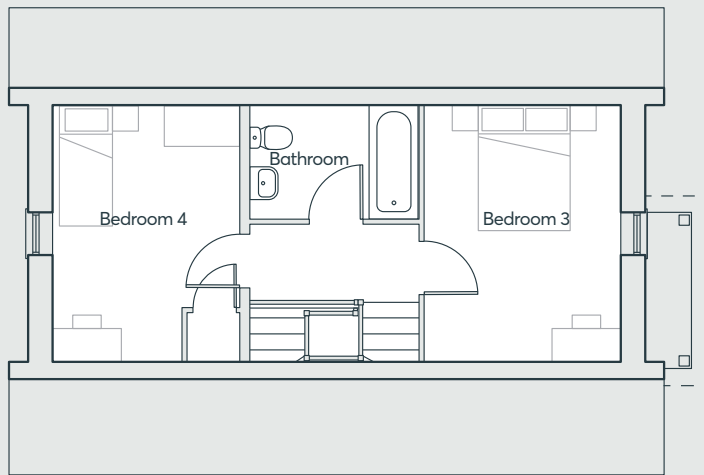
 **ST. MODWEN
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE OAK V1

Living Room	3.90m x 5.60m	12'10" x 18'4"
Kitchen/Dining	2.89m x 5.60m	9'6" x 18'4"
Cloakroom	1.46m x 1.76m	4'10" x 5'9"
Bedroom 1	2.95m x 5.60m	9'8" x 18'4"
En-Suite	1.49m x 2.19m	4'11" x 7'2"
Bedroom 2	2.89m x 5.60m	9'6" x 18'4"
Bathroom	2.15m x 2.19m	7'1" x 7'2"
Bedroom 3	3.01m x 3.85m	9'11" x 12'8"
Bedroom 4	2.89m x 3.85m	9'6" x 12'8"
Bathroom	2.60m x 1.70m	8'6" x 5'7"

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**FOUR
BEDROOM
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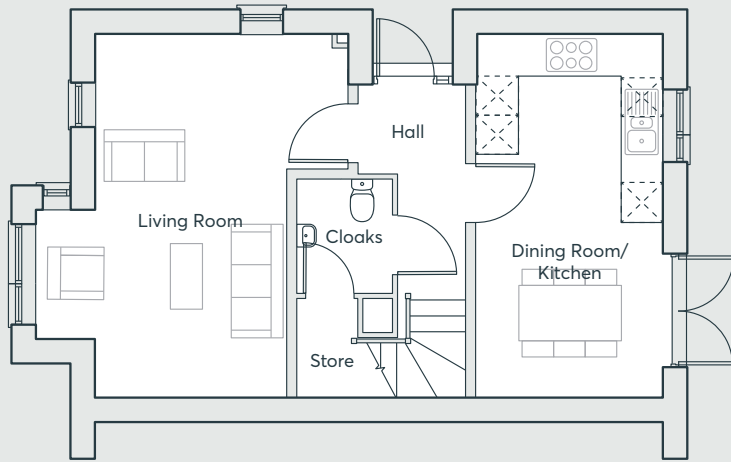
THE OAK v2

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

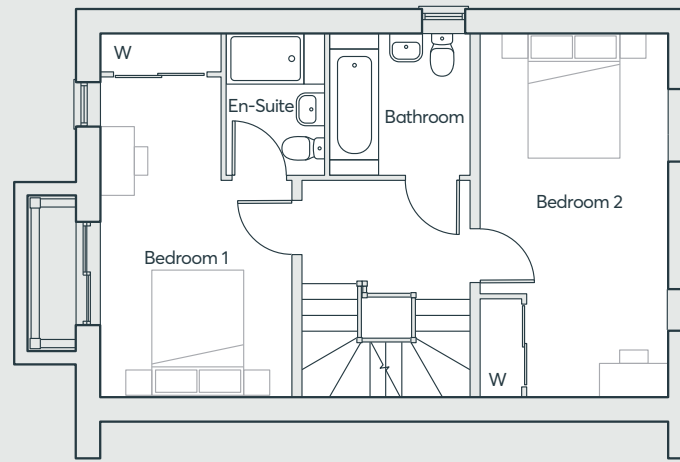
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BEDROOM
HOME**

