

Discover the
difference



PEAR TREE FIELDS



Norton Road, Worcester, WR5 2PE



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.

DEVELOPMENT LAYOUT



- The Almond (1857)**
5 bedroom home
- The Mayne (1774)**
4 bedroom home
- The Garnet (1474)**
4 bedroom home
- The Barlow (1379)**
4 bedroom home
- The Hannington (1173)**
4 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 Vincent (1090)**
2 bedroom bungalow
- Affordable Housing**

BCP = Bin Collection Point

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 59799/January 2020

THE ALMOND

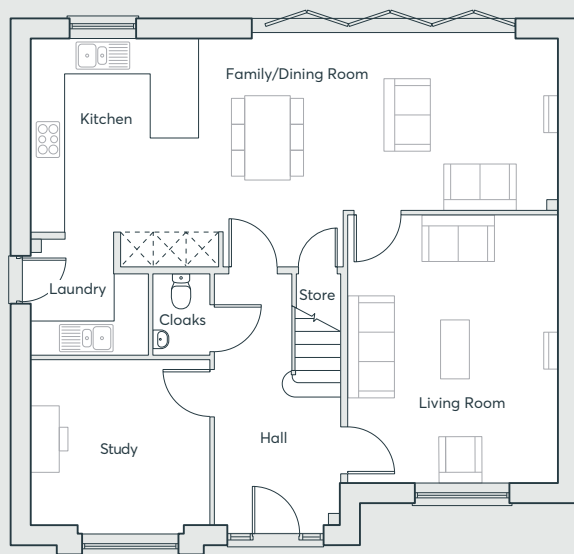
- Open plan kitchen/dining/family room with bi-folding doors to the garden
- Laundry room off the kitchen
- Downstairs cloakroom
- Separate study
- Master bedroom with en-suite and walk-in wardrobe
- En-suite and built in wardrobes to bedroom 2 and bedroom 3
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

PEAR TREE FIELDS
WORCESTER

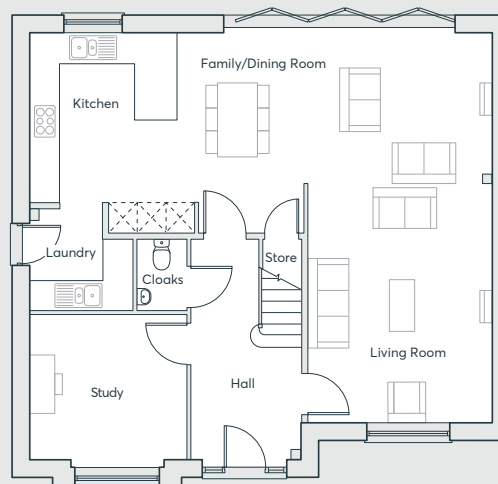
**FIVE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

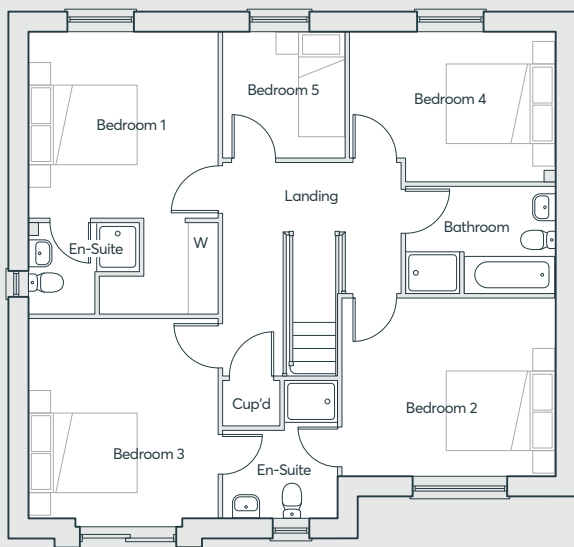
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



PEAR TREE FIELDS

WORCESTER

FIVE BEDROOM HOME

THE ALMOND

Kitchen/Dining	9.86m x 3.38m	32'40" x 11'0"
Living Room	5.01m x 3.90m	16'5" x 12'10"
Study	3.37m x 3.08m	11'1" x 10'1"
Laundry	2.22m x 2.15m	7'4" x 7'1"
Bedroom 1	3.57m x 3.49m	11'8" x 11'5"
En-suite	2.10m x 1.69m	6'10" x 5'6"
Bedroom 2	3.96m x 3.30m	13'0" x 10'10"
Bedroom 3	3.57m x 3.70m	11'8" x 12'2"
En-suite	2.13m x 2.56m	7'0" x 8'5"
Bedroom 4	3.84m x 2.80m	12'7" x 9'2"
Bedroom 5	2.25m x 2.34m	7'5" x 7'8"
Bathroom	2.79m x 2.01m	9'2" x 6'7"

