

# Development Layout



## LOCKING PARKLANDS



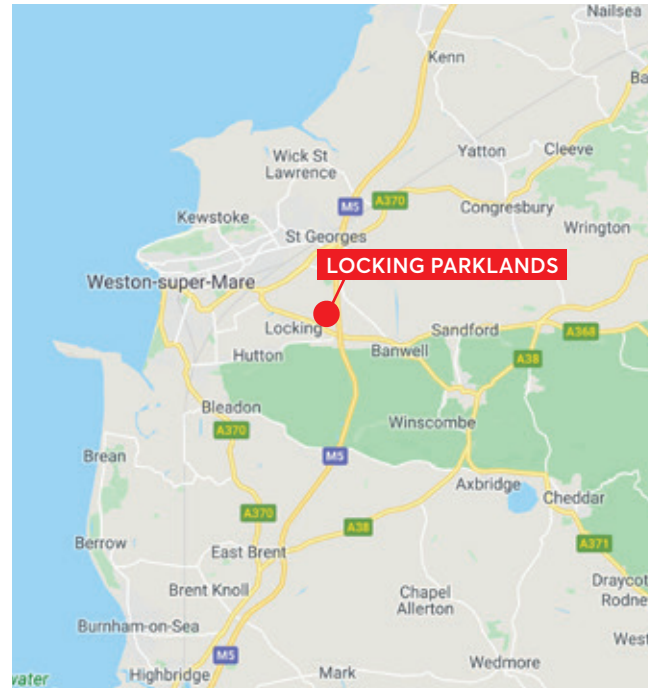
**ST.MODWEN  
HOMES**

Locking Parklands, Cranwell Road, Locking,  
Weston Super Mare, BS24 7DP  
Telephone: 0333 014 6360  
[www.stmodwenhomes.co.uk](http://www.stmodwenhomes.co.uk)

# DEVELOPMENT LAYOUT







**Locking Parklands, Cranwell Road, Locking, Weston Super Mare, BS24 7DP**  
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**Locking Parklands, Cranwell Road, Locking, Weston Super Mare, BS24 7DP**  
**Telephone: 0333 014 6360 E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)**

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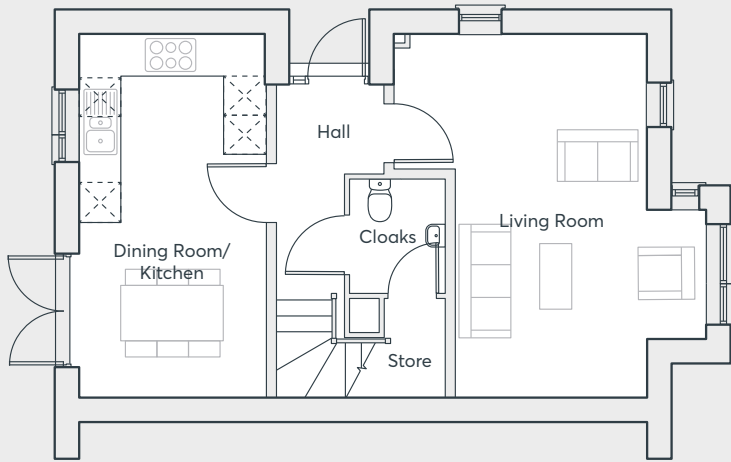
# THE OAK V1