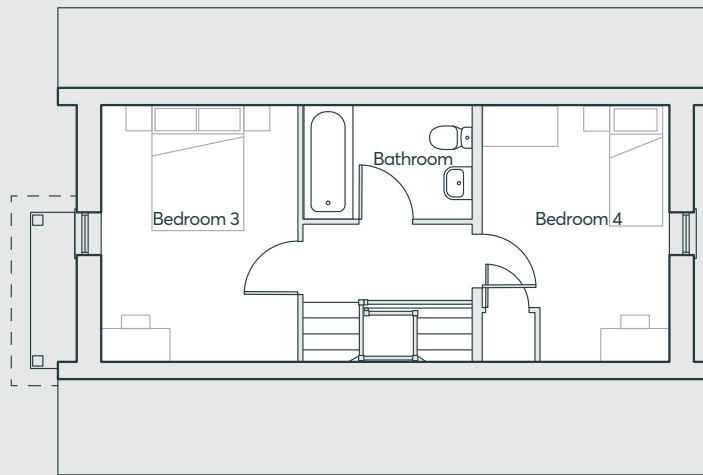
 **ST. MODWEN
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE OAK V2

Living Room	3.90m x 5.60m	12'10" x 18'4"
Kitchen/Dining	2.89m x 5.60m	9'6" x 18'4"
Cloakroom	1.46m x 1.76m	4'10" x 5'9"
Bedroom 1	2.95m x 5.60m	9'8" x 18'4"
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THE YEW V1

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge
- Master bedroom with built in wardrobe and en-suite
- Family bathroom with bath and shower
- Three further well proportioned bedrooms
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

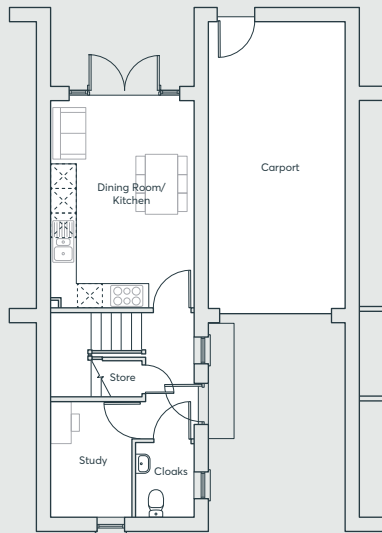
**FOUR
BEDROOM
HOME**

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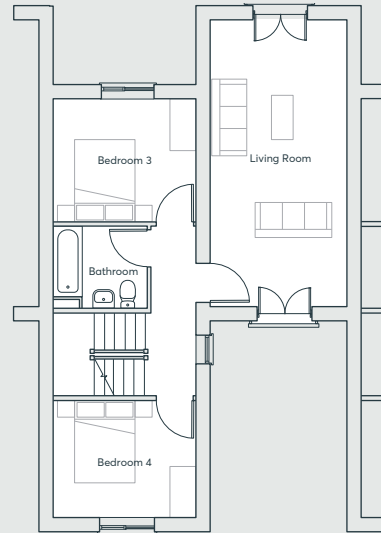
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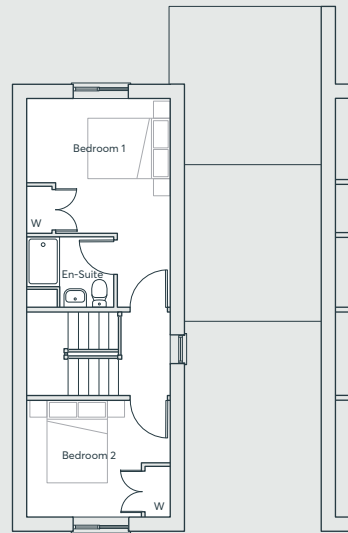
THE YEW V1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining	3.45m x 5.02m	11'4" x 16'6"
Study	1.96m x 2.80m	6'5" x 9'2"
Cloakroom	1.40m x 1.80m	4'7" x 5'11"
Carport	3.32m x 6.98m	10'11" x 22'11"
Living Room	3.28m x 6.93m	10'9" x 22'9"
Bedroom 1	3.45m x 3.24m	11'4" x 10'7"
En-suite	2.10m x 1.72m	6'10" x 5'8"
Bedroom 2	3.45m x 2.82m	11'4" x 9'3"
Bedroom 3	3.50m x 3.00m	11'6" x 9'8"
Bedroom 4	3.45m x 2.80m	11'4" x 9'2"
Bathroom	2.27m x 1.98m	7'5" x 6'6"