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SMP 59799/March 2020

 **ST.MODWEN
HOMES**



THE MAYNE

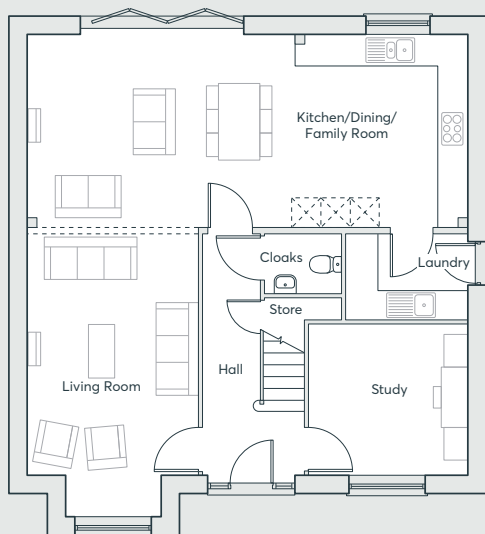
- Large open plan living room and kitchen/ dining/family room with Bi-folding doors to the garden
- Separate study
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite, built in wardrobe and balcony
- En-suite to bedroom two and bedroom three
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

PEAR TREE FIELDS
WORCESTER

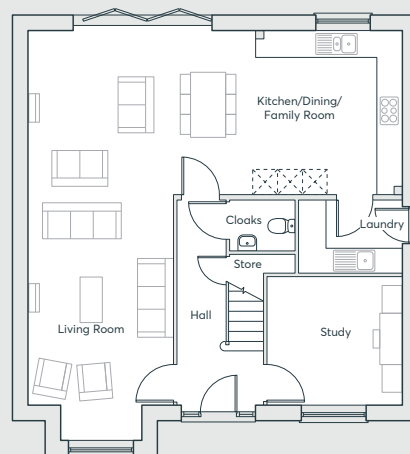
**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

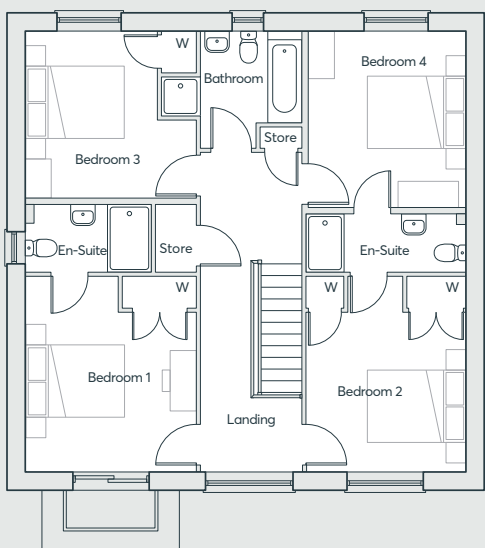
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



PEAR TREE FIELDS

WORCESTER

FOUR BEDROOM HOME

THE MAYNE

Kitchen/Dining/Family Room

9.08m x 3.94m 29'9" x 12'11"

Living Room

4.99m x 3.53m 16'4" x 11'7"

Study

3.28m x 3.13m 10'9" x 10'3"

Laundry

2.51m x 1.77m 8'3" x 5'10"

Bedroom 1

3.53m x 4.01m 11'7" x 13'2"

En-suite

2.61m x 1.40m 8'7" x 4'7"

Bedroom 2

3.28m x 4.01m 10'9" x 13'2"

Bedroom 3

3.26m x 3.66m 10'8" x 12'0"

Bedroom 4

2.74m x 3.46m 9'0" x 11'4"

En-suite

3.28m x 1.2m 10'9" x 3'11"

Bathroom

2.89m x 2.44m 9'6" x 8'0"

