

Development Layout



Cofton Park



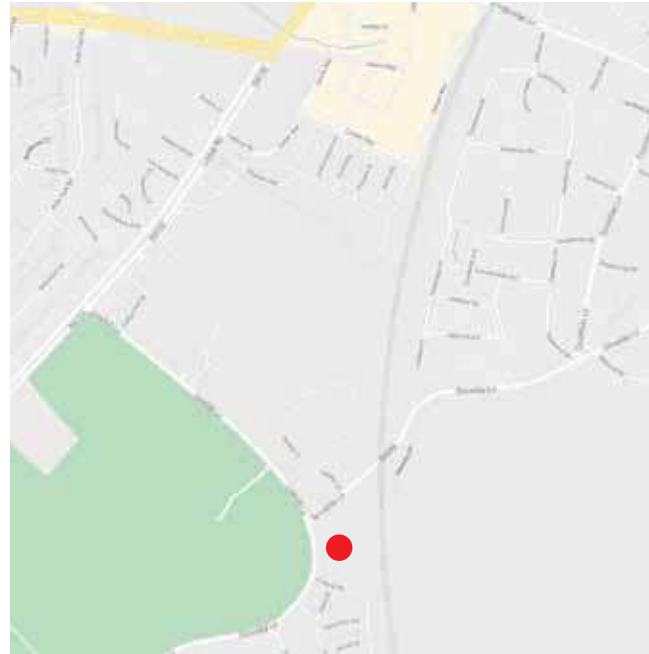
East Works Drive, Cofton Hackett, B45 8PD

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



Cofton Park, East Works Drive, Cofton Hackett, B45 8PD
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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

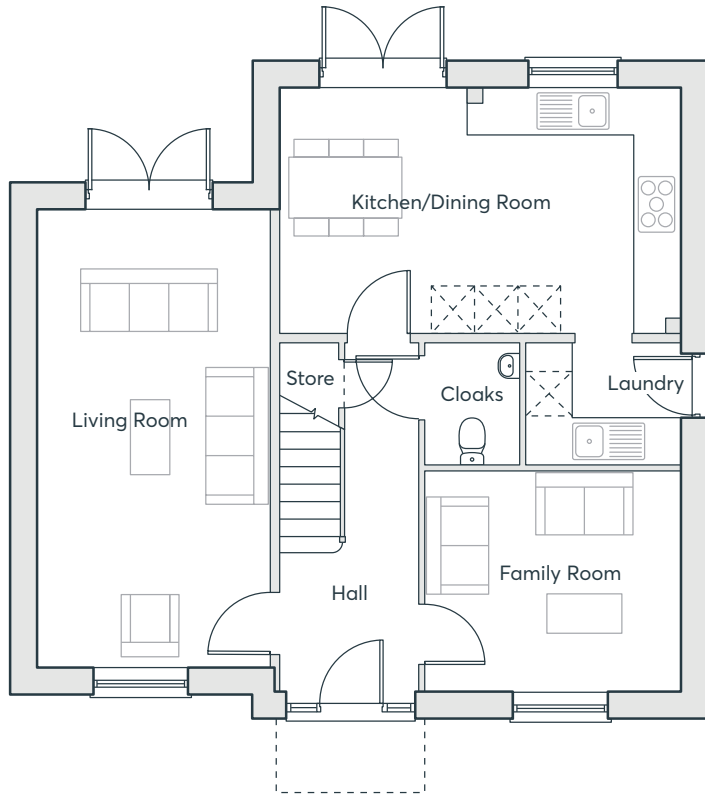
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double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

**Four
Bedroom
Home**

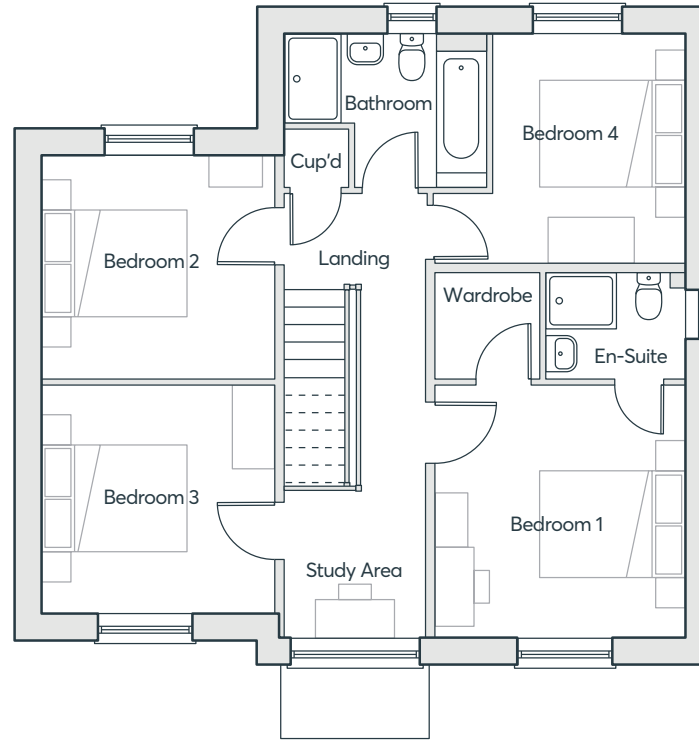
Cofton Park
Cofton Hackett

 **ST.MODWEN
HOMES**

The Garnet



Ground Floor



First Floor

**Four
Bedroom
Home**

Dining	3.41m x 2.05m	11'2" x 6'9"
Family Room	3.07m x 3.56m	10'1" x 11'8"
Kitchen	3.41m x 3.60m	11'2" x 11'10"
Living	6.37 x 3.23m	20'11" x 10'7"
Utility	1.68m x 2.16m	5'6" x 7'1"
Cloakroom	1.68m x 1.31m	5'6" x 4'4"
Bathroom	2.11m x 2.82m	6'11" x 9'3"
Bedroom 1	3.53 x 3.48m	11'7" x 11'5"
Bedroom 2	3.08m x 3.29m	10'1" x 10'9"
Bedroom 3	3.21m x 3.26m	10'6" x 10'8"
Bedroom 4	3.17m x 3.51m	10'5" x 11'6"
En-suite	1.51m x 1.95m	4'11" x 6'5"

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The Bosco

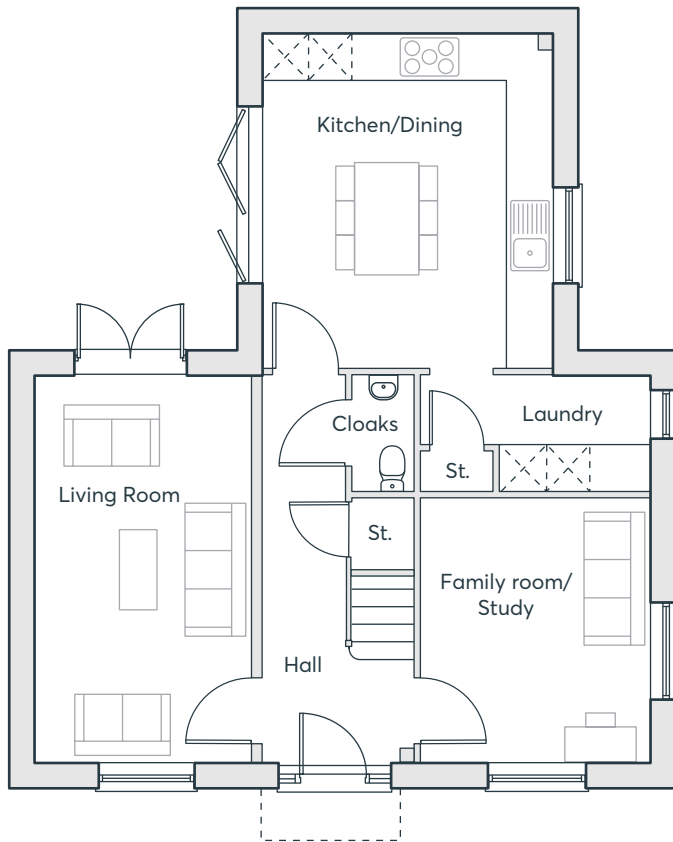
- Kitchen/dining room with folding doors to the garden
- Separate laundry room off the kitchen
- Large living room with French doors to the garden
- Master bedroom with walk-in wardrobe and en-suite shower room
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance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