- 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

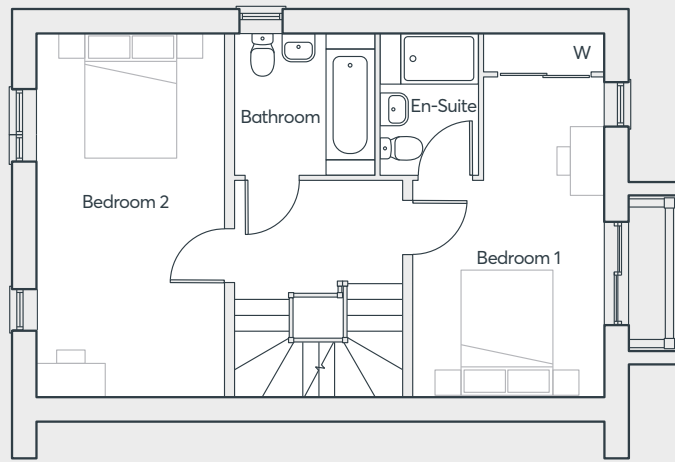
**FOUR  
BEDROOM  
HOME**

**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

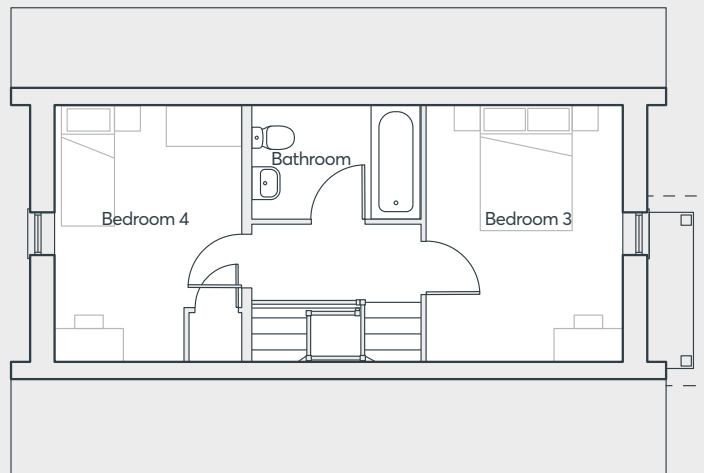
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**GROUND FLOOR**



**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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SMP 58404/August 2020

**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

**FOUR  
BEDROOM  
HOME**

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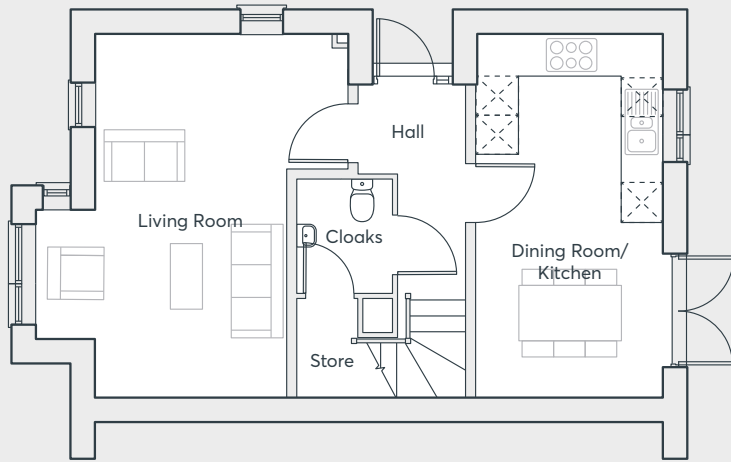
# THE OAK V2

- 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

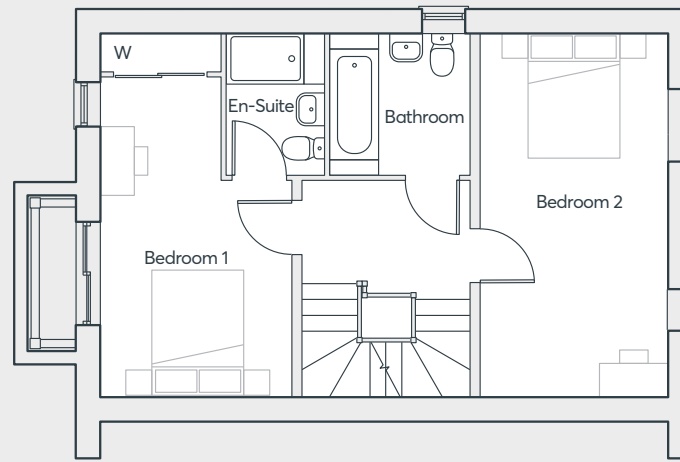
**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

**FOUR  
BEDROOM  
HOME**

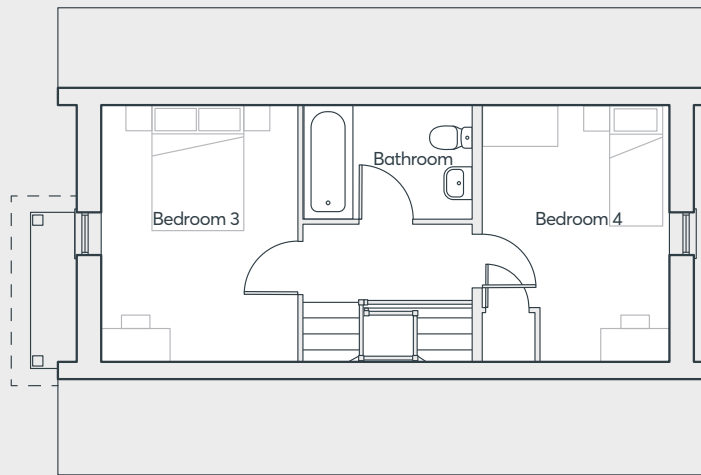
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GROUND FLOOR



