



# Collier Fields

Brought with St Giles

2, 3 and 4  
Bedroom Homes



# Building more than just homes

## There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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# Why Brough with St Giles?



## Here's why...

To enjoy life in peaceful, semi-rural surroundings in an exceptionally convenient location less than a mile from the A1(M), with a major supermarket within a few minutes' walk. To live just half a mile from the local shops, schools, leisure and health amenities in the town of Colburn, in easy reach of attractions as diverse as Catterick Racecourse, the cinemas and theatres of Richmond, and the endless opportunities for exploring the surrounding countryside.



Collier Fields  
St Modwen Homes



# Why Collier Fields?

## Here's why...

On the edge of Brough with St Giles, a welcoming and growing community near Catterick, this inviting selection of energy efficient two, three and four bedroom homes brings an attractive new neighbourhood into the inspiring landscapes of North Yorkshire. Just a short walk from the delightful, natural setting of Colburn Beck Wood and the River Swale, perfect for relaxed rambling, it combines excellent amenities and transport links with an inspiring, peaceful ambience.

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**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.

## Your Development...

Explore our **Collier Fields** development and check out what we have to offer.

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Affordable Housing		

## Collier Fields St Modwen Homes



# The Alderson

635 sq. ft.

2 Bedrooms  
1 Bathrooms  
Semi-Detached

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## Key Features

- L-shaped open plan living and dining room
- French doors to garden
- Ergonomic self-contained kitchen
- Cloakroom
- Dual windows to both bedrooms
- Built in cupboard to second bedroom
- Full gas fired central heating

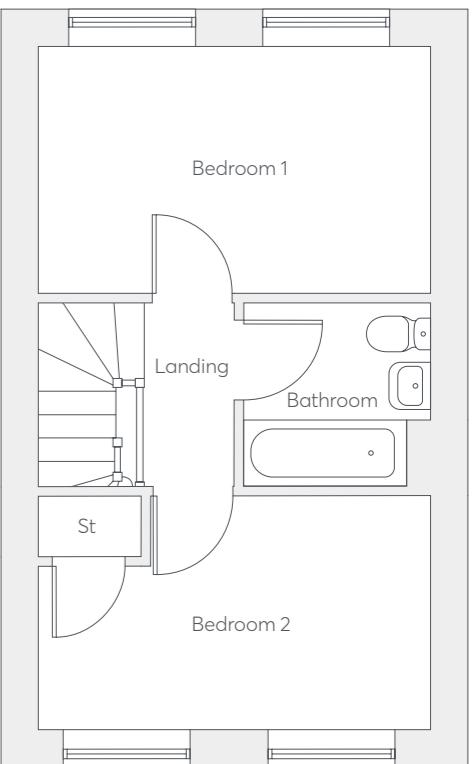
Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties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

## First Floor

**Bedroom 1**  
4.12m x 2.60m  
13'6" x 8'6"

**Bedroom 2**  
4.12m x 2.45m  
13'6" x 8'1"

**Bathroom**  
1.96m x 1.93m  
6'5" x 6'4"

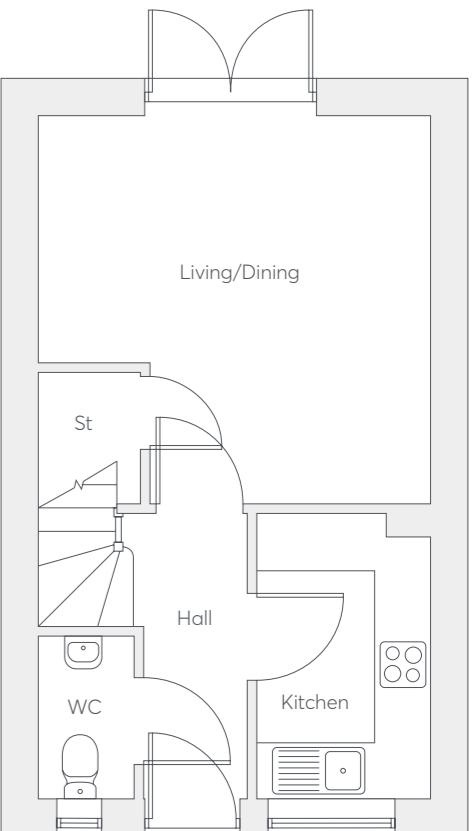


## Ground Floor

**Living/Dining**  
4.12m x 4.07m  
13'6" x 13'4"

**Kitchen**  
1.85m x 3.01m  
6'1" x 9'10"

**WC**  
1.01m x 1.73m  
3'4" x 5'8"



Find this  
home on  
the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design