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THE YEW V2

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge
- Master bedroom with built in wardrobe and en-suite
- Family bathroom with bath and shower
- Three further well proportioned bedrooms
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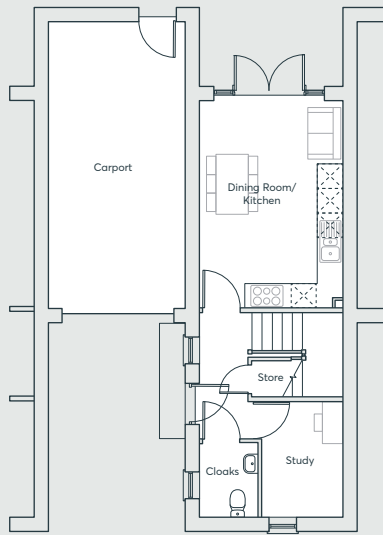
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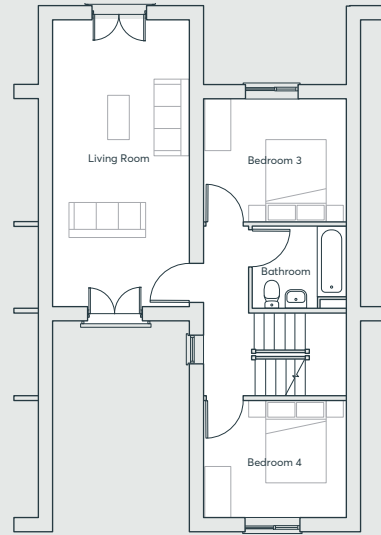
FOUR
BEDROOM
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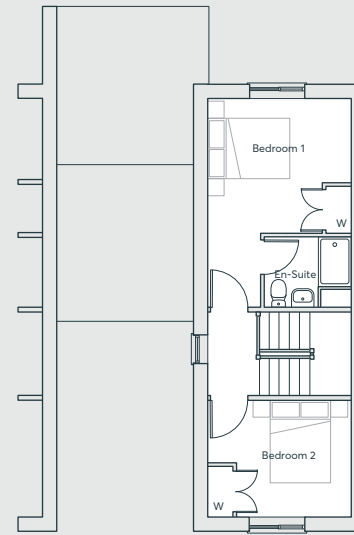
THE YEW V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining	3.45m x 5.02m	11'4" x 16'6"
Study	1.96m x 2.80m	6'5" x 9'2"
Cloakroom	1.40m x 1.80m	4'7" x 5'11"
Carport	3.32m x 6.98m	10'11" x 22'11"
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THE JUNIPER V1

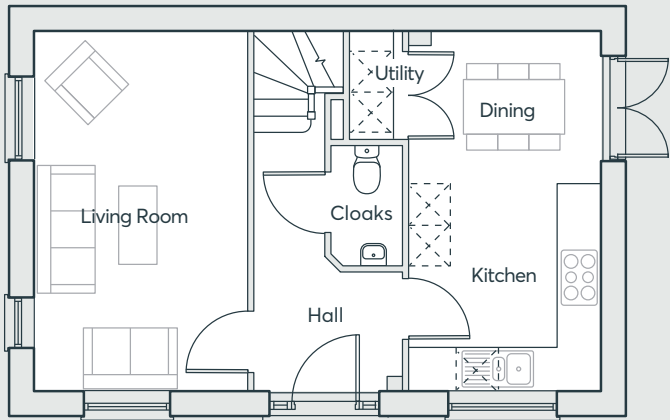
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge
- Master bedroom with built in wardrobe and en-suite
- Family bathroom with bath and shower
- Three further well proportioned bedrooms
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

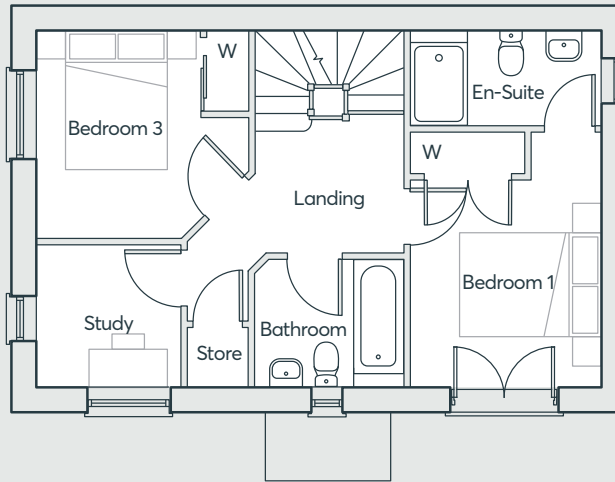
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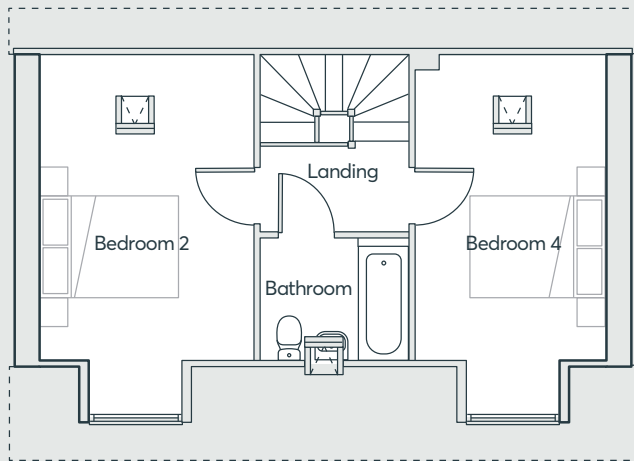
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE JUNIPER V1