**Four
Bedroom
Home**

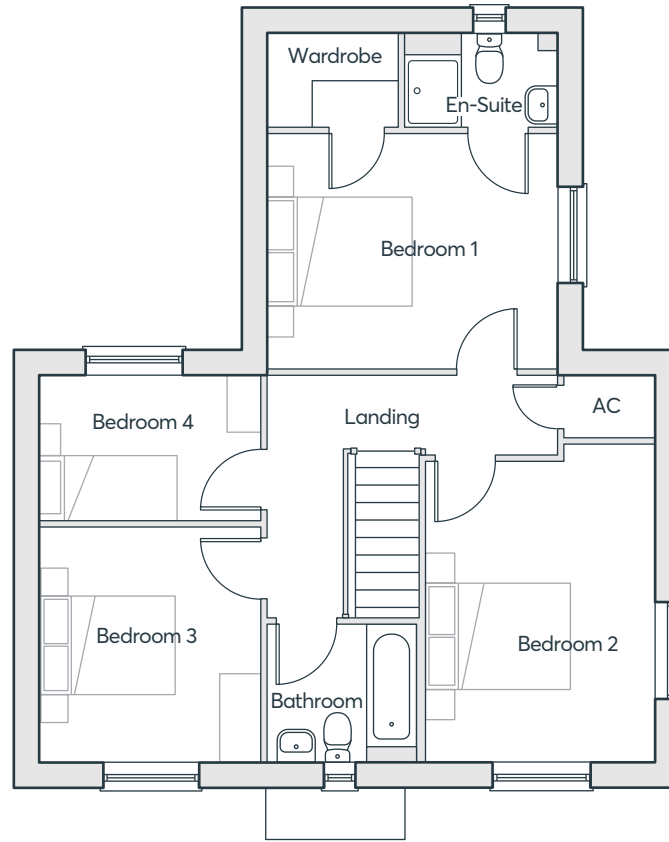
Cofton Park
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 **ST.MODWEN
HOMES**

The Bosco



Ground Floor



First Floor

Four Bedroom Home

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

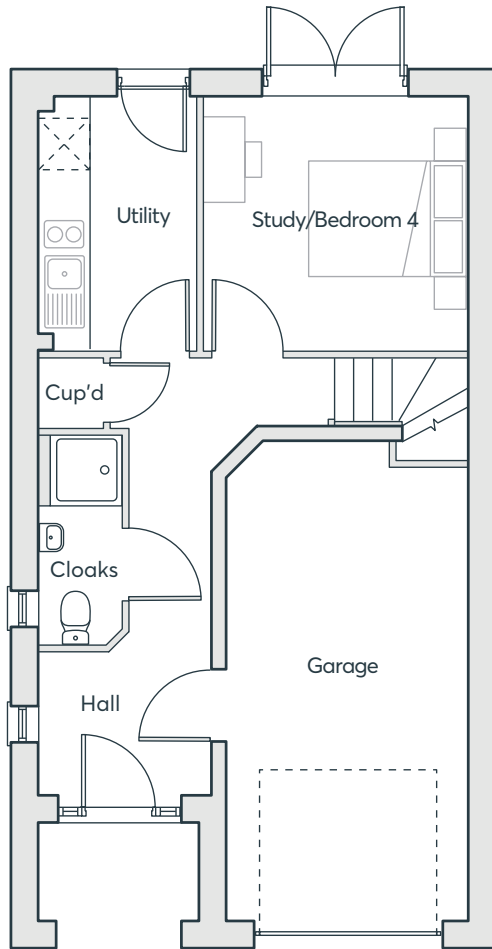
- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room
- Master bedroom with en-suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four could alternatively be used as a study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

**Four
Bedroom
Home**

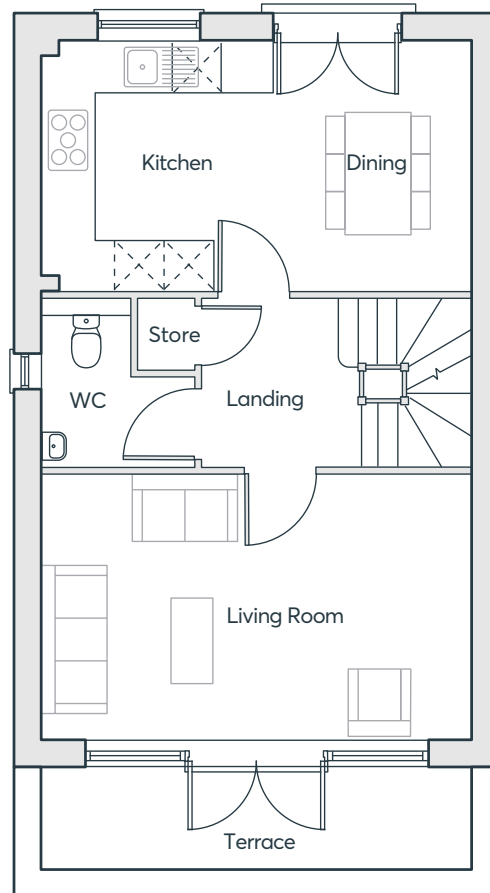
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HOMES**

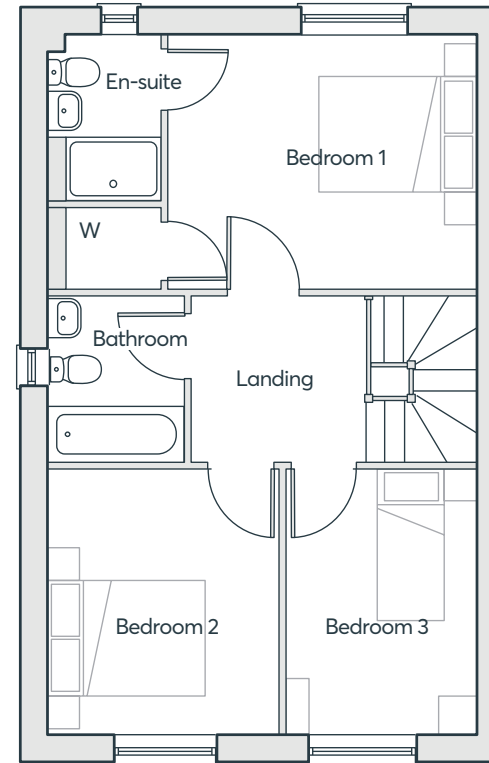
The Hexham v2



Ground Floor



First Floor



Second Floor

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

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**Four
Bedroom
Home**

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The Paris V3

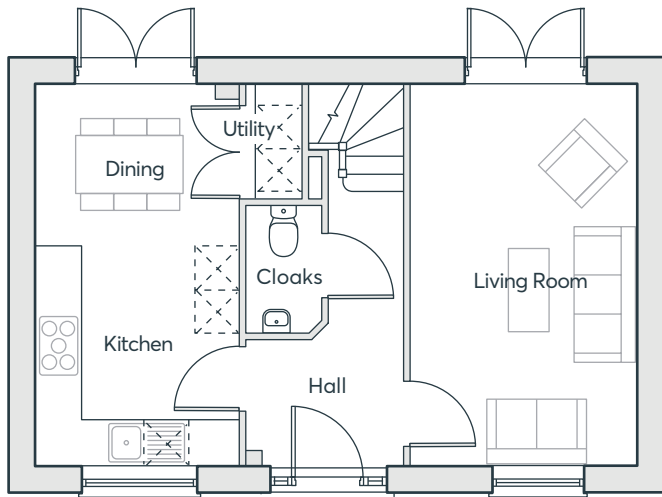
- Kitchen/dining room with French doors to the garden
- Spacious living room with French doors opening onto the rear garden
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en-suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
-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