# The Lansley

790 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

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## Key Features

- Open plan living and dining room with french doors to garden
- Kitchen with breakfast area
- Cloakroom
- Main bedroom with en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

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## First Floor

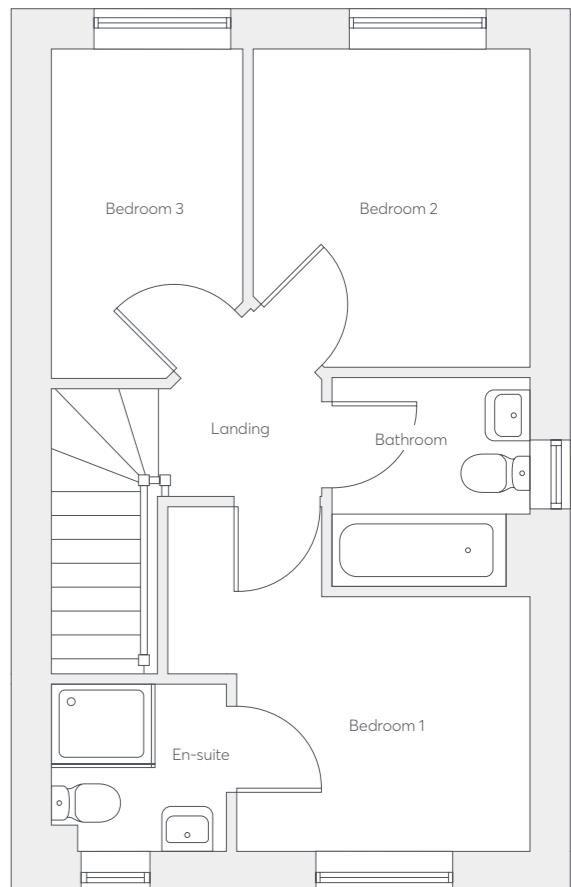
**Bedroom 1**  
3.29m x 2.87m  
10'9" x 9'5"