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	2.80m x 3.75m	9'2" x 12'3"
En-suite	2.80m x 1.42m	9'2" x 4'8"
Study	2.14m x 2.11m	7'0" x 6'11"
Bedroom 3	3.12m x 3.06m	10'3" x 10'0"
Bathroom	2.18m x 1.90m	7'2" x 6'3"
Bedroom 2	3.12m x 4.47m	10'3" x 14'8"
Bedroom 4	2.82m x 4.48m	9'3" x 14'8"
Bathroom	2.18m x 1.80m	7'2" x 5'11"

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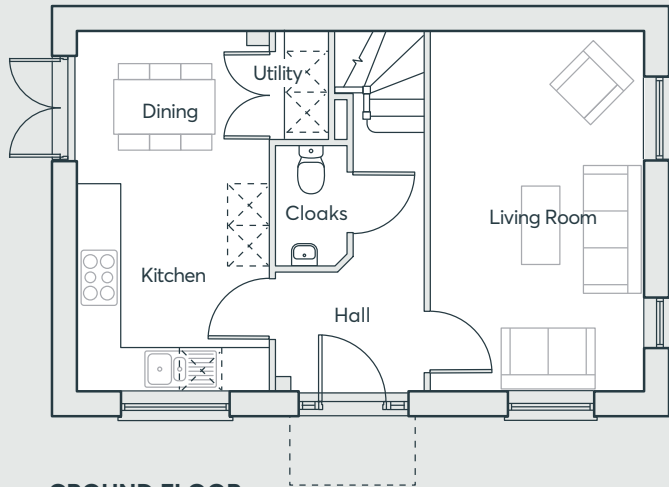
THE JUNIPER V2

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge
- Master bedroom with built in wardrobe and en-suite
- Family bathroom with bath and shower
- Three further well proportioned bedrooms
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

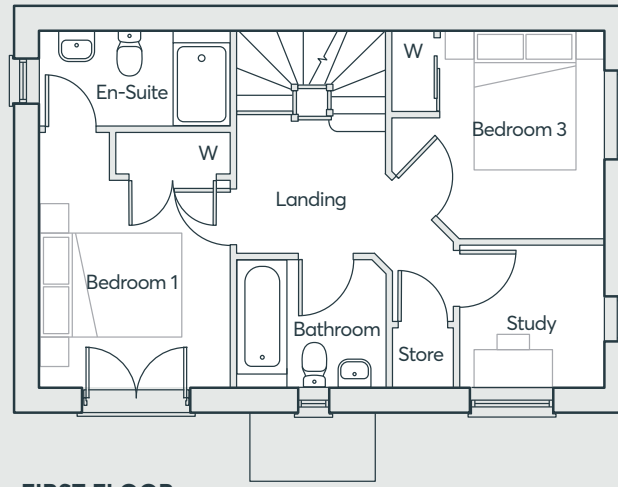
**FOUR
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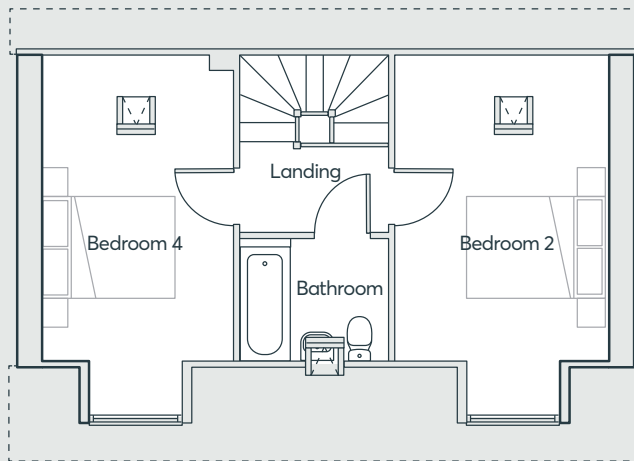
 **ST. MODWEN
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE JUNIPER 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"
Bedroom 1	2.80m x 3.75m	9'2" x 12'3"
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BEDROOM
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THE MULBERRY V1

