

CASA BY MODA
AT
WESTMOOR GRANGE

EVERYBODY
HOMES



Casa at Westmoor Grange is the new place to live in Armthorpe, Doncaster.



Located just 15 minutes out of the historic city of Doncaster, we offer a selection of 2, 3 and 4-bedroom houses for rent.

Situated in the desirable village of Armthorpe, you'll find Casa at Westmoor Grange. Located just 5 miles from Doncaster city centre, less than 10 minutes to Kirk Sandall train station, and with several bus stops on your doorstep, Casa at Westmoor Grange is truly a sustainable place to balance your work and life.

Here at Casa by Moda we provide professionally managed, happy, healthy, safe and sustainable places to live long-term. We are a lifestyle, not a landlord.

Our next generation neighbourhoods are powered by tech with a focus on exceptional customer service and putting wellbeing at the core.

As custodians of the communities we operate in, our aim is to pioneer positive change to the rental market and improve the way people live. We go above and beyond when it comes to improving the way our residents live, creating social, connected communities for the long-term.





CASA BY MODA
AT
**WESTMOOR
GRANGE**

Welcome to your neighbourhood.

- | | | |
|---|--|---|
| 01 Hatfield Lane bus stop 5 min | 05 Armthorpe Village Centre 15 min | 09 Wheatley Golf Club 6 min |
| 02 Shaw Wood Academy 20 min | 06 Tranmoor Primary School 20 min | 10 Doncaster Royal Infirmary 9 min |
| 03 The Armthorpe Academy 5 min | 07 Go Bounce Extreme Trampoline Park 6 min | 11 Doncaster city centre 19 min |
| 04 Armthorpe Leisure Centre 5 min | 08 Sandall Park 6 min | 12 Kirk Sandall train station 6 min |



FOOD & DRINKS
Enjoy highly-rated indian cuisine at the nearby Shimla and Elachi restaurants, or try some delicious traditional tapas at La Fiesta.



PARKS & GARDENS
Spend some family time outdoors at the nearby Sandall Park with nature, fitness & sensory trails, a fishing lake, cafes and childrens play areas.

On your doorstep.



TRAVEL LINKS
Several bus stops are available just a short walk away, and Kirk Sandall train station is less than 10 minutes from the neighbourhood.

The perfect location for central commuters with easy connections to Doncaster and Sheffield city centres.

LEISURE FACILITIES
There's plenty to enjoy at the local Armthorpe Leisure Centre, have a round of golf at the nearby range or visit the home of Doncaster Knights Rugby club.



With a focus on service, wellbeing, sustainability and technology, you'll find a range of community events, bookable services and resident offerings included as standard across all Casa by Moda neighbourhoods.



On from day one.



2-4 BED
FAMILY HOMES



QUALITY
DESIGN



PET FRIENDLY
LIVING



MYCASA
APP



SMART
TECHNOLOGY



24/7 RESIDENT
SERVICES



INCLUSIVE
APPLIANCES



PRIVATE
GARDENS



DEPOSIT
ALTERNATIVE



24/7 MAINTENANCE
REPORTING



SAFE &
SECURE



PARKING
AVAILABLE



UK'S NO.1
RENTAL BRAND



PART OF THE
MODA GROUP



BROADBAND
INCLUDED



WELLBEING
SERVICES



WELCOME
PACKS



NATIONAL & LOCAL
PARTNERSHIPS



SUBURBAN
LOCATIONS



NEARBY
COMMUTER LINKS



COMMUNITY
EVENTS



SUSTAINABLE
LIVING



EV CHARGING
AVAILABLE



CLOSE TO LOCAL
AMENITIES

Homes created around you.



Casa by Moda starts with your beautiful home. So we've redefined the ordinary to create something truly individual.



Our homes are designed with comfort and space in mind. Think inviting interiors, flexible spaces and access to green space, plus a whole range of inclusive amenities, services and offerings. What more could you want?

We make life easy. Enjoy a range of resident benefits from booking a dog walker, joining organised community events, or monitoring your homes energy efficiency - all available via the MyCasa resident app. Happy, healthy and connected communities that provide a new way of living.