**Four
Bedroom
Home**

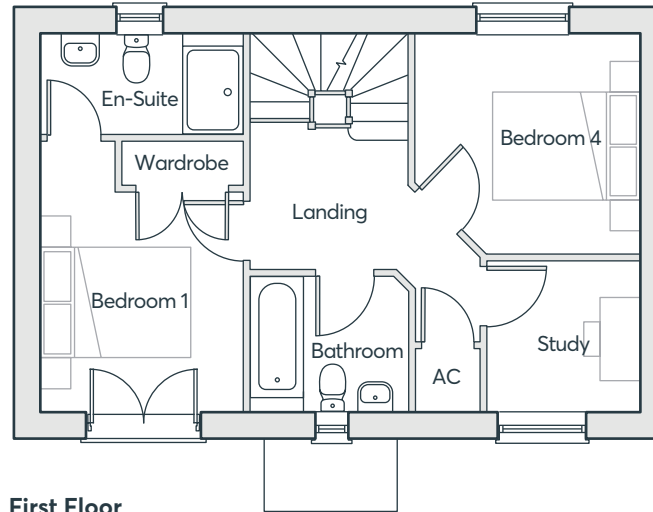
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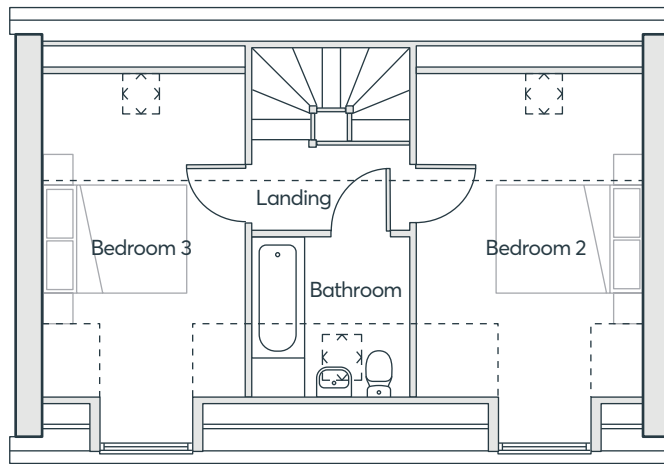
The Paris V3



Ground Floor



First Floor



Second Floor

Dining	2.15m x 2.77m	7'1" x 9'1"
Kitchen	3.10m x 2.77m	10'2" x 9'1"
Living Room	5.25m x 3.07m	17'3" x 10'1"
Utility	1.56m x 0.75m	5'1" x 2'6"
Cloakroom	1.75m x 1.03m	5'9" x 3'4"
Bathroom 1	1.90m x 2.16m	6'3" x 7'1"
Bedroom 1	3.74m x 2.83m	12'3" x 9'3"
Bedroom 4	3.05m x 3.13m	10'0" x 10'3"
En-suite	1.42m x 2.83m	4'8" x 9'3"
Study	2.11m x 2.14m	6'11" x 7'0"
Bedroom 2	4.86m x 3.13m	15'11" x 10'3"
Bedroom 3	4.86m x 2.83m	15'11" x 9'3"
Bathroom 2	2.19m x 2.15m	7'2" x 7'1"

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Four
Bedroom
Home



The Paris V4

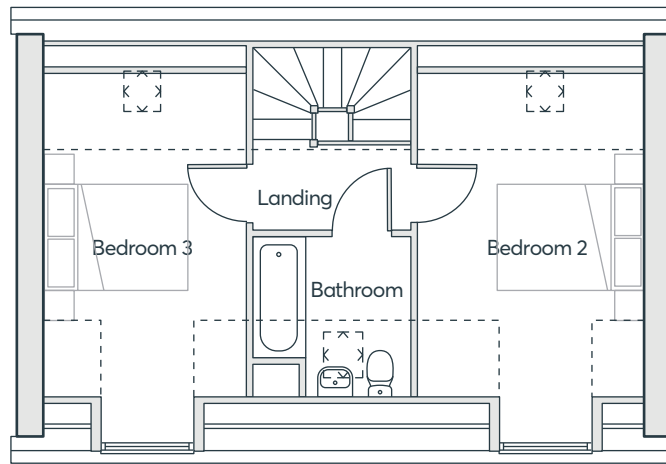
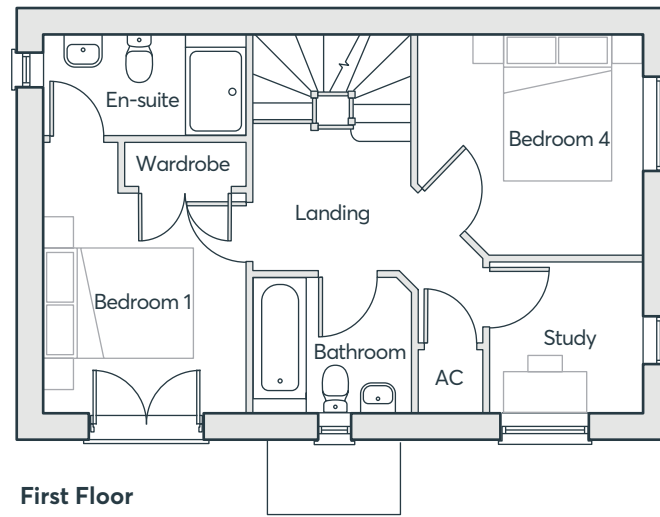
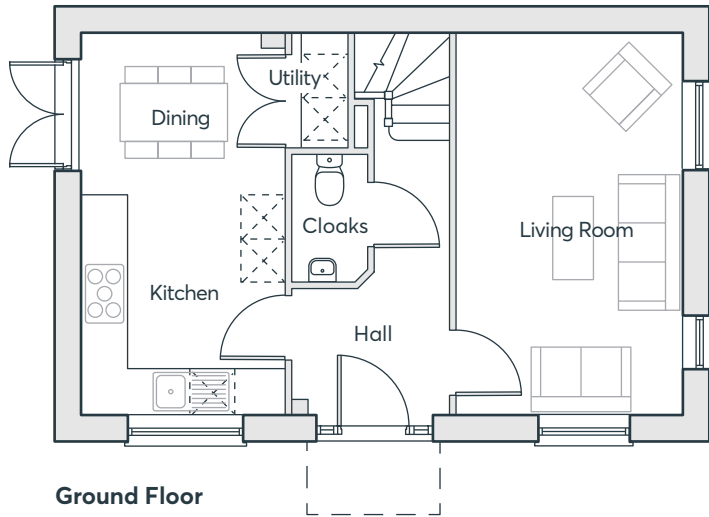
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en-suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing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