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"
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"
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BEDROOM  
HOME**

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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

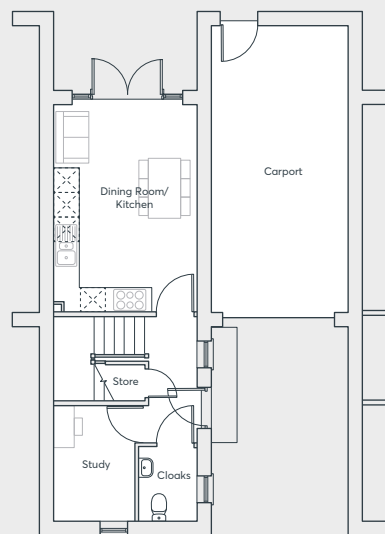
**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

**FOUR  
BEDROOM  
HOME**

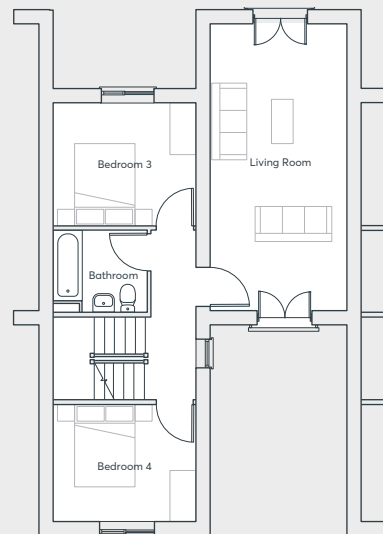
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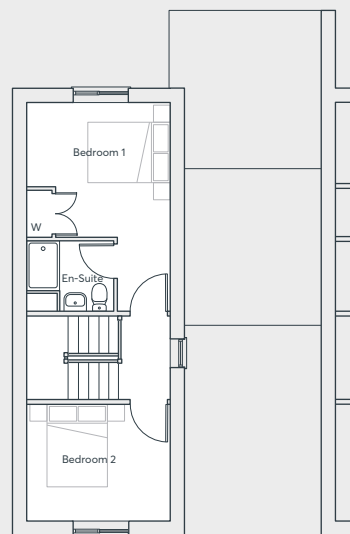
# THE YEW V1



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
- Full gas fired central heating
- Double glazing and high performance insulation throughout
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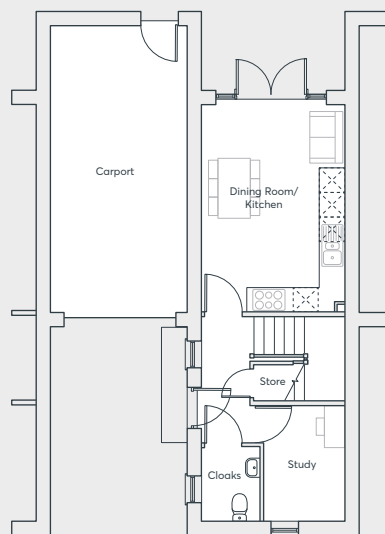
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PARKLANDS**  
WESTON-SUPER-MARE

**FOUR  
BEDROOM  
HOME**

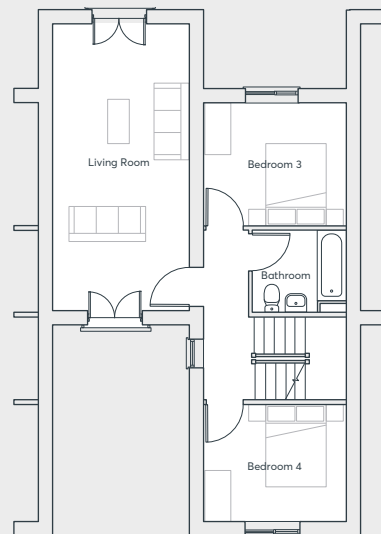
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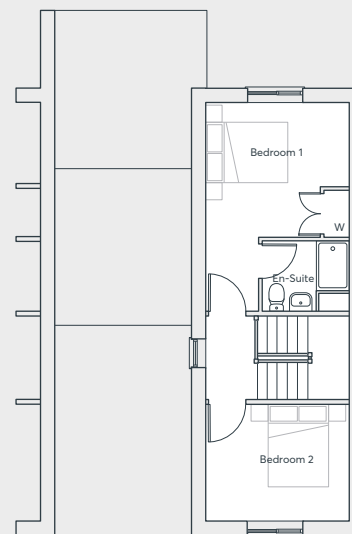
# THE YEW V2