**YOU NAME IT, WE'VE GOT IT,
AND EVERYBODY'S INVITED.**

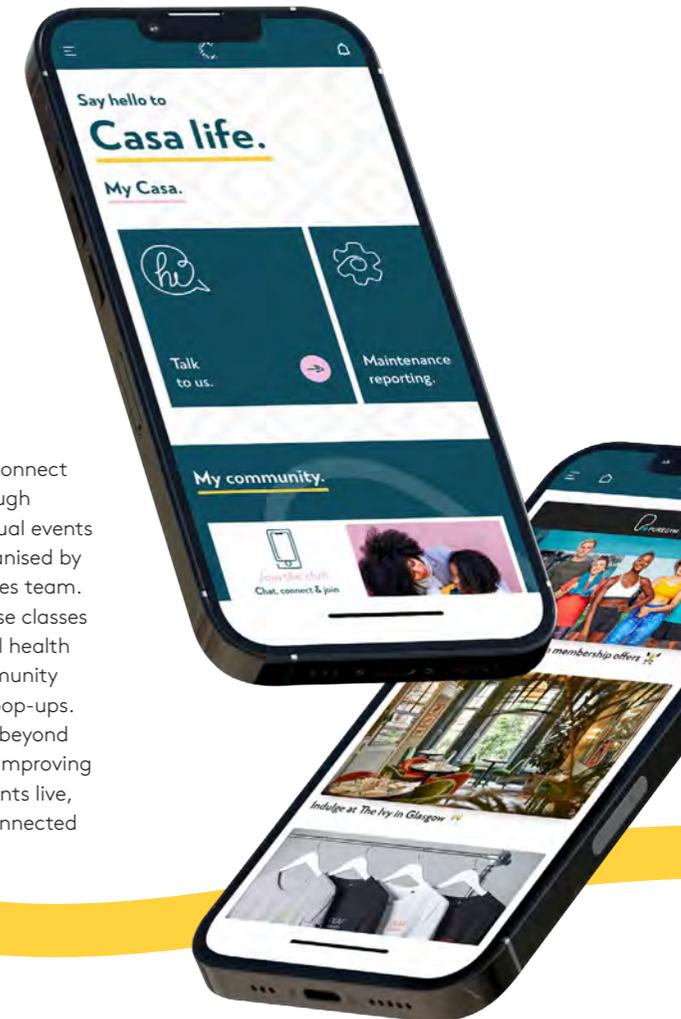


Our neighbourhoods are connected through technology, with in-person and virtual events and activities.

Our neighbourhoods are connected.

We know the importance of connecting our communities - that's why our residents have exclusive access to our MyCasa app.

Connect to our service and maintenance teams 24/7, chat with neighbours on the community forum, or book recommended resident services and community events at the click of a button. We make life easy - the Casa way.



At Casa, we also connect our residents through in-person and virtual events and activities organised by our resident services team. From group exercise classes and virtual mental health webinars, to community picnics and food pop-ups. We go above and beyond when it comes to improving the way our residents live, creating social, connected communities for the long-term.





Homes available.

Casa at Westmoor Grange homes provide spacious, contemporary living, with 2, 3 and 4-bedroom houses available for rent.

EVERYBODY HOMES IN ARMTHORPE, DONCASTER.

2 BED HOMES

Amili	2-bed house	Available from Spring 2025
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3 BED HOMES

Nesta	3-bed house (range of styles)	Available from August 2024
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4 BED HOMES

Alma	4-bed house (range of styles)	Available from August 2024
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Finding your Casa home.



Different home types will be available at different stages of the development process. Our leasing teams will be on hand to help, to ensure you find your perfect Casa home.

PHASE 1	Available from August 2024.	Phase 1 provides Nesta and Alma houses in a range of different sizes and styles, available to move in from August 2024.
PHASE 2	Available from Spring 2025.	From Spring 2025, phase 2 provides Amili, Nesta and Alma houses.
PHASE 3	Available from late 2025/early 2026.	A wide range of house types are available in Phase 3, including Amili, Nesta and Alma houses. Move-in dates will be announced late 2025.
PHASE 4	Available from Spring 2026.	Phase 4 will provide a mix of Nesta and Alma houses, with confirmed move-in dates to be announced early 2026.
PHASE 5	Available from Summer 2026.	Additional Nesta and Alma houses will be available in Phase 5, with move-ins expected Summer 2026. Further information will be released Spring 2026.