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 **ST.MODWEN
HOMES**

THE GARNET

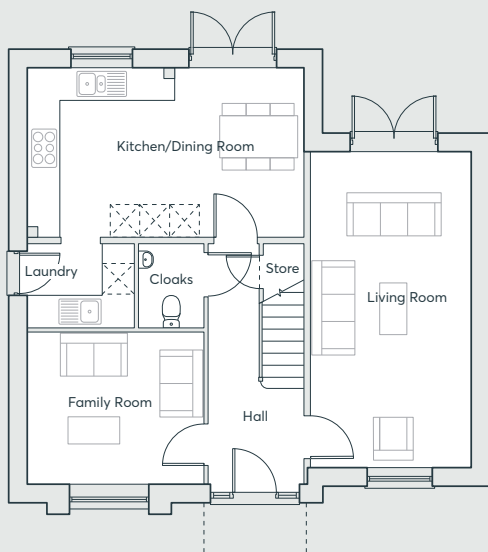
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Fitted wardrobe in second bedroom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

**FOUR
BEDROOM
HOME**

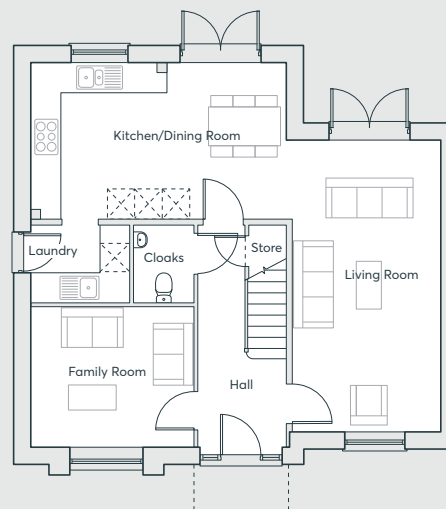
PEAR TREE FIELDS
WORCESTER

 **ST.MODWEN
HOMES**

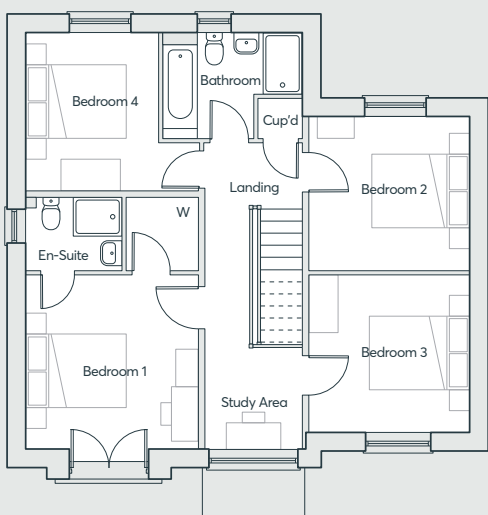
GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR



THE GARNET

Living Room	3.23m x 6.38m	10'7" x 20'11"
Family room	3.56m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry Room	1.69m x 2.16m	5'6" x 7'1"
Cloakroom	1.69m x 1.31m	5'6" x 4'4"
Bedroom 1	3.48m x 3.53m	11'5" x 11'7"
En-suite	1.51m x 1.95m	4'11" x 6'5"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.26m x 3.21m	10'8" x 10'6"
Bedroom 4	3.16m x 3.51m	10'5" x 11'6"
Bathroom	2.82m x 2.10m	9'3" x 6'11"
Wardrobe	1.51m x 1.47m	4'11" x 4'10"

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PEAR TREE FIELDS

WORCESTER

FOUR BEDROOM HOME

 **ST.MODWEN
HOMES**

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 and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