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"
Living Room	3.28m x 6.93m	10'9" x 22'9"
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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 JUNIPER v1

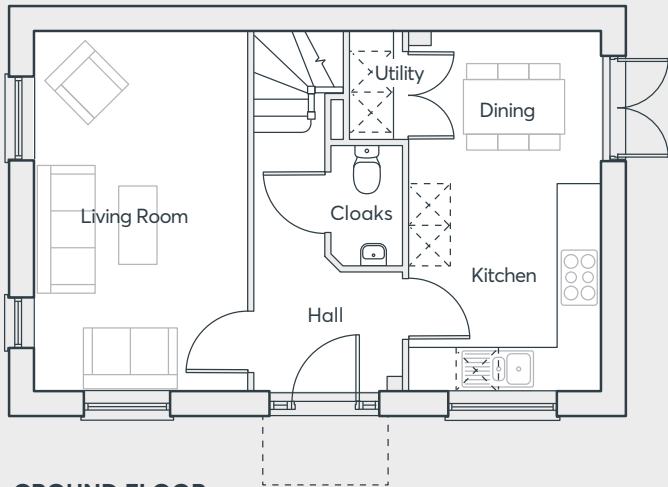
- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge
- Master bedroom with built in wardrobe and en-suite
- Family bathroom with bath and shower
- Three further well proportioned bedrooms
- Full gas fired central heating
- Double glazing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

**LOCKING  
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WESTON-SUPER-MARE

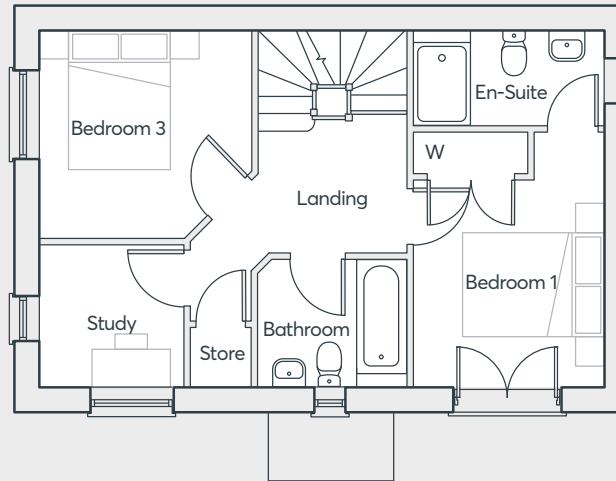
**FOUR  
BEDROOM  
HOME**

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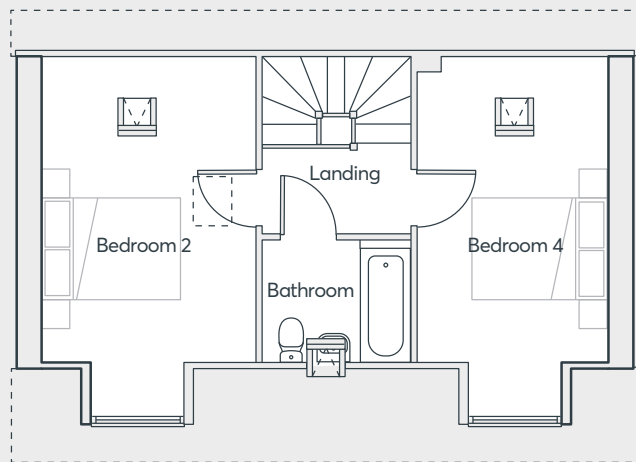




GROUND FLOOR



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 4.40m	10'3" x 14'4"
Bedroom 4	2.82m x 4.40m	9'3" x 14'4"
Bathroom	2.18m x 1.80m	7'2" x 5'11"

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**FOUR  
BEDROOM  
HOME**

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# THE JUNIPER V2

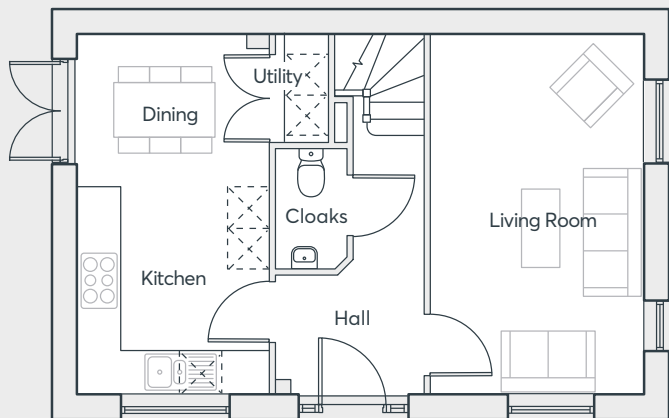
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**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