**En-Suite**  
1.70m x 1.65m  
5'7" x 5'5"

**Bedroom 2**  
2.71m x 3.13m  
8'11" x 10'3"

**Bedroom 3**  
1.88m x 3.23m  
6'2" x 10'7"

**Bathroom**  
2.03m x 1.95m  
6'8" x 6'5"



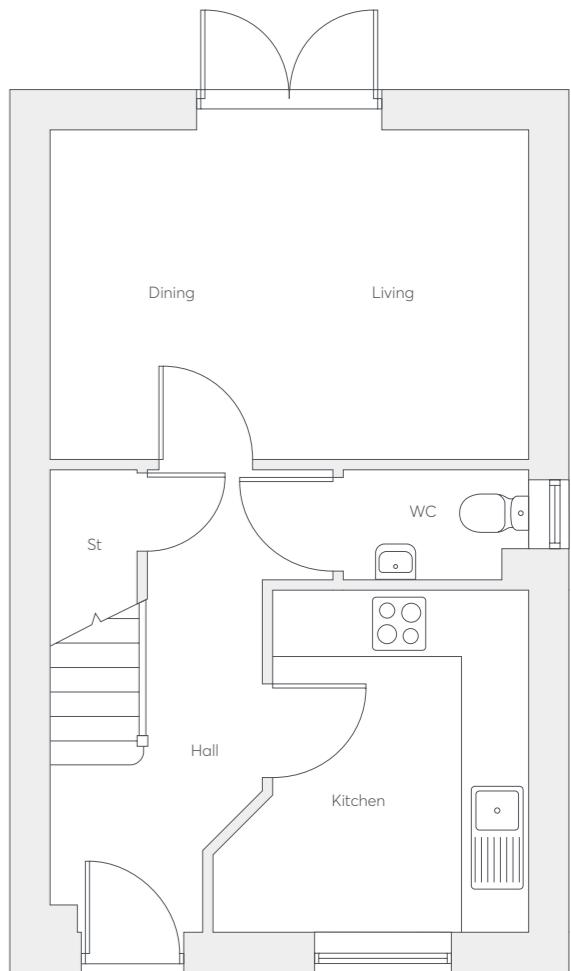
## Ground Floor

**Living**  
2.76m x 3.23m  
9'1" x 10'7"

**Kitchen**  
3.09m x 3.28m  
10'2" x 10'9"

**Dining**  
1.92m x 3.23m  
6'4" x 10'7"

**WC**  
1.84m x 1.15m  
6'0" x 3'9"



Find this home on the siteplan

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# The Medley

838 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached



## Key Features

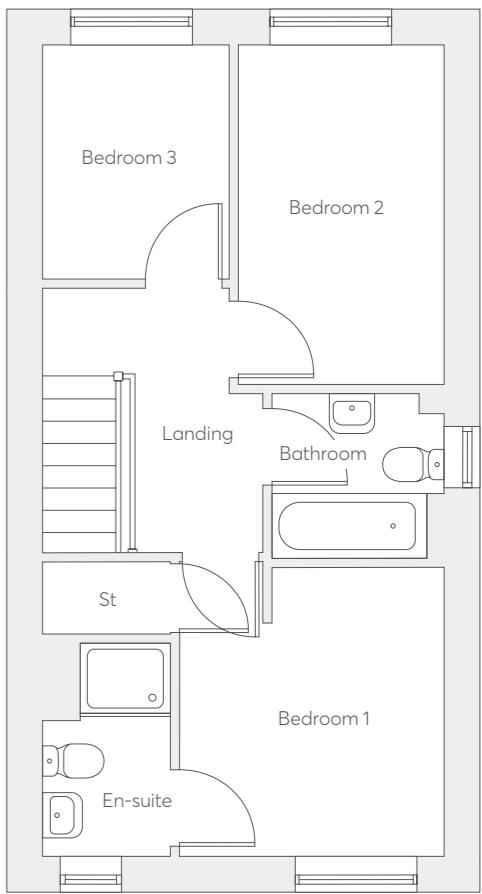
- Open plan kitchen/dining room
- Dining room with french doors to garden
- Cloakroom
- Main bedroom with en-suite and built in storage
- Gallery landing
- Full gas fired central heating

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St Modwen Homes

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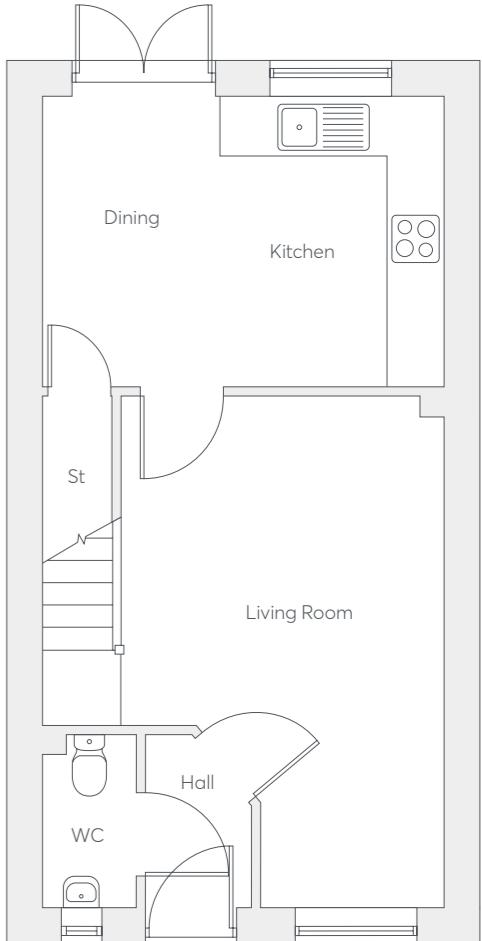
## First Floor

**Bedroom 1**  
2.90m x 3.15m  
9'6" x 10'4"  
**En-Suite**  
1.41m x 2.33m  
4'7" x 7'8"  
**Bedroom 2**  
2.26m x 3.71m  
7'5" x 12'2"  
**Bedroom 3**  
2.05m x 2.57m  
6'9" x 8'5"  
**Bathroom**  
1.89m x 1.80m  
6'3" x 5'11"



## Ground Floor

**Living Room**  
4.40m x 5.58m  
14'5" x 18'4"  
**Kitchen**  
2.49m x 3.18m  
8'2" x 10'5"  
**Dining**  
1.91m x 3.18m  
6'3" x 10'5"  
**WC**  
1.04m x 1.89m  
3'5" x 6'3"