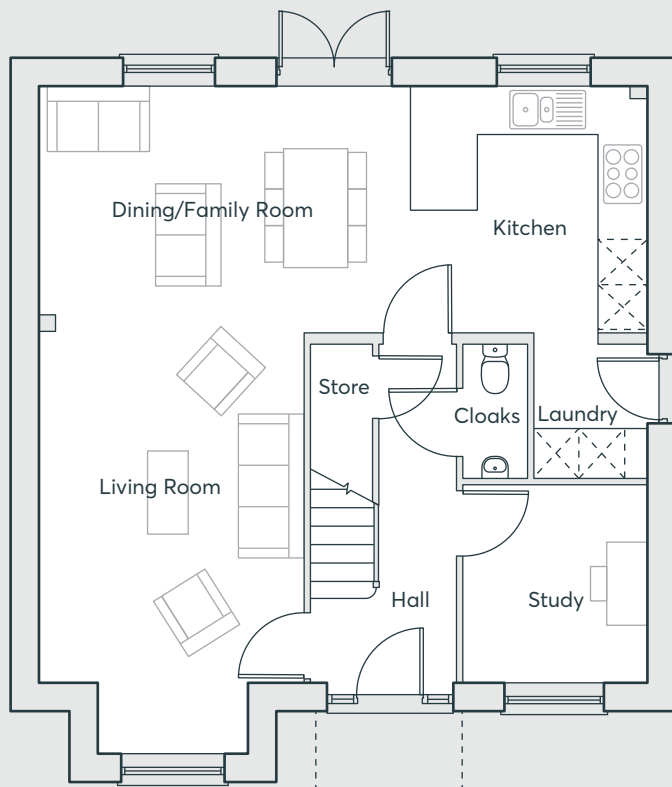
PEAR TREE FIELDS

WORCESTER

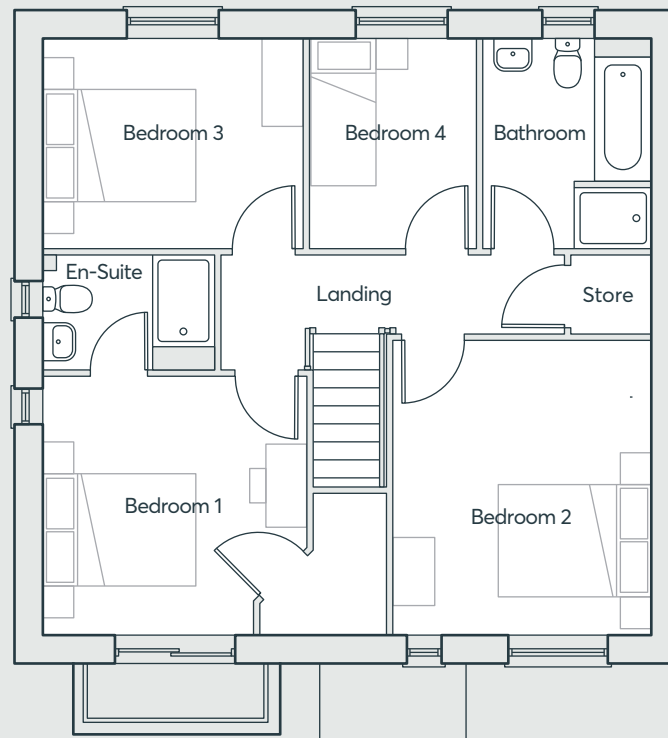
FOUR
BEDROOM
HOME

 **ST.MODWEN
HOMES**

THE BARLOW



GROUND FLOOR



FIRST FLOOR

Living Room	4.65m x 3.50m	15'3" x 11'6"
Kitchen/Dining	8.06m x 3.28m	26'6" x 10'9"
Study	2.45m x 2.64m	8'0" x 8'8"
Laundry Room	1.78m x 1.50m	5'10" x 4'11"
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	1.51m x 2.29m	5'0" x 7'6"
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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PEAR TREE FIELDS

WORCESTER

FOUR
BEDROOM
HOME

 **ST.MODWEN
HOMES**

THE HANNINGTON

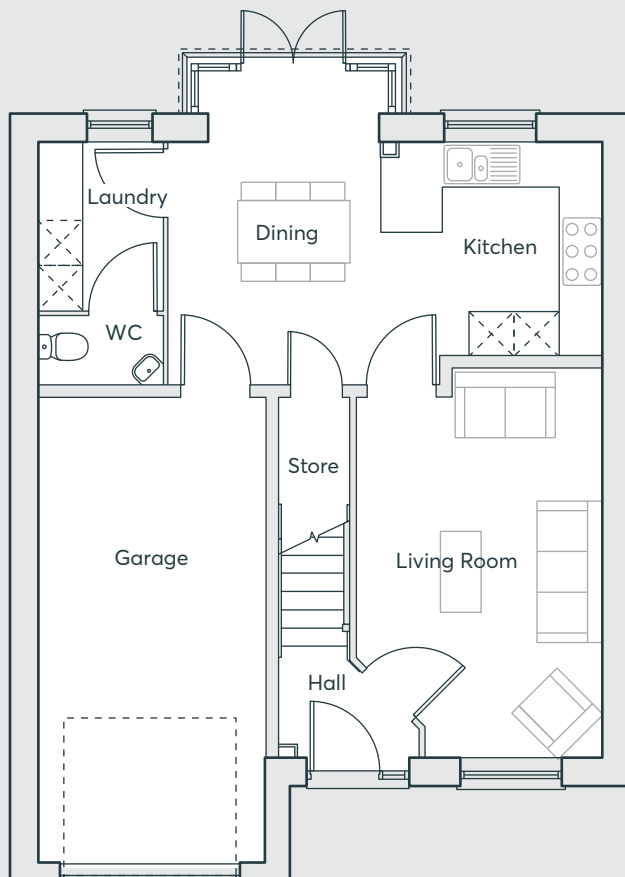
- Kitchen/dining room with French doors to the garden
- Laundry room off kitchen
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with en-suite and built-in wardrobe
- Bedroom 2 with store cupboard
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**THREE
BEDROOM
HOME**