**Four
Bedroom
Home**

Cofton Park
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HOMES**

The Paris V4



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

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**Four
Bedroom
Home**

The Clermont

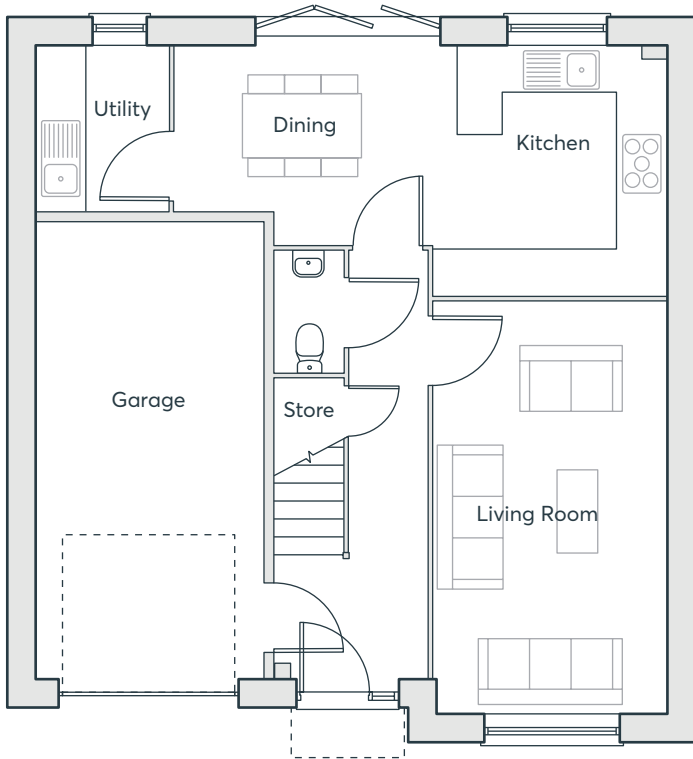
- Spacious kitchen-dining room with bi-fold doors opening onto the rear garden
- Separate living room
- Utility room
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom offering a bath and walk-in shower
- First floor landing space that makes an ideal study area
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**Four
Bedroom
Home**

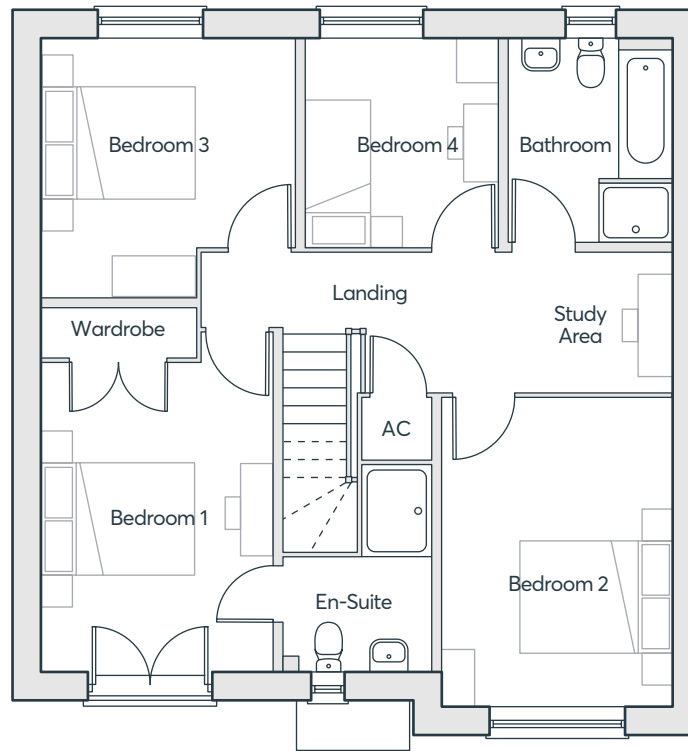
Cofton Park
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 **ST.MODWEN
HOMES**

The Clermont



Ground Floor



First Floor

Dining	2.21m x 3.43m	7'3" x 11'3"
Garage	6.04m x 3.04m	19'10" x 10'0"
Kitchen	3.34m x 3.11m	10'11" x 10'2"
Living	5.42m x 3.11m	17'9" x 10'2"
Utility	2.21m x 1.75m	7'3" x 5'9"
Cloakroom	1.60m x 0.91m	5'3" x 3'0"
Bathroom	2.76m x 2.23m	9'1" x 7'4"
Bedroom 1	4.08m x 3.10m	13'5" x 10'2"
Bedroom 2	4.05m x 3.11m	13'3" x 10'2"
Bedroom 3	3.48m x 3.38m	11'5" x 11'1"
Bedroom 4	2.78m x 2.59m	9'1" x 8'6"
En-suite	2.71m x 1.99m	8'11" x 6'6"
Study Area	1.82m x 2.09m	6'0" x 6'10"

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**Four
Bedroom
Home**

 **ST.MODWEN
HOMES**

The Becket v1

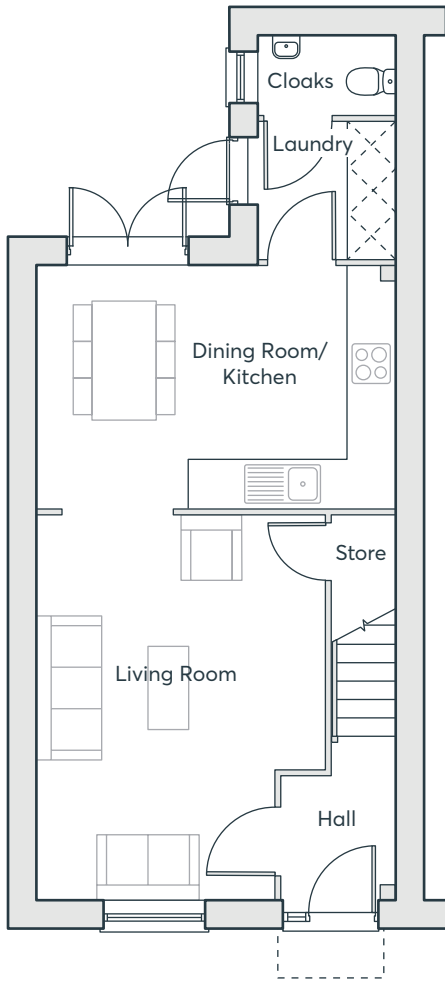
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
-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

**Four
Bedroom
Home**

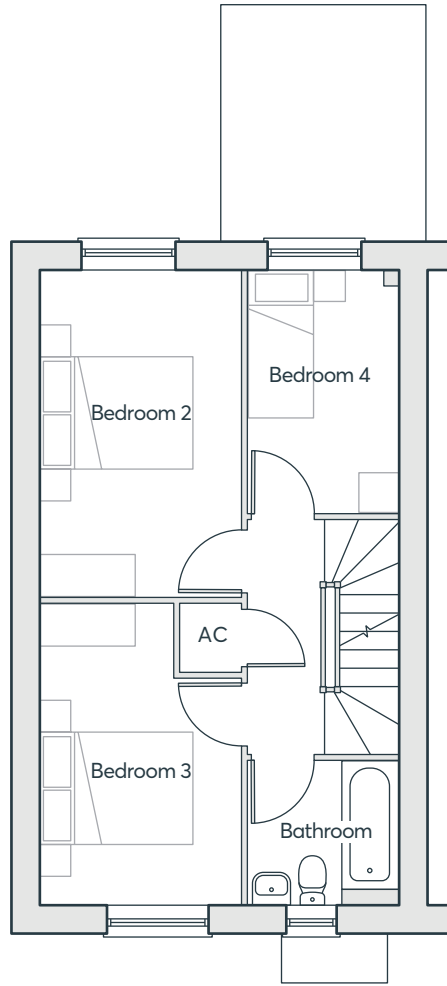
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HOMES**