Find this  
home on  
the siteplan

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of the kitchen layout and design



# The Wintley

930 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

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## Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Utility cupboard
- Cloakroom
- Main bedroom with en-suite
- Dual aspect third bedroom
- Full gas central heating
- Double glazing and high-performance insulation throughout

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## First Floor

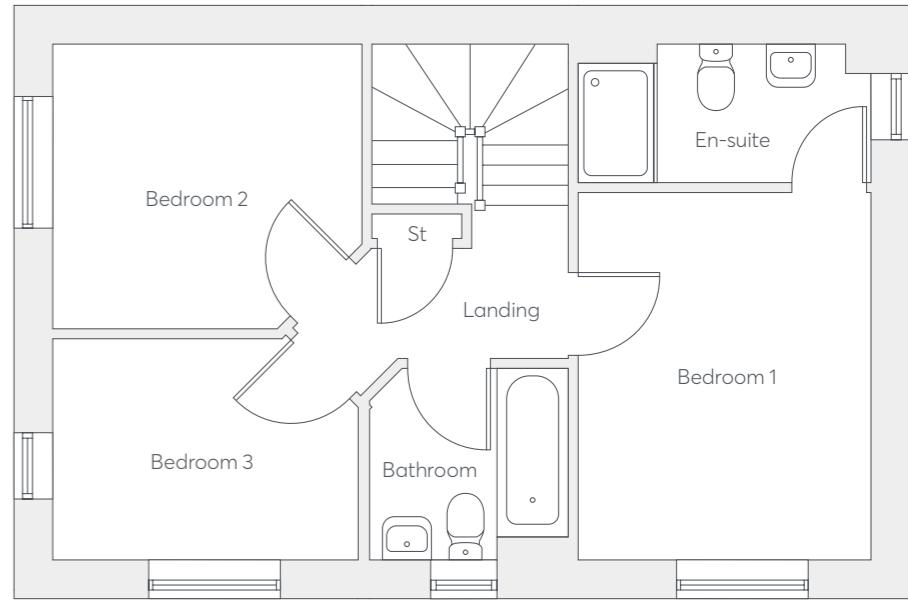
**Bedroom 1**  
3.74m x 2.98m  
12'3" x 9'9"

**En-Suite**  
1.39m x 2.98m  
4'7" x 9'9"

**Bedroom 2**  
2.87m x 3.14m  
9'5" x 10'4"

**Bedroom 3**  
2.26m x 3.11m  
7'5" x 10'2"

**Bathroom**  
1.95m x 2.00m  
6'5" x 6'7"



## Ground Floor

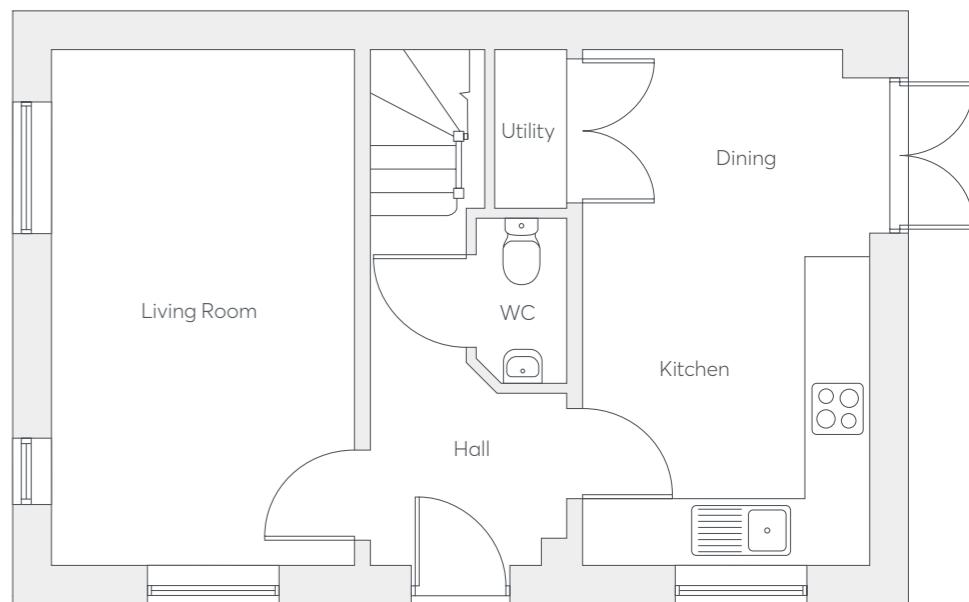
**Living Room**  
5.21m x 3.08m  
17'1" x 10'1"

**Kitchen**  
3.10m x 2.92m  
10'2" x 9'7"

**Dining**  
2.11m x 2.92m  
6'11" x 9'7"

**Utility**  
1.60m x 0.74m  
5'3" x 2'5"

**WC**  
1.68m x 0.95m  
5'6" x 3'1"



  Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design

# The Bewley

946 sq. ft.