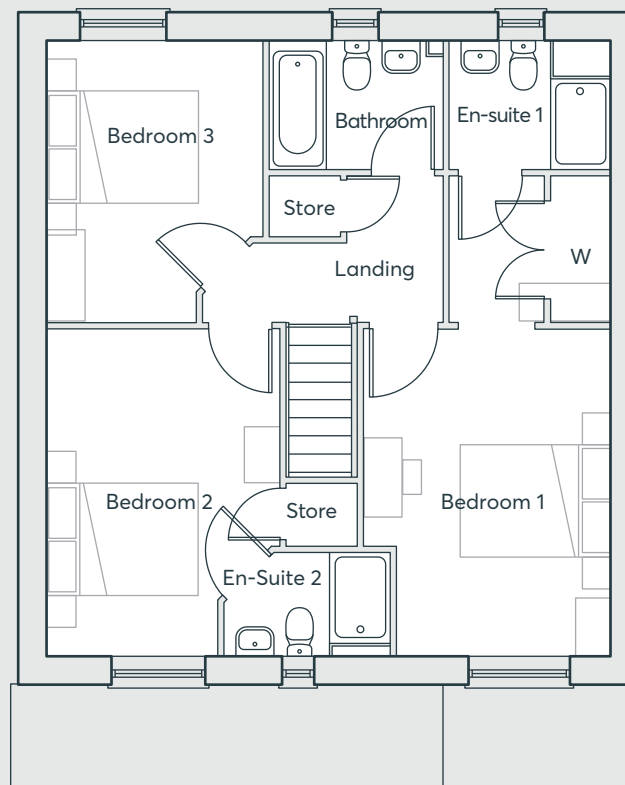
PEAR TREE FIELDS
WORCESTER

 **ST.MODWEN
HOMES**

THE HANNINGTON



GROUND FLOOR



FIRST FLOOR

Living Room	3.25m x 5.14m	10'9" x 16'11"
Kitchen/Dining	5.74m x 4.13m	23'7" x 9'6"
WC	1.63m x 0.87m	2'11" x 5'5"
Bedroom 1	3.25m x 6.36m	10'9" x 14'4"
Bedroom 2	3.08m x 4.33m	8'7" x 14'4"
Bedroom 3	2.86m x 3.70m	8'10" x 12'3"
Bathroom	2.29m x 1.70m	8'11" x 8'6"
En-suite	2.14m x 1.70m	8'0" x 4'7"
En-suite 2	2.18m x 1.40m	8'0" x 4'7"
Utility	1.64m x 3.21m	5'5" x 7'4"