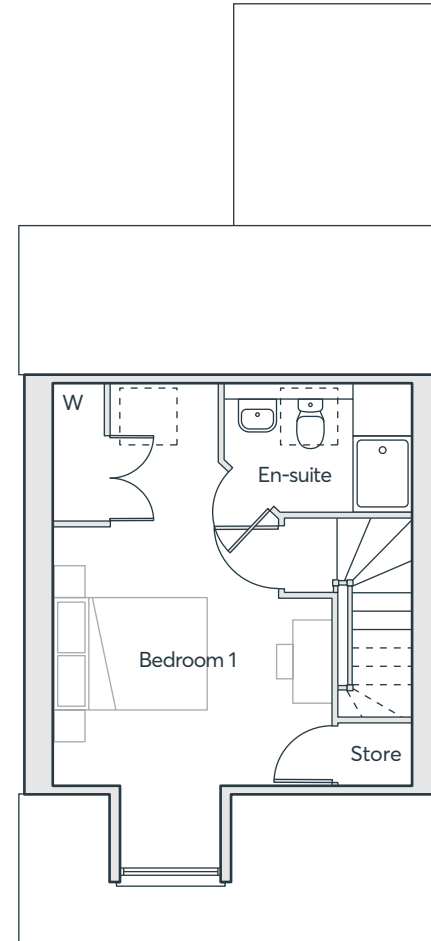
The Becket V1



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
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 **ST.MODWEN
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The Becket V3

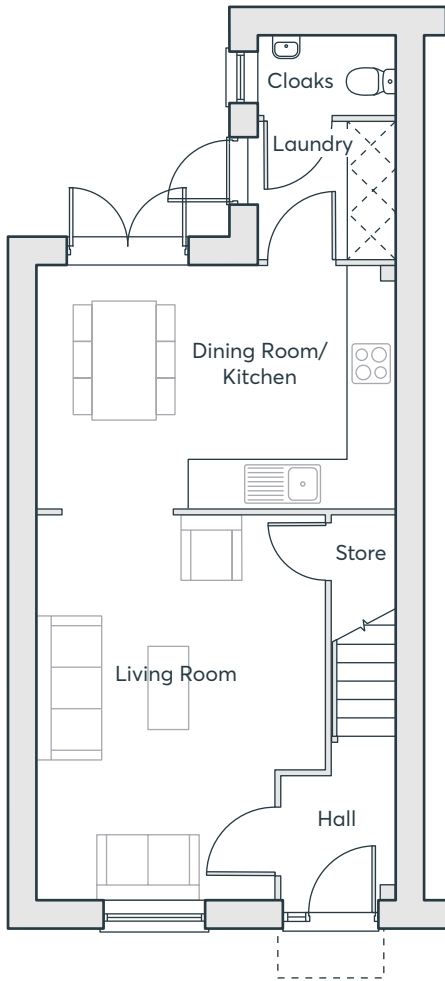
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
-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

**Four
Bedroom
Home**

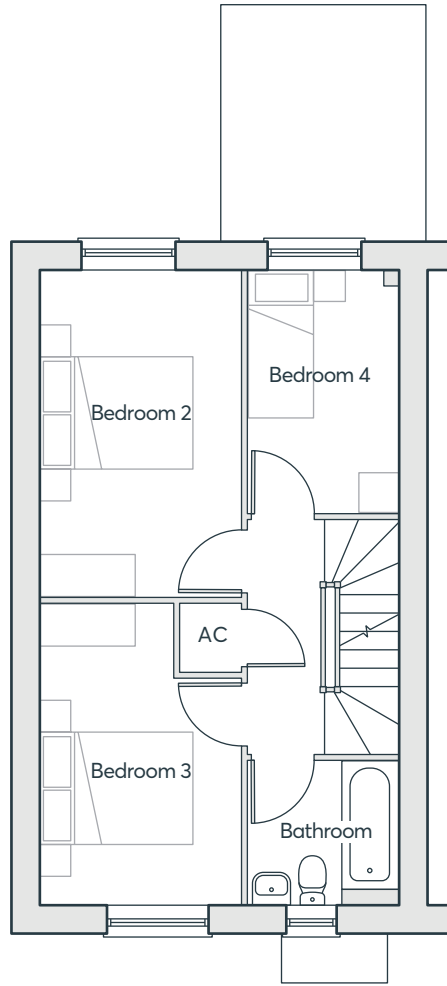
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 **ST.MODWEN
HOMES**

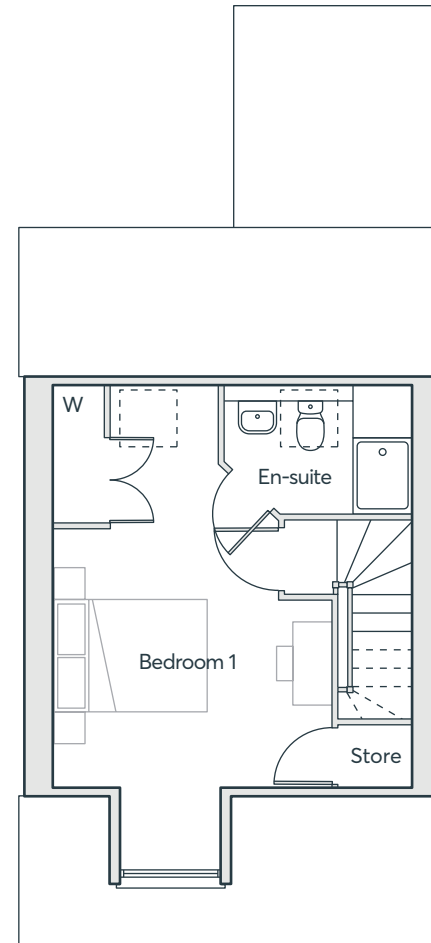
The Becket v3



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

 **ST.MODWEN
HOMES**

The Chichester

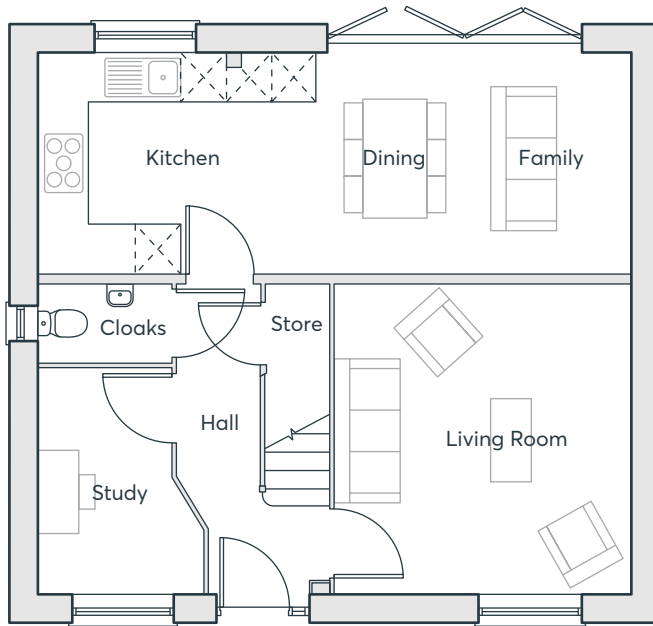
- Open plan kitchen, dining and family room with bi-folding doors onto garden
- Separate living room
- Study to the ground floor
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**Four
Bedroom
Home**