Amili

TWO BED HOUSE

A generous, bright two bedroom home with an open plan living dining area which leads out to the garden through bi-fold doors. Ground floor also includes a spacious kitchen and downstairs WC. The first floor has two spacious double bedrooms and bathroom.



-  2 Bed
-  1 Bathroom
-  Samsung appliances
-  Open plan living
-  Parking available
-  Ample storage
-  MyCasa App
-  Enclosed garden
-  Renewable energy

*Please note, whilst we do our best to provide accurate floorplans, internal or external measurements and specifications could vary as a result of the construction phase.



Ground floor



First floor

ROOM DIMENSIONS

Ground Floor		First Floor	
Kitchen	2.77 x 1.81m	Bedroom 1	2.78 x 4.1m
Living/Dining	5.83 x 4.1m	Bedroom 2	2.63 x 4.1m
		Bathroom	2.53 x 1.4m

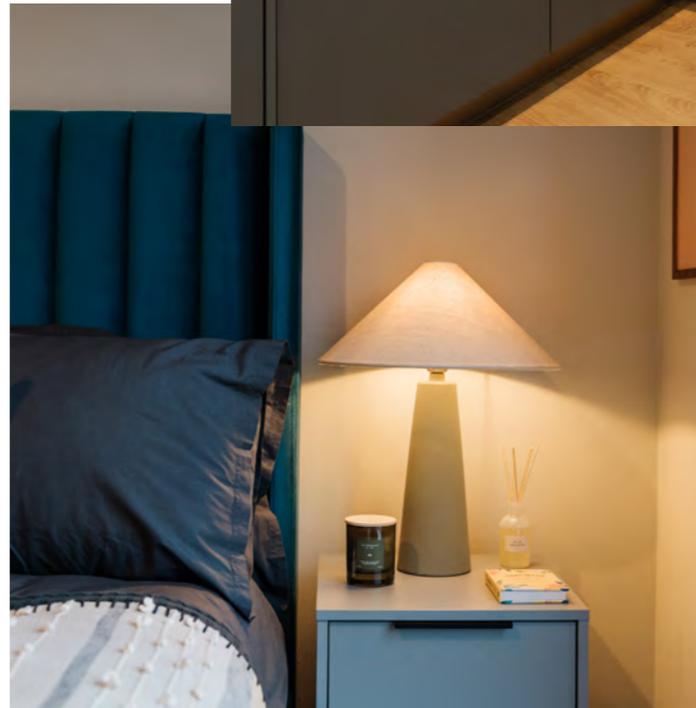
Nesta 1

THREE BED, DETACHED HOUSE WITH GARAGE

A generous three bedroom detached house arranged over two floors with well sized back garden and garage. The ground floor boasts bright large open plan living and dining with kitchen area as well as storage space, hallway and WC.

The first floor has three double bedrooms, one with en-suite and house bathroom. The perfect detached home for growing families.

-  3 Bed
-  2 Bathrooms
-  Samsung appliances
-  Open plan living
-  Parking available
-  Ample storage
-  MyCasa App
-  Enclosed garden
-  Renewable energy



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Ground floor



First floor

ROOM DIMENSIONS

Ground Floor

Kitchen/Dining	4.06 x 3.43
Living	4.06 x 4.64m
Garage	5.91 x 2.99m

First Floor

Master bedroom	4.37 x 3.05m
En-Suite	1.38 x 3.07m
Bedroom 1	3.48 x 4.01m
Bedroom 2	4.06 x 2.5m
Bathroom	2.88 x 2.02m

Nesta 2

THREE BED HOUSE

A spacious three bedroom house arranged over two floors with well sized back garden. The ground floor has a generous kitchen with separate dining and living room, which opens out to the garden.

The first floor has three bright bedrooms, well sized bathroom and en-suite. The perfect home for up-starters, down sizers and sharers.