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PEAR TREE FIELDS

WORCESTER

**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE VINCENT

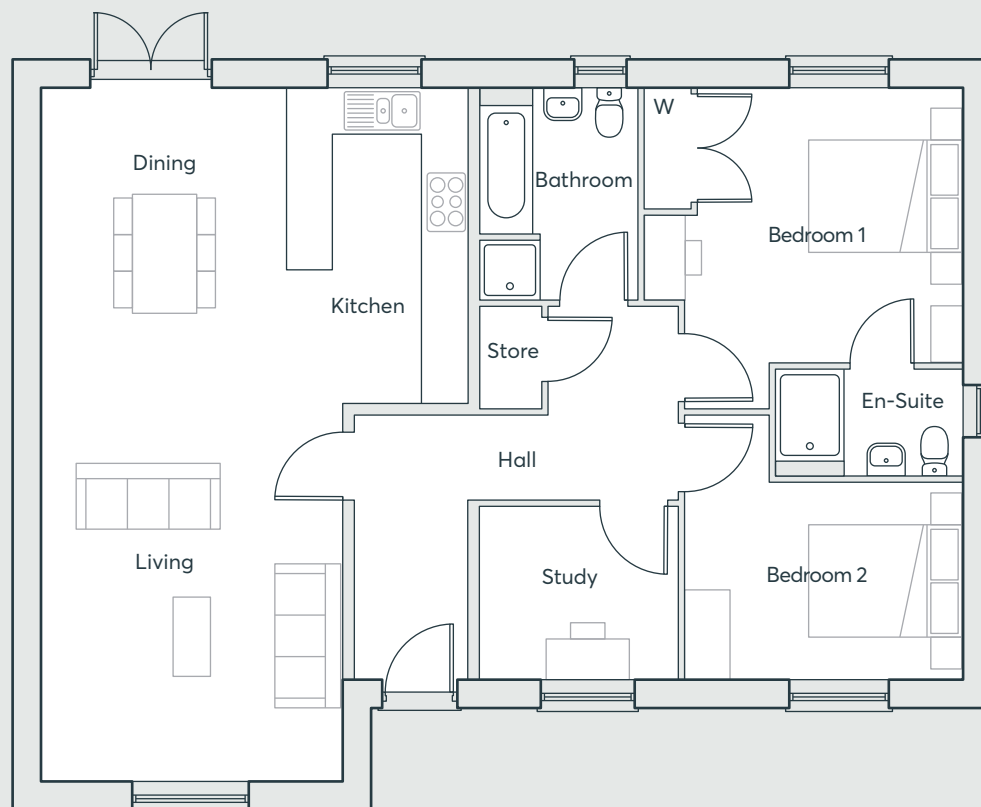
- Kitchen/dining/living room with French doors to the garden
- Fully fitted family bathroom
- Master bedroom with en-suite and built-in wardrobe
- Separate study
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

PEAR TREE FIELDS
WORCESTER

**TWO
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE VINCENT



GROUND FLOOR

Kitchen/Dining/Living Room		
	5.66m × 9.15m	18'7" × 30'2"
Study	2.63m × 2.30m	8'7" × 7'7"
Bedroom 1	4.23m × 3.64m	13'10" × 11'11"
En-suite	2.53m × 1.42m	8'4" × 4'8"
Bedroom 2	3.70m × 2.62m	12'2" × 8'7"
Bathroom	2.14m × 2.85m	7'0" × 7'4"

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PEAR TREE FIELDS

WORCESTER

**TWO
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE KEA

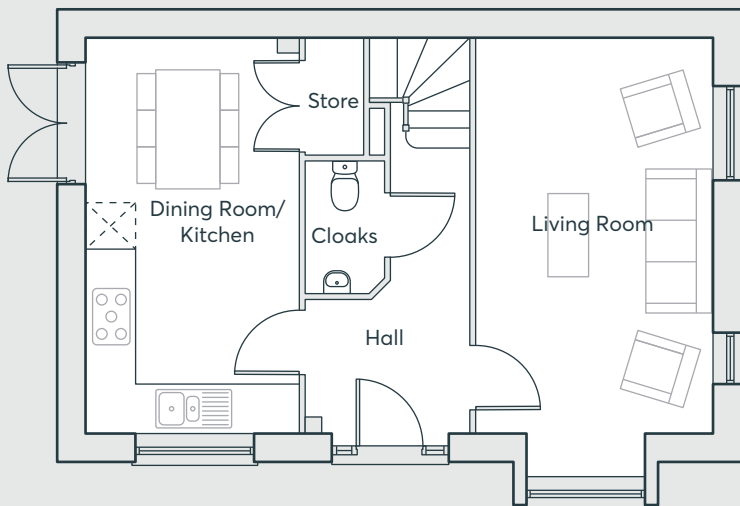
- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout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

PEAR TREE FIELDS
WORCESTER

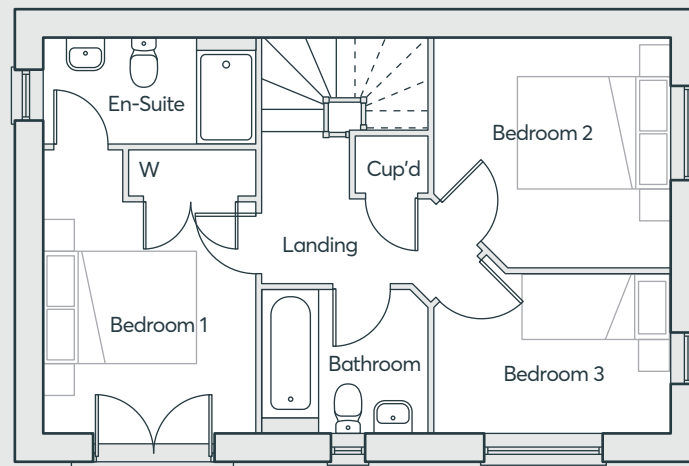
**THREE
BEDROOM
HOME**

 **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 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	7'2" x 6'3"