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

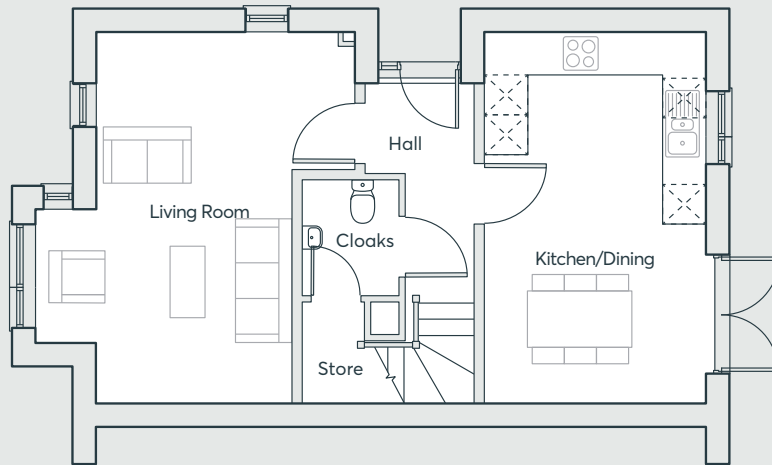
**THREE
BEDROOM
HOME**

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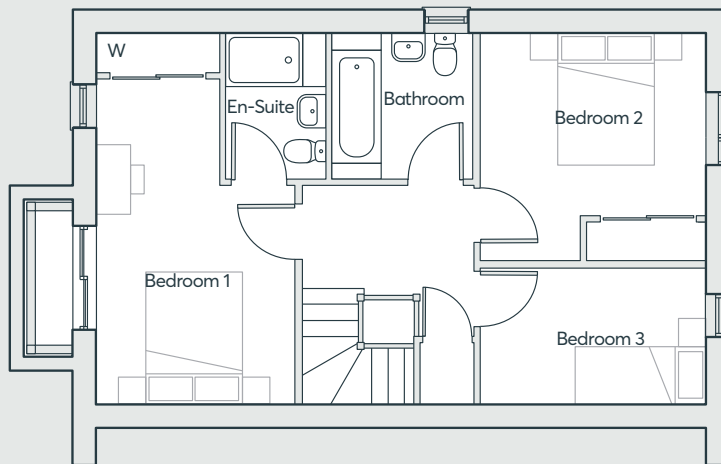
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 **ST. MODWEN
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THE MULBERRY V1



GROUND FLOOR



FIRST FLOOR

Living Room	4.80m x 5.60m	15'10" x 18'4"
Kitchen/Dining	3.34m x 5.60m	10'11" x 18'4"
Cloakroom	1.46m x 1.76m	4'10" x 5'9"
Bedroom 1	2.99m x 4.91m	9'10" x 16'1"
En-Suite	1.51m x 2.20m	5'0" x 7'3"
Bedroom 2	3.40m x 3.43m	11'2" x 11'3"
Bedroom 3	3.40m x 2.06m	11'2" x 6'9"
Bathroom	2.12m x 2.20m	7'0" x 7'3"

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THE MULBERRY V2

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

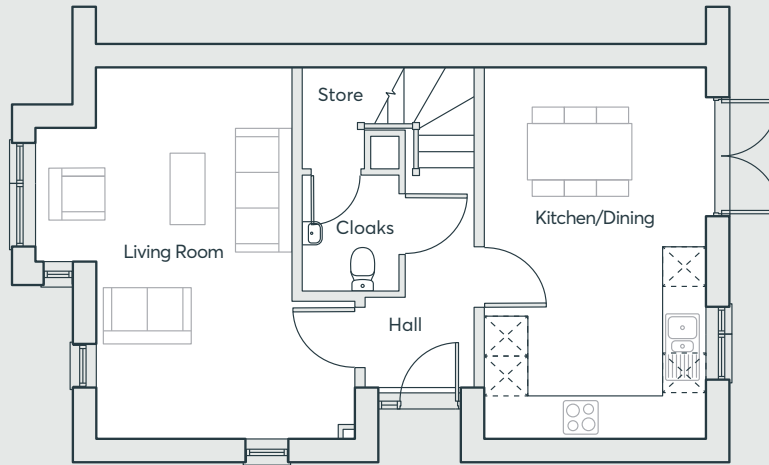
**THREE
BEDROOM
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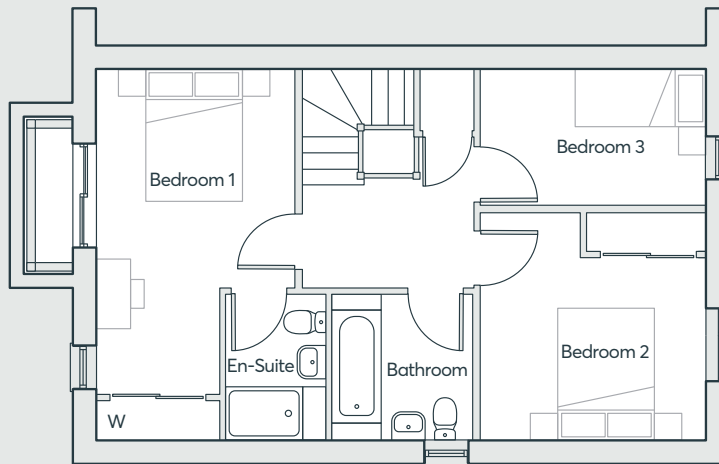
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 **ST. MODWEN
HOMES**