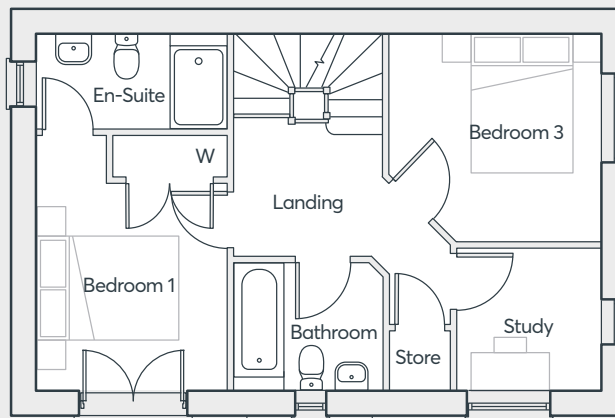
**FOUR  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

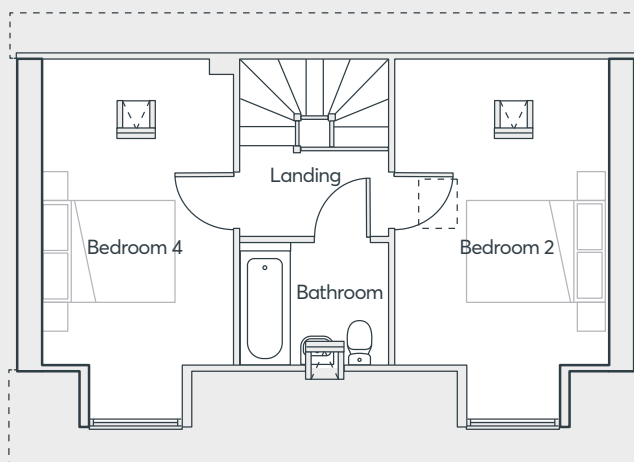




GROUND FLOOR



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"
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 4.40m	10'3" x 14'4"
Bedroom 4	2.82m x 4.40m	9'3" x 14'4"
Bathroom	2.18m x 1.80m	7'2" x 5'11"

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PARKLANDS

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FOUR  
BEDROOM  
HOME

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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

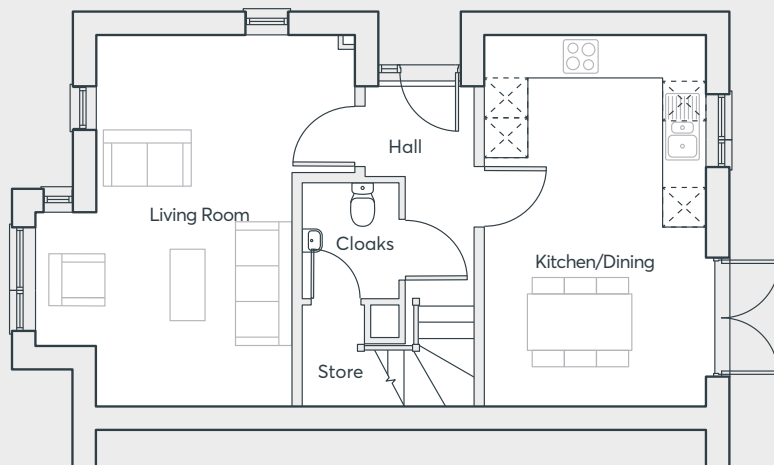
**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

**THREE  
BEDROOM  
HOME**

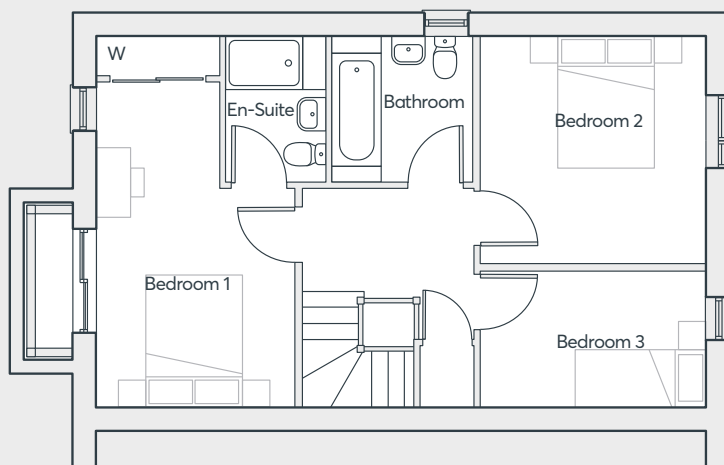
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# THE MULBERRY V1