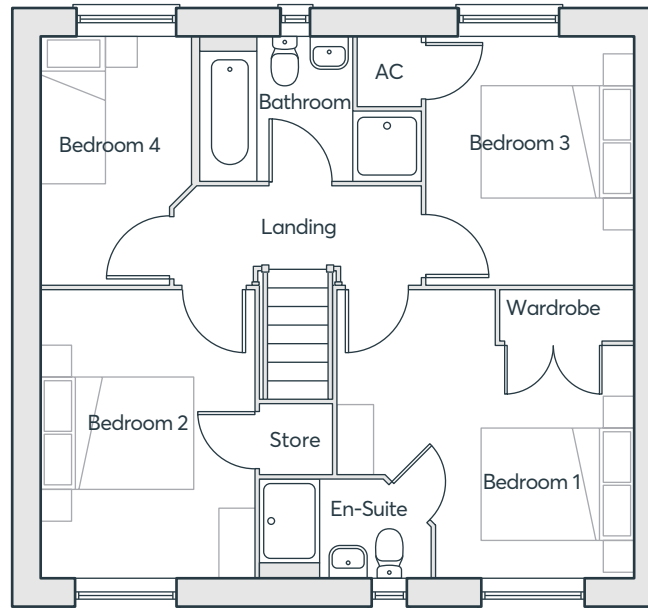
Cofton Park
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 **ST.MODWEN
HOMES**

The Chichester



Ground Floor



First Floor

Dining	2.91m x 2.00m	9'7" x 6'7"
Family	2.91m x 2.16m	9'7" x 7'1"
Kitchen	2.91m x 3.68m	9'7" x 12'1"
Living Room	4.10m x 3.92m	13'5" x 12'10"
Study	3.00m x 2.17m	9'10" x 7'1"
Cloakroom	1.01m x 1.74m	3'4" x 5'9"
Bathroom	1.90m x 2.91m	6'3" x 9'6"
Bedroom 1	3.80m x 3.92m	12'6" x 12'10"
Bedroom 2	3.80m x 2.79m	12'6" x 9'2"
Bedroom 3	3.27m x 2.75m	10'9" x 9'0"
Bedroom 4	3.27m x 1.98m	10'9" x 6'6"
En-suite	1.31m x 2.26m	4'4" x 7'5"

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Four
Bedroom
Home

 **ST.MODWEN
HOMES**

The Moore

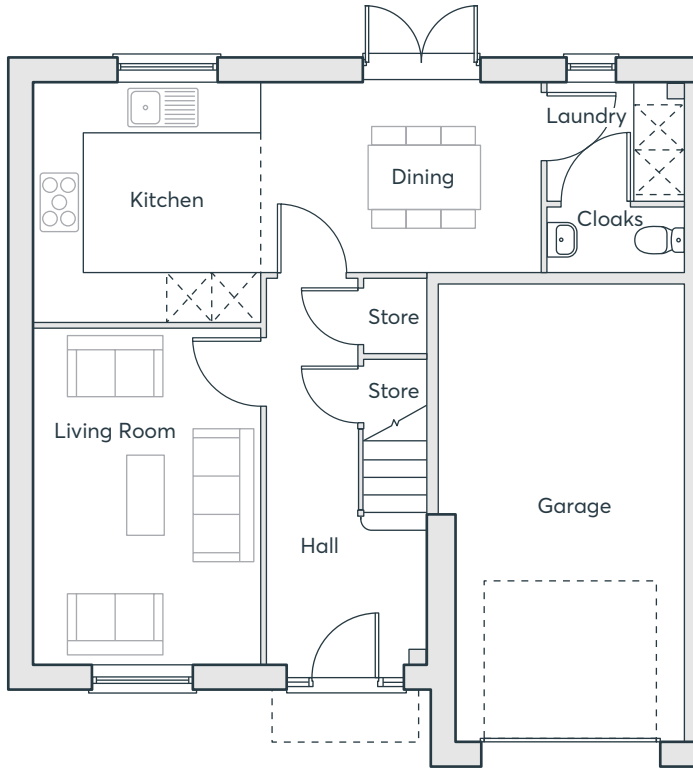
- Open plan kitchen-dining room with French doors opening onto the rear garden
- Laundry room and downstairs cloakroom
- Separate living room
- Master bedroom with Juliet balcony, built-in wardrobe and en-suite
- Additional storage space
- Fully fitted family bathroom
- Full gas fired central heating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

**Three
Bedroom
Home**

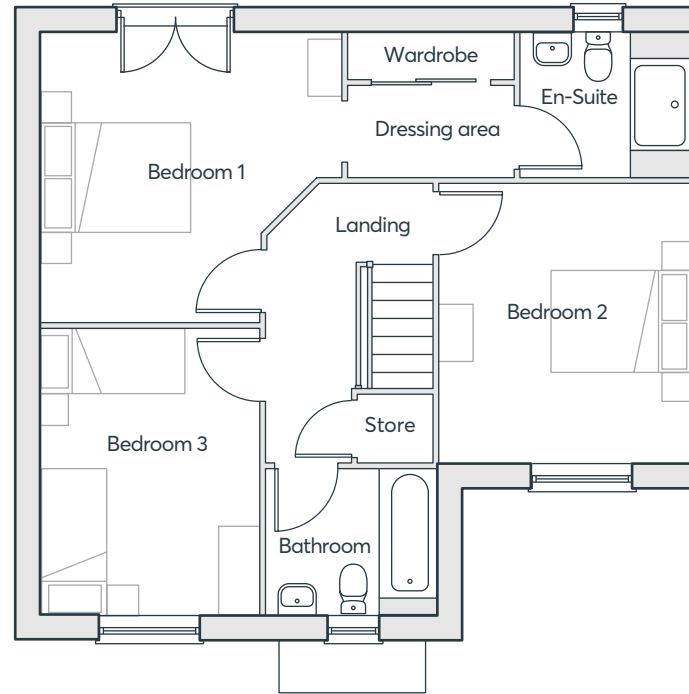
Cofton Park
Cofton Hackett

 **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

 **ST.MODWEN
HOMES**



The Edwena

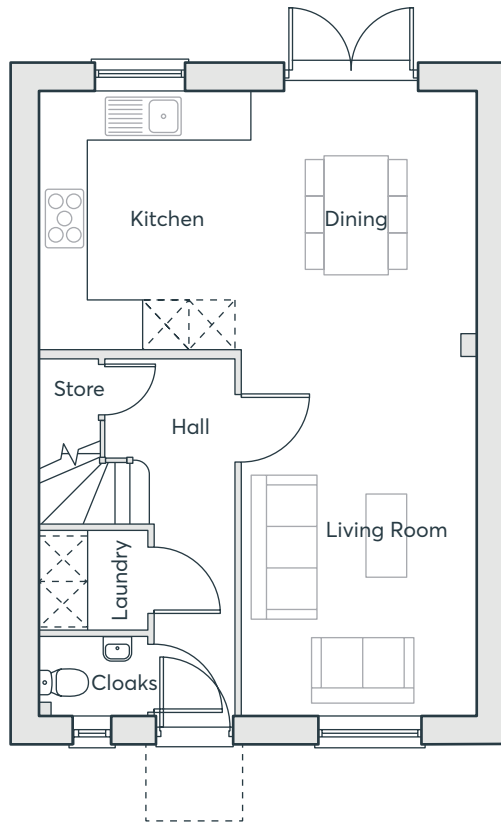
- Open plan kitchen-dining-living room with French doors to the rear garden
- Useful laundry cupboard off the hallway
- Downstairs cloakroom
- Master bedroom with built-in wardrobes and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation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