3 Bedrooms  
2 Bathrooms  
Semi-Detached

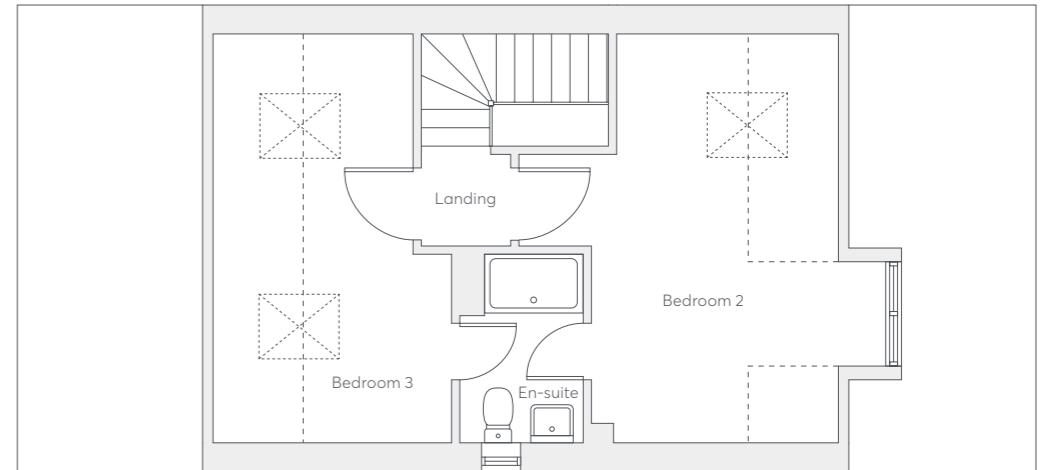


## Key Features

- Living/kitchen/dining room with french doors to garden
- Ground floor main bedroom
- Dual-access en-suite shower room
- Full gas central heating
- Double glazing and high-performance insulation throughout
- Dormer window to bedroom 2
- Ground floor bathroom

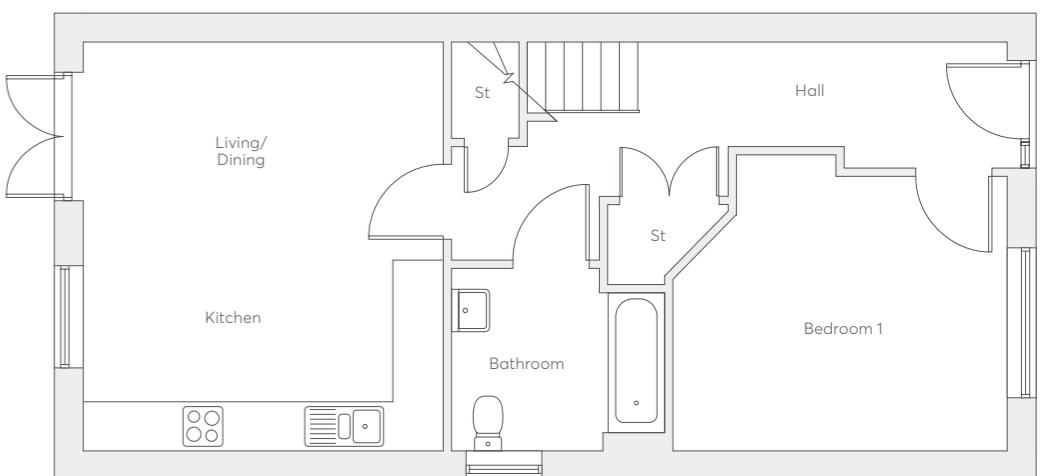
## First Floor

**Bedroom 2**  
4.93m x 3.75m  
16'2" x 12'4"  
**Bedroom 3**  
4.93m x 2.73m  
16'2" x 9'0"  
**En-Suite**  
1.50m x 2.29m  
4'11" x 7'6"



## Ground Floor

**Living/Dining**  
4.26m x 2.48m  
14'0" x 8'2"  
**Kitchen**  
4.26m x 2.45m  
14'0" x 8'1"  
**Bedroom 1**  
4.03m x 3.28m  
13'3" x 10'9"  
**Bathroom**  
2.70m x 2.21m  
8'10" x 7'3"



# The Turnley

957 sq.ft.