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PEAR TREE FIELDS

WORCESTER

THREE
BEDROOM
HOME

 **ST.MODWEN
HOMES**

THE WEBSTER

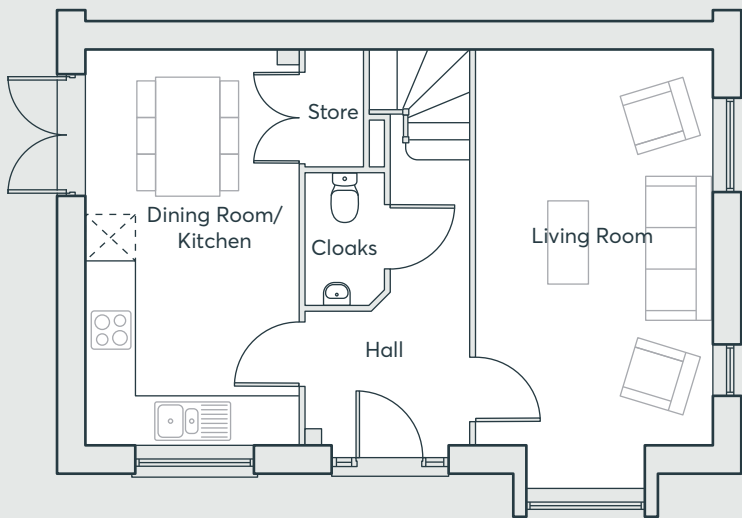
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating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

PEAR TREE FIELDS
WORCESTER

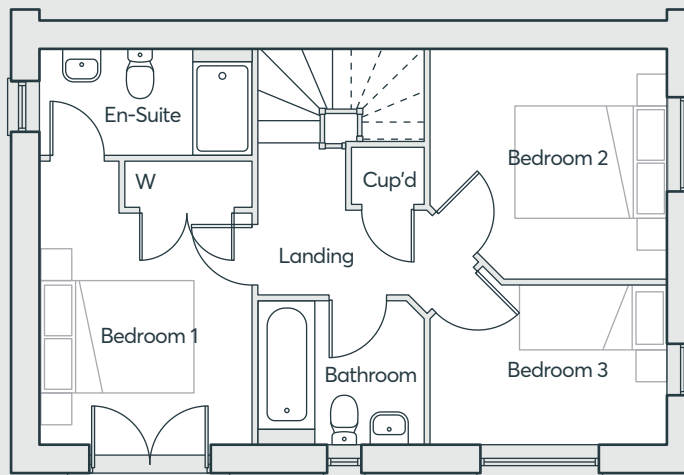
**THREE
BEDROOM
HOME**

 **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 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	7'2" x 6'3"

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PEAR TREE FIELDS

WORCESTER

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 and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