**Three
Bedroom
Home**

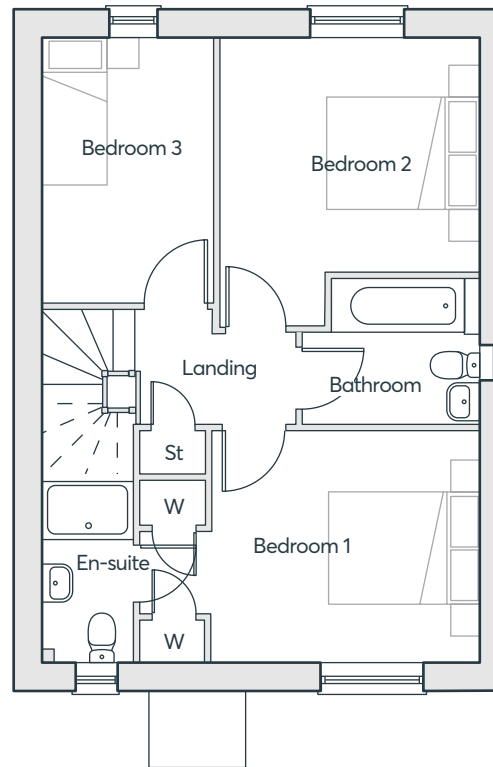
Cofton Park
Cofton Hackett

 **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

The Houghton V1

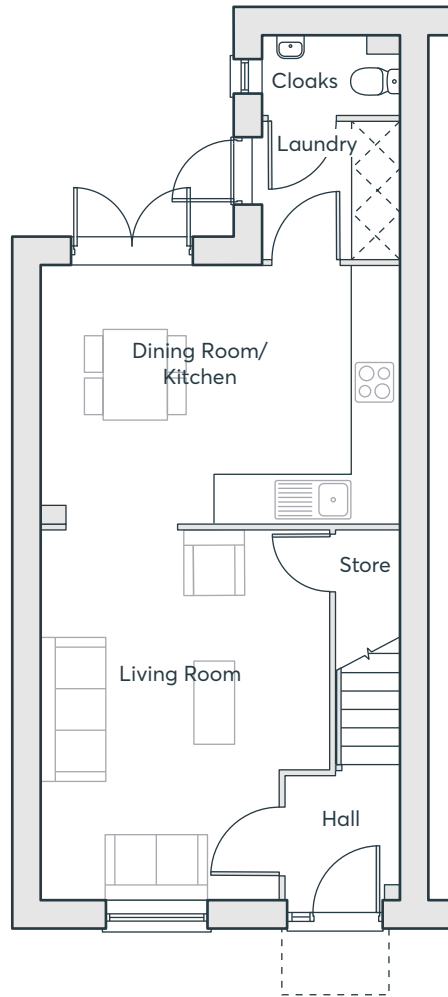
- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**Three
Bedroom
Home**

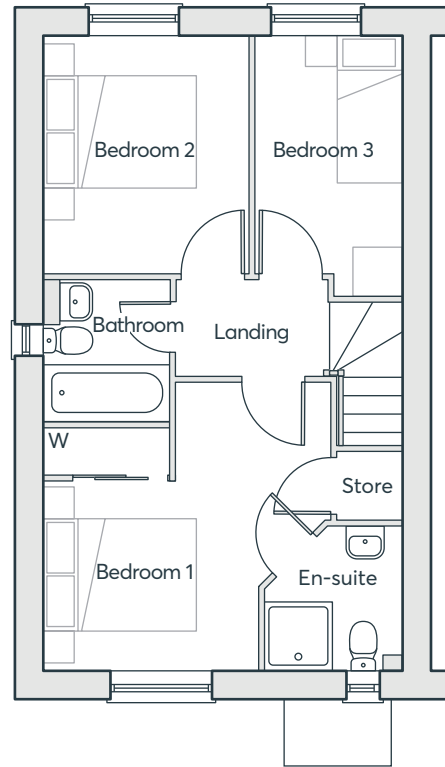
Cofton Park
Cofton Hackett

 **ST.MODWEN
HOMES**

The Houghton V1



Ground Floor



First Floor

**Three
Bedroom
Home**

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

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The Elwen

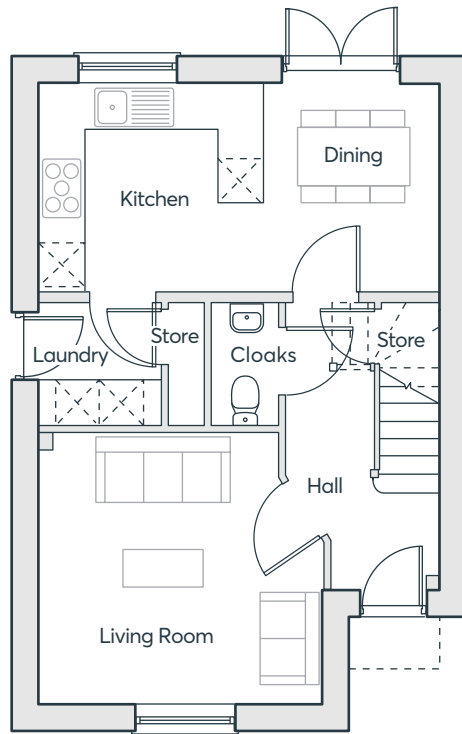
- Open plan kitchen-dining room with French doors to the rear garden
- Laundry room with access to the rear garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance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

**Three
Bedroom
Home**

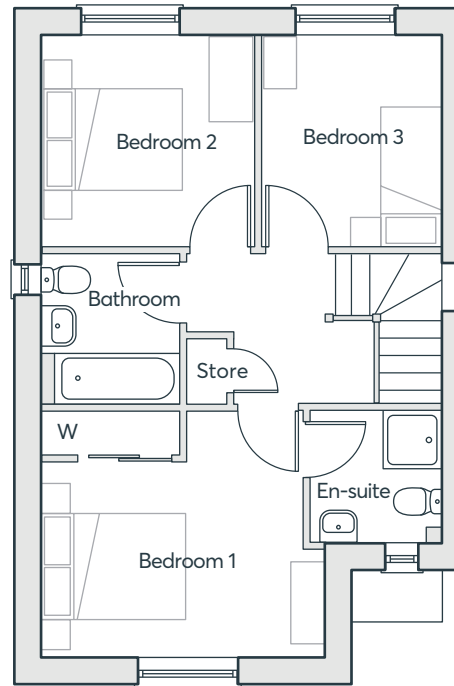
Cofton Park
Cofton Hackett

 **ST.MODWEN
HOMES**

The Elwen



Ground Floor



First Floor

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

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Three
Bedroom
Home



The Thea

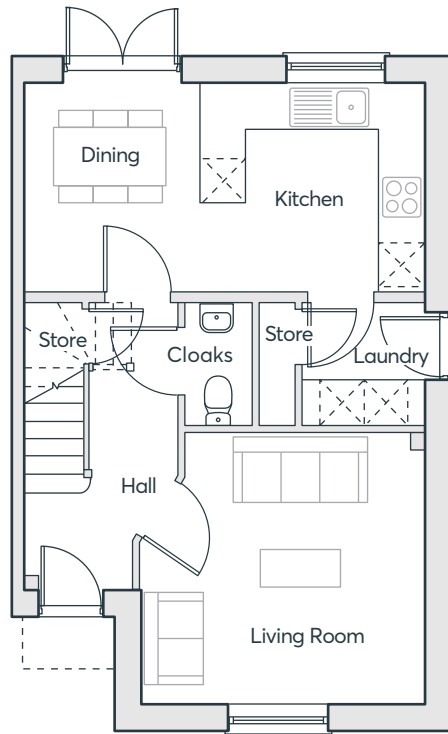
- Open plan kitchen-dining room with French doors to the rear garden
- Laundry room with access to the rear garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance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