THE MULBERRY V2



GROUND FLOOR



FIRST FLOOR

Living Room	4.80m x 5.60m	15'10" x 18'4"
Kitchen/Dining	3.34m x 5.60m	10'11" x 18'4"
Cloakroom	1.46m x 1.76m	4'10" x 5'9"
Bedroom 1	2.99m x 4.91m	9'10" x 16'1"
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THE FIR v1

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

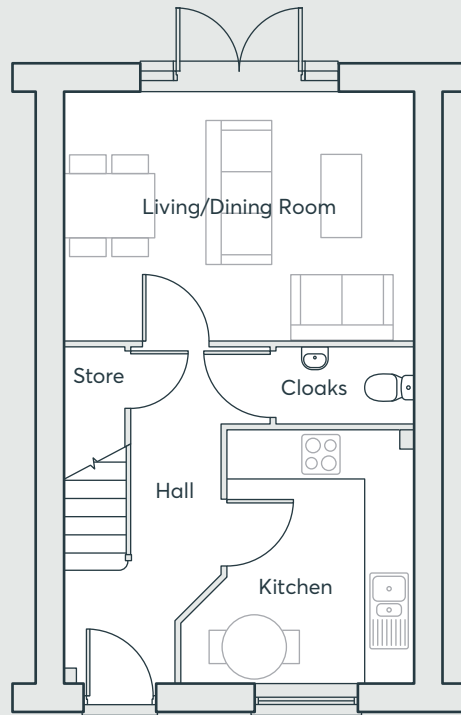
**THREE
BEDROOM
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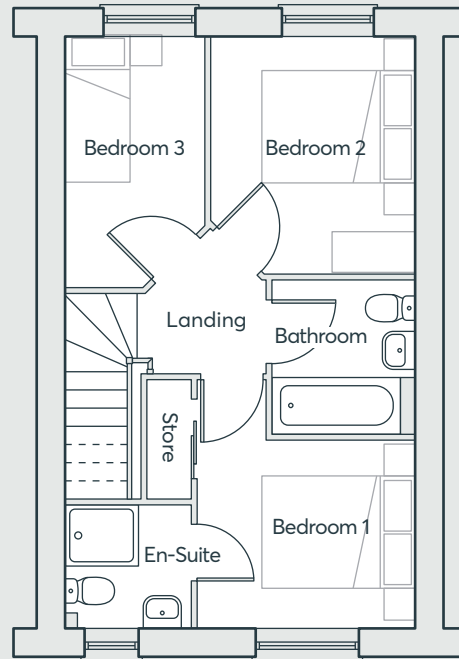
WESTON-SUPER-MARE

 **ST. MODWEN
HOMES**

THE FIR V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.69m x 3.31m	15'4" x 10'10"
Kitchen	3.09m x 3.35m	10'2" x 11'0"
Cloakroom	1.84m x 1.00m	6'0" x 3'3"
Bedroom 1	2.90m x 2.50m	9'6" x 8'2"
En-suite	1.70m x 1.64m	5'7" x 5'5"
Bedroom 2	2.72m x 3.13m	8'11" x 10'3"
Bedroom 3	1.88m x 3.31m	6'2" x 10'10"
Bathroom	1.90m x 2.03m	6'3" x 6'8"

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**THREE
BEDROOM
HOME**

 **ST. MODWEN
HOMES**



THE FIR v2

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

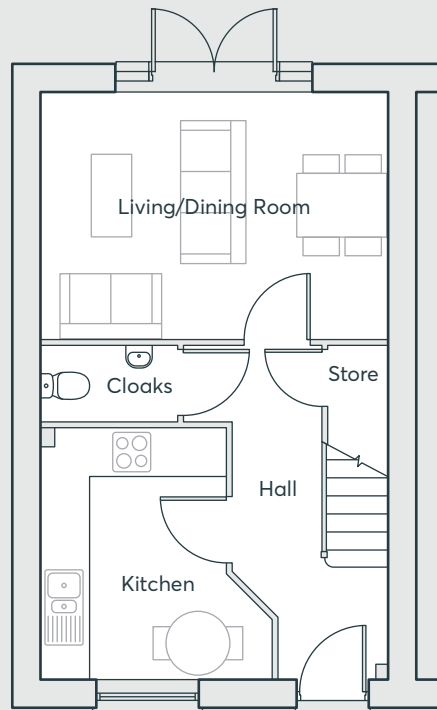
**THREE
BEDROOM
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PARKLANDS**