**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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**THREE  
BEDROOM  
HOME**

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# THE MULBERRY V2

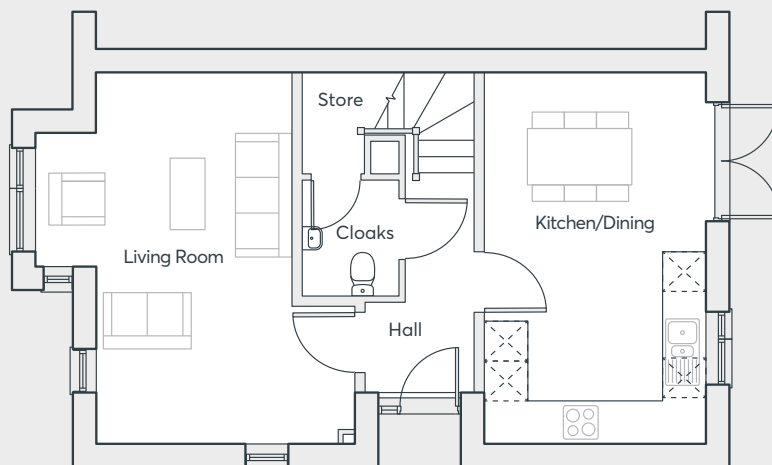
- Kitchen/dining room with French doors to the garden
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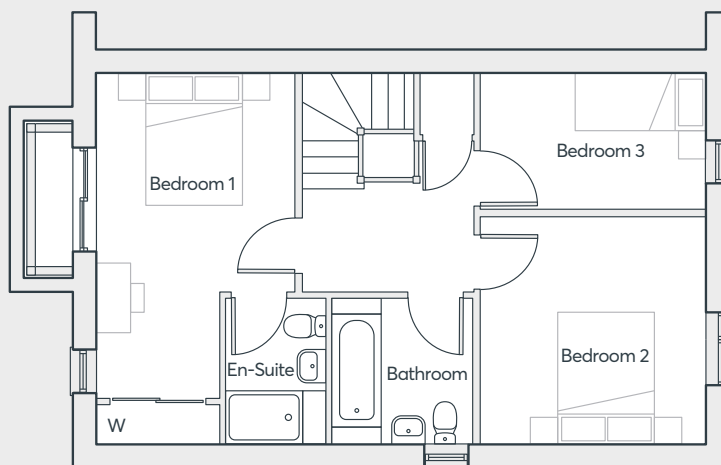
**THREE  
BEDROOM  
HOME**

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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"
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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**THREE  
BEDROOM  
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# THE FIR v1

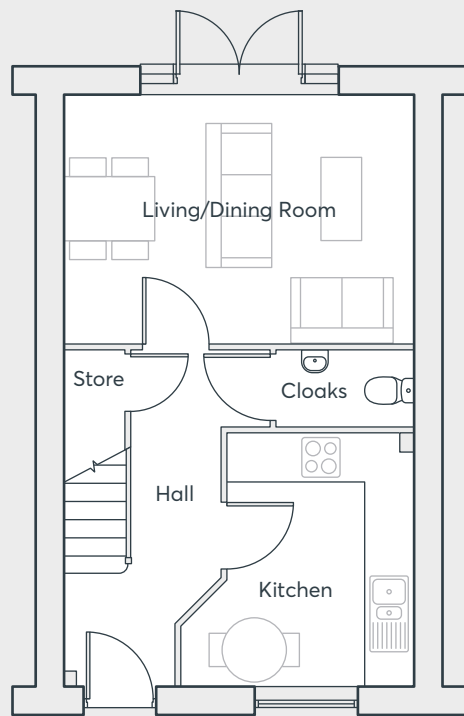
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- Master bedroom with built-in wardrobe
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WESTON-SUPER-MARE