**Three
Bedroom
Home**

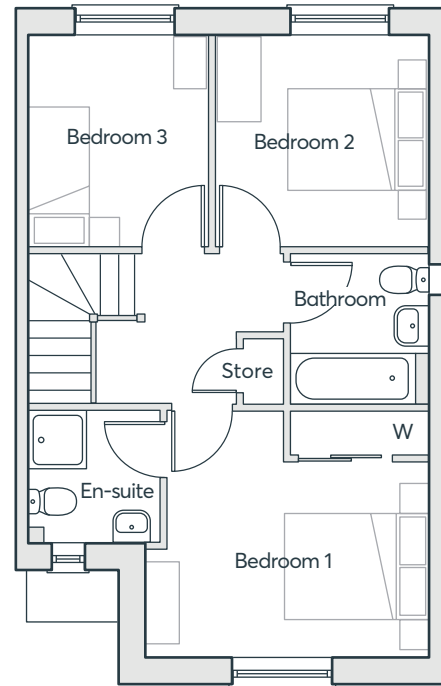
Cofton Park
Cofton Hackett

 **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**

 **ST.MODWEN
HOMES**



The Mirin v2

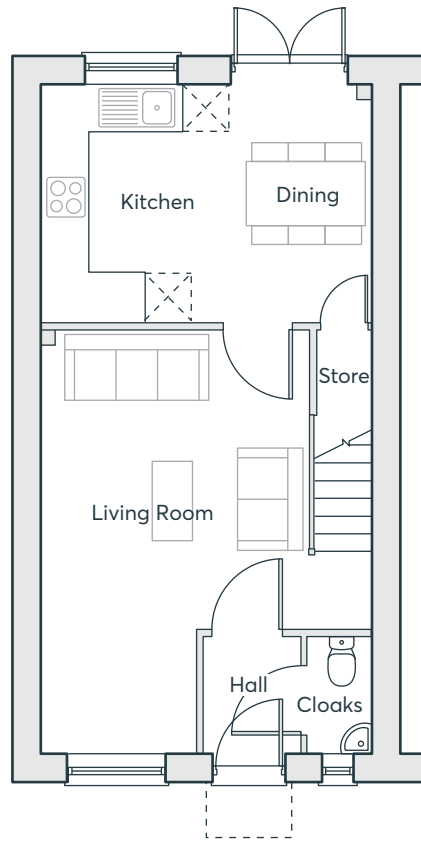
- Open plan kitchen-dining room with French doors to the rear garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with built-in wardrobes and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year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

**Three
Bedroom
Home**

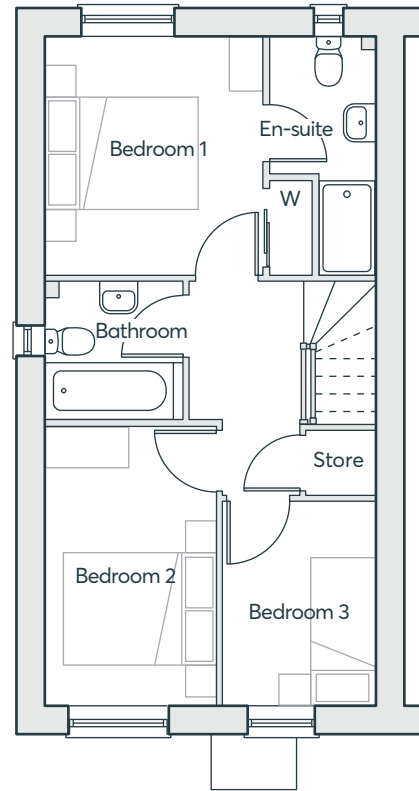
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HOMES**

The Mirin V2



Ground Floor



First Floor

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

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**Three
Bedroom
Home**

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HOMES**

The Nina

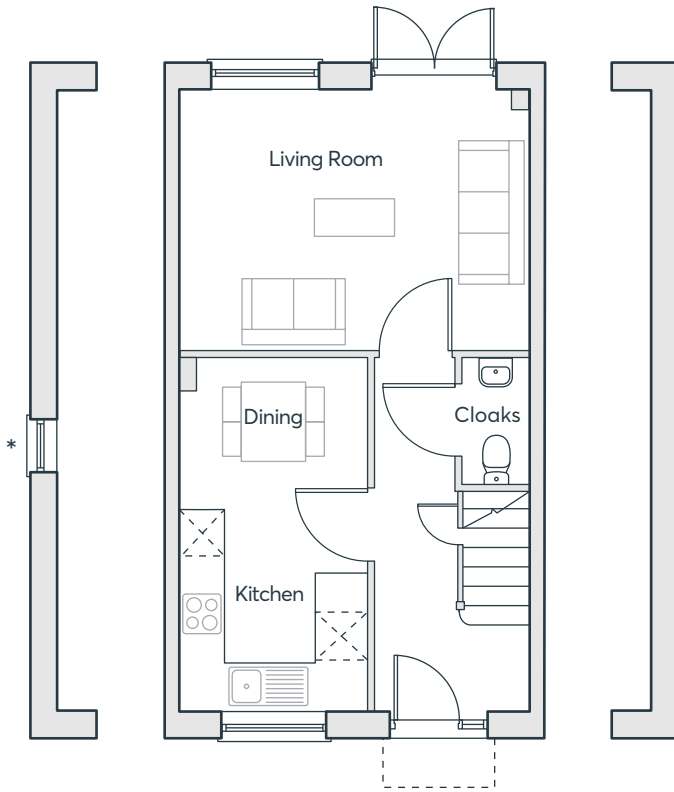
- Living room with French doors opening onto the rear garden
- Kitchen-dining room
- Downstairs cloakroom
- Master bedroom with built-in wardrobe and en-suite
- Second double bedroom with storage cupboard
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation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

Two Bedroom Home

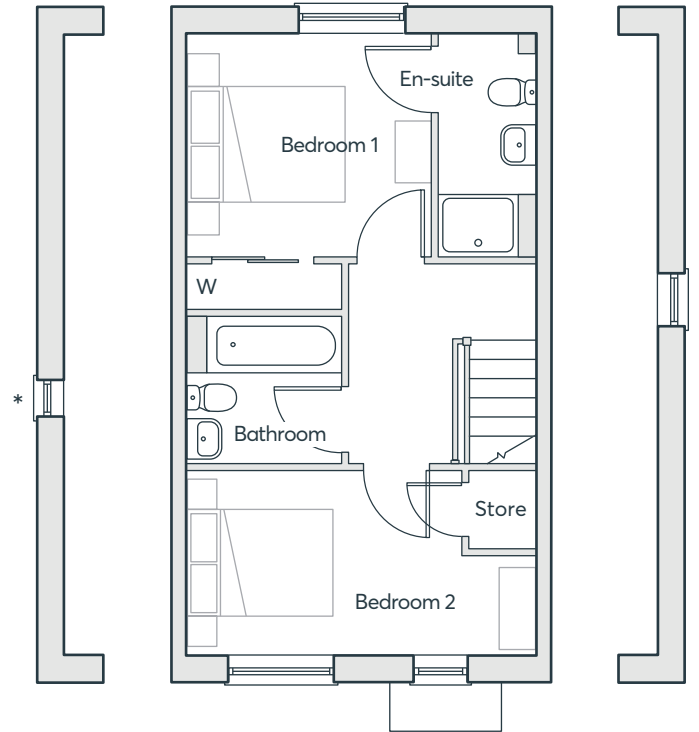
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 **ST.MODWEN
HOMES**

The Nina



Ground Floor



First Floor

* Plot specific window

Two
Bedroom
Home

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 4'1"
Bedroom 2	2.33m x 4.46m	7'8" x 14'8"
Bathroom	1.85m x 1.99m	6'1" x 6'6"

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