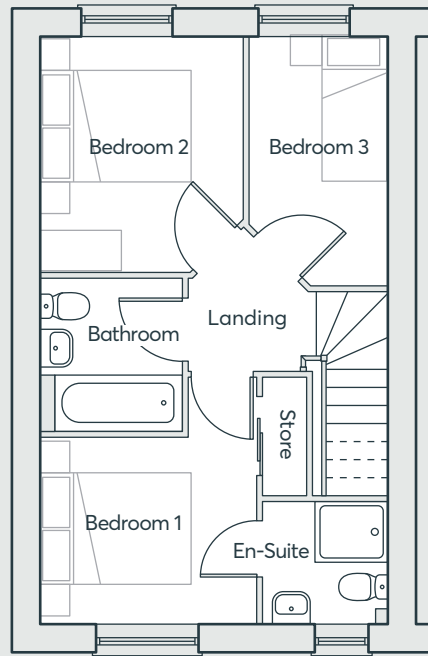
WESTON-SUPER-MARE

 **ST. MODWEN
HOMES**

THE FIR v2



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.69m x 3.31m	15'4" x 10'10"
Kitchen	3.09m x 3.35m	10'2" x 11'0"
Cloakroom	1.84m x 1.00m	6'0" x 3'3"
Bedroom 1	2.90m x 2.50m	9'6" x 8'2"
En-suite	1.70m x 1.64m	5'7" x 5'5"
Bedroom 2	2.72m x 3.13m	8'11" x 10'3"
Bedroom 3	1.88m x 3.31m	6'2" x 10'10"
Bathroom	1.90m x 2.03m	6'3" x 6'8"

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SMP 58404/February 2020

**THREE
BEDROOM
HOME**

**LOCKING
PARKLANDS**

WESTON-SUPER-MARE



 **ST. MODWEN
HOMES**

THE BEECH V1

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

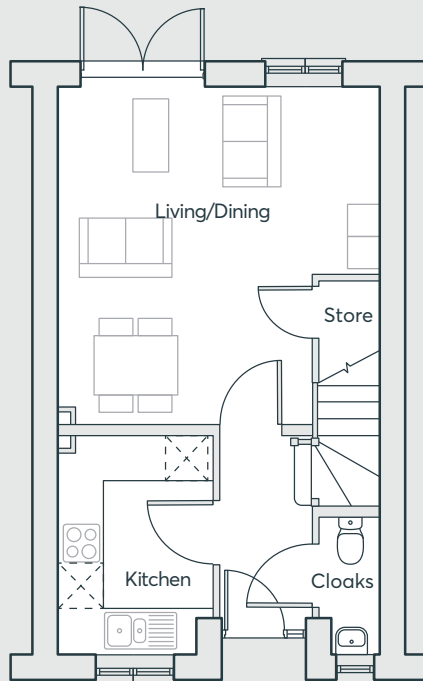
**TWO
BEDROOM
HOME**

**LOCKING
PARKLANDS**

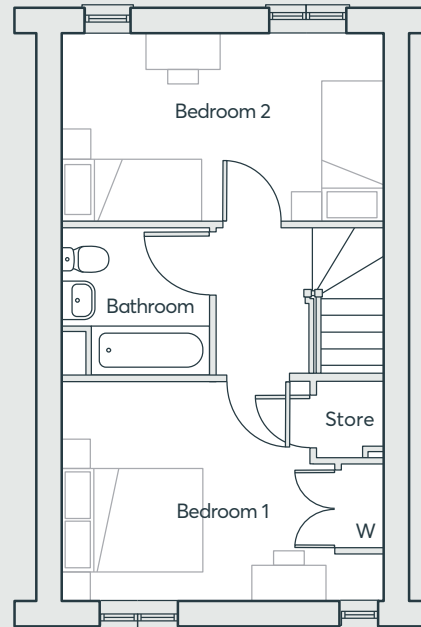
WESTON-SUPER-MARE

 **ST. MODWEN
HOMES**

THE BEECH V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.63m x 4.89m	15'2" x 15'11"
Kitchen	1.98m x 3.13m	6'6" x 10'3"
Cloakroom	0.70m x 1.96m	2'4" x 6'5"
Bedroom 1	4.63m x 3.14m	15'2" x 10'4"
Bedroom 2	4.63m x 2.71m	15'2" x 8'11"
Bathroom	2.12m x 2.12m	7'0" x 7'0"