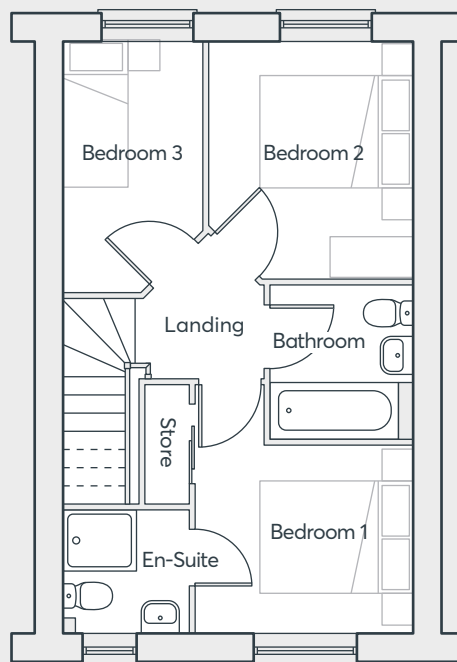
**THREE  
BEDROOM  
HOME**

 **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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**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

**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

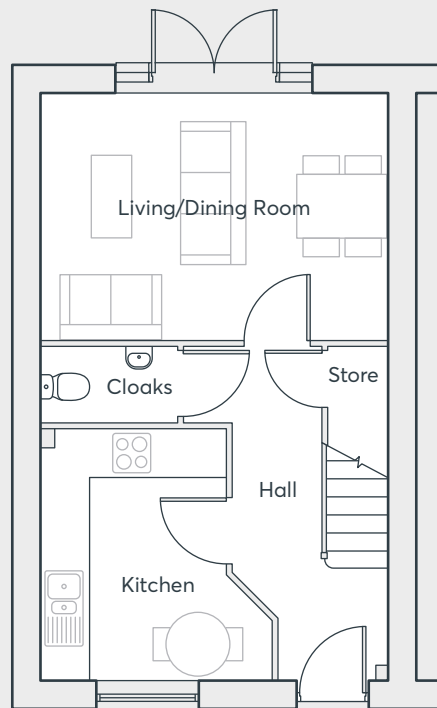
**THREE  
BEDROOM  
HOME**

**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

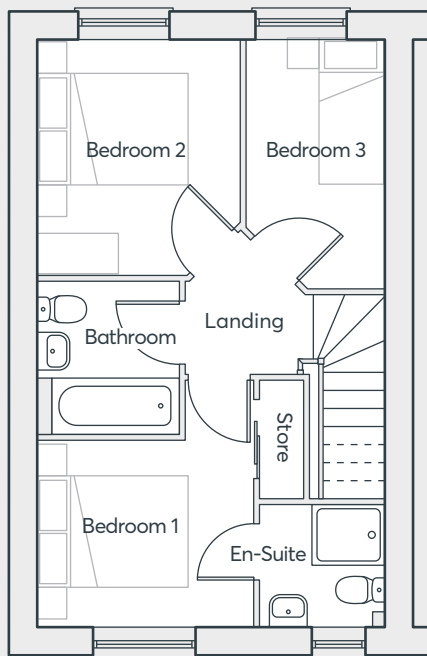
 **ST.MODWEN  
HOMES**



# 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"
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**LOCKING  
PARKLANDS**

WESTON-SUPER-MARE

**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE BEECH V1

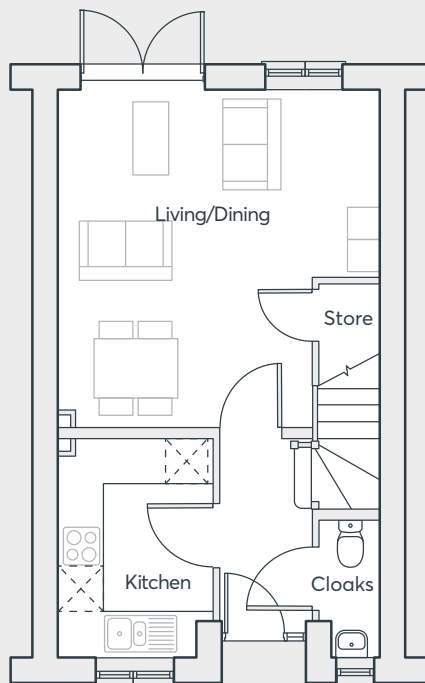
- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**TWO  
BEDROOM  
HOME**

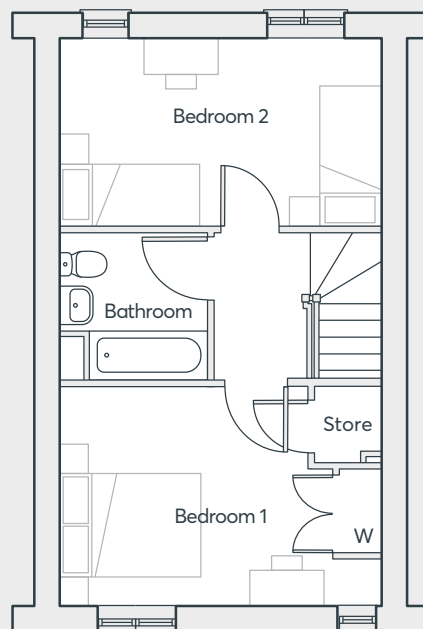
**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