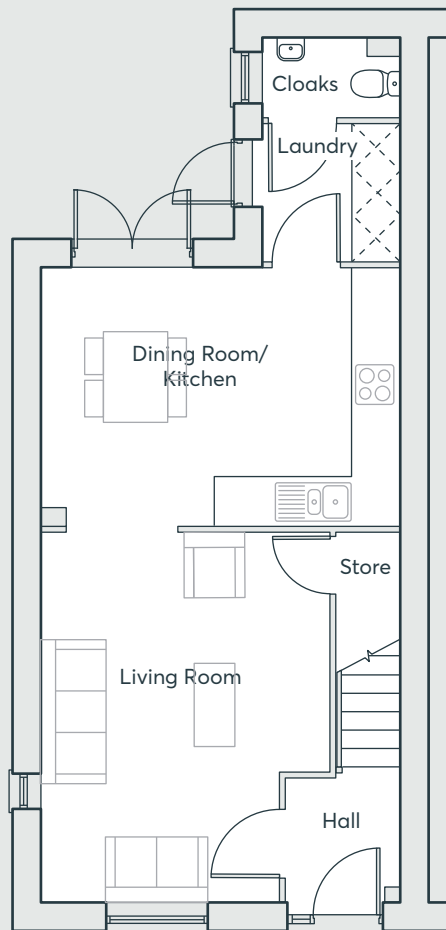
**THREE
BEDROOM
HOME**

PEAR TREE FIELDS

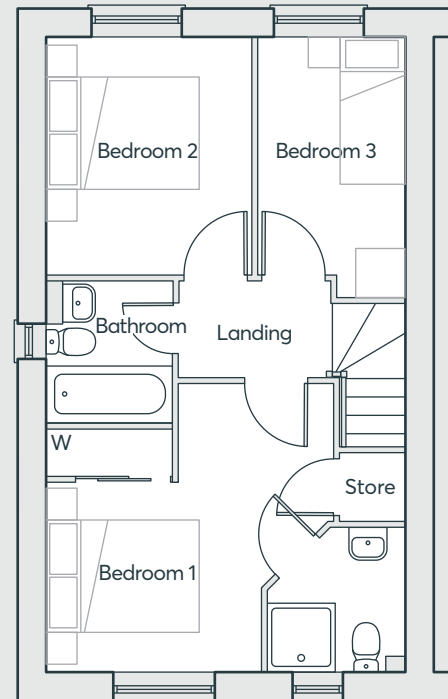
WORCESTER

 **ST.MODWEN
HOMES**

THE HOUGHTON



GROUND FLOOR



FIRST FLOOR

Living Room	4.80m x 4.91m	15'9" x 16'1"
Kitchen/Dining	4.74m x 3.43m	15'7" x 11'3"
Laundry	1.83m x 1.80m	6'0" x 5'11"
Cloakroom	1.83m x 1.04m	6'0" x 3'5"
Bedroom 1	2.86m x 3.19m	9'5" x 10'6"
En-suite	1.80m x 1.93m	5'11" x 6'4"
Bedroom 2	2.74m x 3.13m	9'0" x 10'3"
Bedroom 3	1.92m x 3.44m	6'4" x 11'3"
Bathroom	1.70m x 1.87m	5'7" x 6'2"

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

THE LAWRENCE

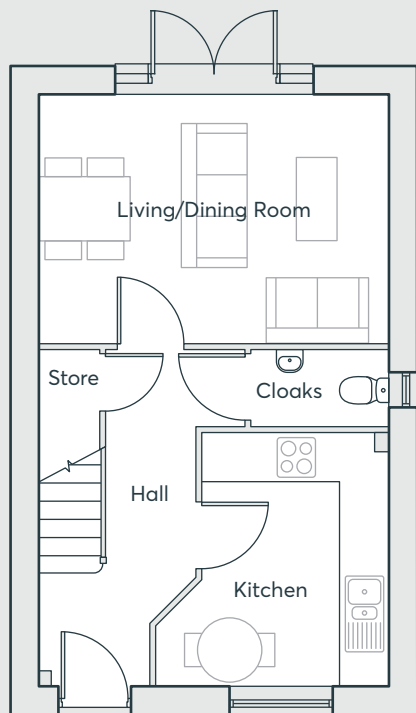
- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double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

PEAR TREE FIELDS
WORCESTER

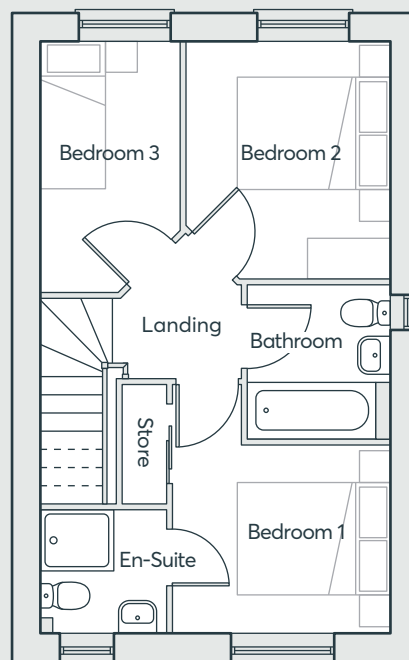
**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.68m x 3.30m	15'4" x 10'10"
Kitchen	3.09m x 3.35m	10'2" x 11'0"
Cloakroom	1.00m x 1.84m	3'3" x 6'0"
Bedroom 1	2.89m x 2.50m	9'6" x 8'2"
En-suite	1.70m x 1.65m	5'7" x 5'5"
Bedroom 2	2.71m x 3.12m	8'11" x 10'3"
Bedroom 3	1.88m x 3.30m	6'2" x 10'10"
Bathroom	1.90m x 2.03m	6'3" x 6'8"

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PEAR TREE FIELDS

WORCESTER

**THREE
BEDROOM
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HOMES**