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Ground floor



First floor

ROOM DIMENSIONS

Ground Floor

Living/Dining	5.06 x 4.72m
Kitchen	2.31 x 3.4m

First Floor

Master bedroom	3.63 x 3.2m
En-Suite	1.0 x 2.85m
Bedroom 1	3.22 x 2.52m
Bedroom 2	2.18 x 2.06m
Bathroom	1.87 x 2.53m

-  3 Bed
-  2 Bathrooms
-  Samsung appliances
-  Open plan living
-  Parking available
-  Ample storage
-  MyCasa App
-  Enclosed garden
-  Renewable energy

Nesta 3

THREE BED HOUSE

A generous three bedroom house arranged over two floors with well sized back garden. The ground floor has a welcoming open-plan kitchen and dining space, as well as spacious living room with bi-fold doors leading out to the garden.

The first floor has three bright bedrooms, well sized house bathroom and additional en-suite to the master bedroom.



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Ground floor



First floor

ROOM DIMENSIONS

Ground Floor

Living	4.62 x 3.17m
Kitchen/Dining	4.62 x 2.98m

First Floor

Master bedroom	3.57 x 2.97m
En-Suite	2.45 x 1.03m
Bedroom 1	2.63 x 3.17m
Bedroom 2	1.98 x 3.75m
Bathroom	2.09 x 1.88m

-  3 Bed
-  2 Bathroom
-  Samsung appliances
-  Open plan living
-  Parking available
-  Ample storage
-  MyCasa App
-  Enclosed garden
-  Renewable energy



SPACE TO BE YOU

Find your happy place

All our homes have spacious living and dining areas,
perfect for a night on the sofa, or entertaining guests.

Nesta 4

THREE BED HOUSE

A contemporary three bedroom home, perfect for growing families needing some extra space. The ground floor provides a welcoming hallway, separate living space and spacious open plan kitchen and dining area.

The first floor offers two double bedrooms, one with an en suite, as well as single bedroom or study space and house bathroom.

Please note this house type is also available with patio doors to the left of the property and will be subject to your selected plot. Please speak to our reservations team to confirm your floorplan.



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3 Bed	Ample storage
2 Bathrooms	MyCasa App
Samsung appliances	Enclosed garden
Open plan living	Renewable energy
Parking available	

NESTA 4 FLOORPLANS



Ground floor



First floor

ROOM DIMENSIONS

Ground Floor		First Floor	
Kitchen/Dining	4.73 x 2.97m	Master bedroom	3.64 x 2.97m
Living	4.73 x 3.51m	En-Suite	2.45 x 1.03m
		Bedroom 1	3.51 x 2.61m
		Bedroom 2	3.93 x 2.0m
		Bathroom	2.1 x 1.99m

Nesta 5

THREE BED, DETACHED HOUSE

A traditional three bedroom detached house arranged over two floors with well sized back garden. The ground floor boasts flexible, large open plan and dining with kitchen area, with bi-fold doors leading out to the garden.

The first floor has three bright bedrooms, one with en-suite and a generous sized house bathroom. The perfect detached home for families.



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Ground floor



First floor

ROOM DIMENSIONS

Ground Floor

Kitchen/Dining	5.97 x 3.05m
Living	4.38 x 3.5m

First Floor

Master bedroom	3.86 x 3.15m
En-Suite	2.34 x 1.25m
Bedroom 1	3.46 x 2.8m
Bedroom 2	1.98 x 2.18m
Bathroom	2.33 x 1.87m

-  3 Bed
-  2 Bathrooms
-  Samsung appliances
-  Open plan living
-  Parking available
-  Ample storage
-  MyCasa App
-  Enclosed garden
-  Renewable energy

Nesta 6

THREE BED HOUSE

A generous three bedroom house arranged over two floors with well sized back garden. The ground floor has a large open plan living and dining space as well as generous kitchen and WC.

The first floor has three bright bedrooms, well sized bathroom and en-suite. The perfect home for up-starters, down sizers and sharers.