 **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"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.  
SMP 58404/August 2020

**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

**TWO  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**



# THE BEECH V2

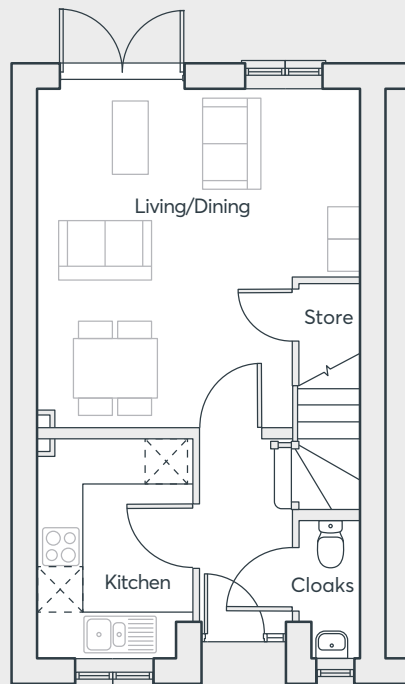
- Kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**TWO  
BEDROOM  
HOME**

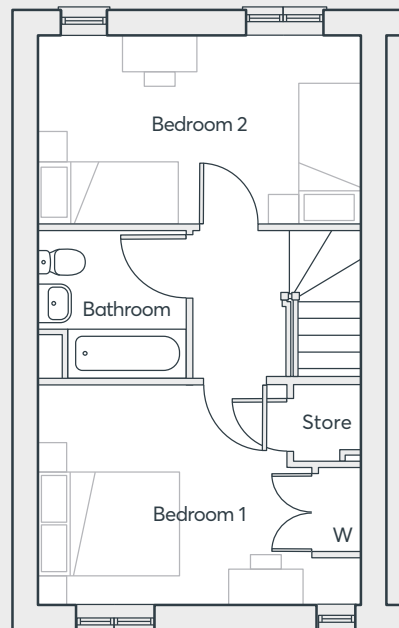
**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

 **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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**LOCKING  
PARKLANDS**

WESTON-SUPER-MARE

**TWO  
BEDROOM  
HOME**

 **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

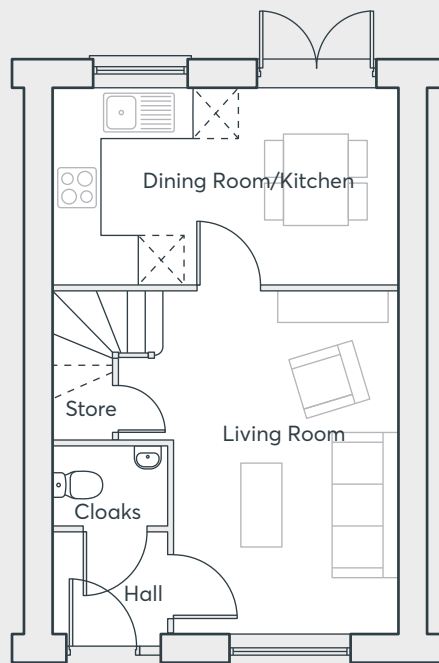
**LOCKING  
PARKLANDS**  
WESTON-SUPER-MARE

**TWO  
BEDROOM  
HOME**

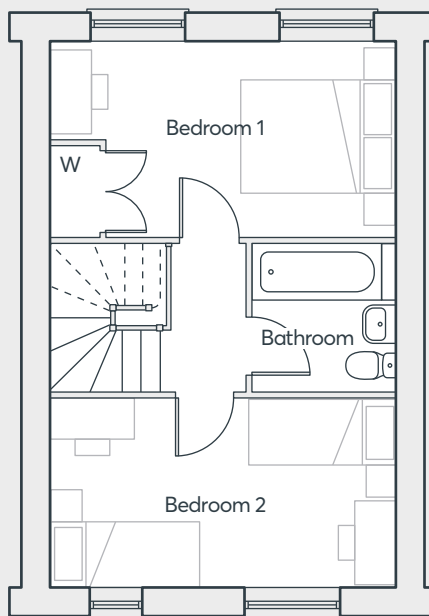
 **ST.MODWEN  
HOMES**



# 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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**LOCKING  
PARKLANDS**

WESTON-SUPER-MARE

**TWO  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**