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**TWO
BEDROOM
HOME**

**LOCKING
PARKLANDS**
WESTON-SUPER-MARE



**ST. MODWEN
HOMES**

THE BEECH V2

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

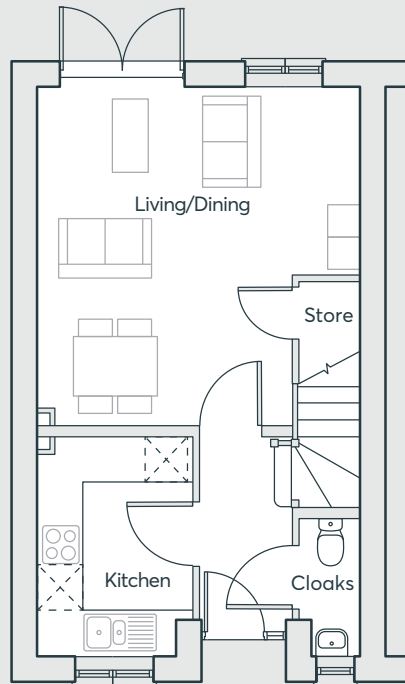
**TWO
BEDROOM
HOME**

**LOCKING
PARKLANDS**

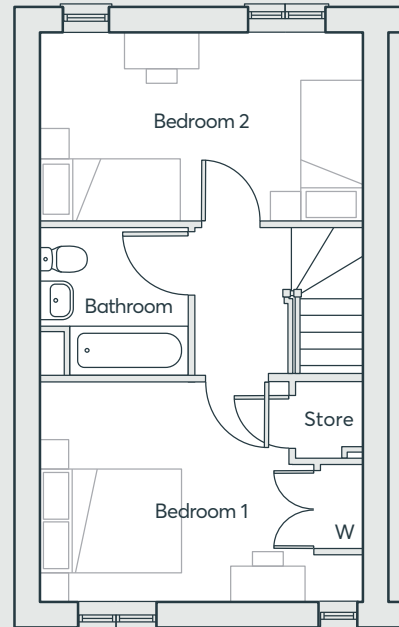
WESTON-SUPER-MARE

 **ST. MODWEN
HOMES**

THE BEECH V2



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.63m x 4.89m	15'2" x 15'11"
Kitchen	1.98m x 3.13m	6'6" x 10'3"
Cloakroom	0.70m x 1.96m	2'4" x 6'5"
Bedroom 1	4.63m x 3.14m	15'2" x 10'4"
Bedroom 2	4.63m x 2.71m	15'2" x 8'11"
Bathroom	2.12m x 2.12m	7'0" x 7'0"

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**TWO
BEDROOM
HOME**

**LOCKING
PARKLANDS**

WESTON-SUPER-MARE



**ST. MODWEN
HOMES**



THE ELM

- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

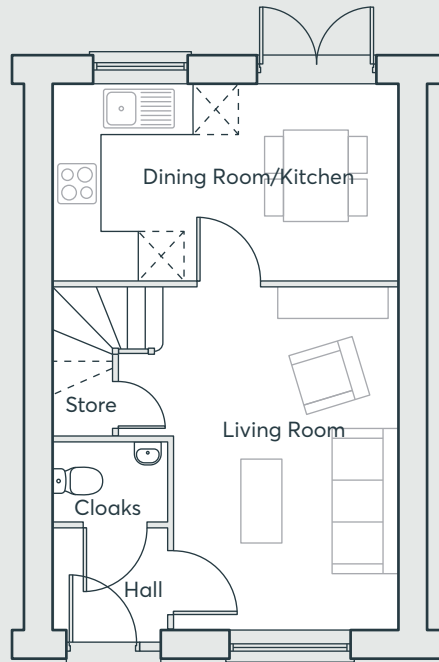
**TWO
BEDROOM
HOME**

**LOCKING
PARKLANDS**

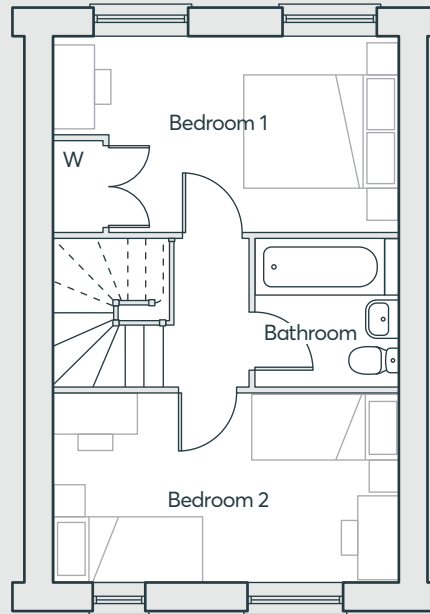
WESTON-SUPER-MARE

 **ST. MODWEN
HOMES**

THE ELM



GROUND FLOOR



FIRST FLOOR

Living Room	2.97m x 4.50m	9'9" x 14'9"
Kitchen/Dining	4.57m x 2.58m	15'0" x 8'5"
Cloakroom	1.52m 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	1.91m x 1.94m	6'3" x 6'4"

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**TWO
BEDROOM
HOME**

**LOCKING
PARKLANDS**

WESTON-SUPER-MARE



 **ST. MODWEN
HOMES**