-  3 Bed
-  1 Bathroom
-  Samsung appliances
-  Open plan living
-  Parking available
-  Ample storage
-  MyCasa App
-  Enclosed garden
-  Renewable energy



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Ground floor



First floor

ROOM DIMENSIONS

Ground Floor

Living/Dining	5.06 x 4.72m
Kitchen	2.13 x 3.4m

First Floor

Master bedroom	3.63 x 3.2m
En-Suite	1.0 x 2.85m
Bedroom 1	3.22 x 2.52m
Bedroom 2	2.18 x 2.06m
Bathroom	1.87 x 2.53m

Alma 1

FOUR BED, DETACHED HOUSE WITH GARAGE

The perfect four bedroom house for families to enjoy. The ground floor includes generous open plan kitchen with separate utility and dining area which leads to the patio and garden. There is a bright living room, and light welcoming hallway.

The first floor comprises 4 bedrooms - three which are doubles, as well as an en-suite to the larger bedrooms and a house bathroom.



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Ground floor



First floor

ROOM DIMENSIONS

Ground Floor

Kitchen/Dining 5.86 x 3.85m

Living 3.85 x 4.2m

Garage 5.53 x 3.0m

First Floor

Master bedroom 3.84 x 4.26m

En-Suite 1.7 x 2.64m

Bedroom 1 3.4 x 2.95m

En-Suite 3.51 x 1.03m

Bedroom 2 3.27 x 2.93m

Bedroom 3 2.5 x 3.4m

Bathroom 2.11 x 1.92m

-  4 Bed
-  3 Bathrooms
-  Samsung appliances
-  Open plan living
-  Parking available
-  Ample storage
-  MyCasa App
-  Enclosed garden
-  Renewable energy

Alma 2

FOUR BED, DETACHED HOUSE

The perfect home for those needing that bit extra space. This four bedroom detached house has a generous kitchen and separate utility with family space with leads out on to the patio and garden. There is a bright dining room with large windows and a generous living room.

The first floor has four double bedrooms, one with an en-suite, plus a generous house bathroom - the ideal home for larger families.



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Ground floor



First floor

ROOM DIMENSIONS

Ground Floor

Kitchen/Family	3.39 x 6.41m
Living	4.64 x 3.31m
Dining	2.97 x 3.8m

First Floor

Master bedroom	3.64 x 3.54m
En-Suite	1.57 x 2.53m
Bedroom 1	6.66 x 3.54m
Bedroom 2	4.0 x 2.38m
Bathroom	1.83 x 2.42m

- 4 Bed
- 2 Bathrooms
- Samsung appliances
- Open plan living
- Parking available
- Ample storage
- MyCasa App
- Enclosed garden
- Renewable energy

Alma 3

FOUR BED, DETACHED HOUSE

The perfect home for those needing that bit extra space. This four bedroom detached house has a generous kitchen and separate utility with family space with leads out on to the patio and garden. There is a bright dining room with large windows and a generous living room.

The first floor has four double bedrooms, one with an en-suite, plus a generous house bathroom - the ideal home for larger families.

-  4 Bed
-  2 Bathrooms
-  Samsung appliances
-  Open plan living
-  Parking available
-  Ample storage
-  MyCasa App
-  Enclosed garden
-  Renewable energy



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Ground floor



First floor

ROOM DIMENSIONS

Ground Floor

Kitchen/Family	3.39 x 6.41m
Living	4.64 x 3.31m
Dining	2.97 x 3.8m

First Floor

Master bedroom	3.64 x 3.54m
En-Suite	1.57 x 2.53m
Bedroom 1	2.66 x 3.54m
Bedroom 2	4.0 x 2.38m
Bedroom 3	1.95 x 2.42m
Bathroom	1.83 x 2.42m

**Casa is part of Moda Group
- the UK's leading developer
and operator of high-quality
homes for rent.**



MODA

Moda is creating next generation neighbourhoods in cities and commuter hubs across the UK.

With a growing pipeline of 24,000+ homes located in key cities and masterplans across the UK, we are leading the way.

Since inception we've continued to push the boundaries of style, service and innovation to craft considered, inclusive residential communities.

**We are the
UK's number 1
rental brand.**

CASA
BY MODA

CASABYMODA.COM

f @casalife.moda