3 Bedrooms  
2 Bathrooms  
Detached

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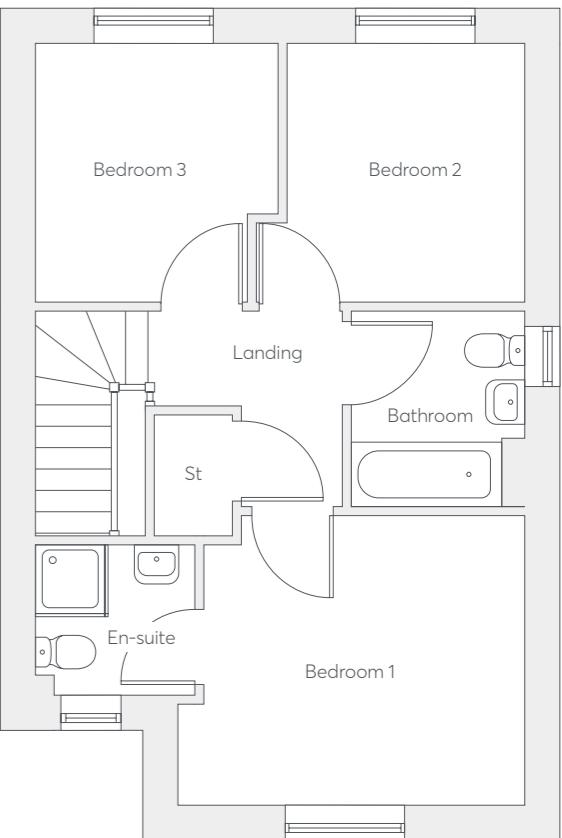


## Key Features

Open plan kitchen/dining room with french doors to garden  
Utility room with side door  
Downstairs WC  
Main bedroom with en-suite  
Full gas fired central heating  
Double glazing and high-performance insulation throughout  
Ample storage

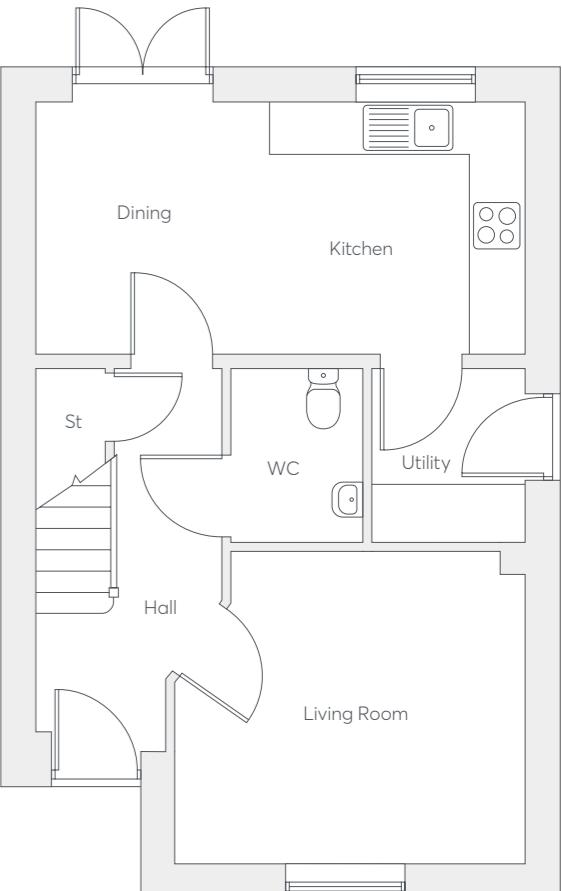
## First Floor

**Bedroom 1**  
3.90m x 3.25m  
12'9" x 10'8"  
**En-Suite**  
1.69m x 1.78m  
5'6" x 5'10"  
**Bedroom 2**  
2.65m x 2.90m  
8'8" x 9'6"  
**Bedroom 3**  
2.71m x 2.90m  
8'11" x 9'6"  
**Bathroom**  
1.93m x 2.18m  
6'4" x 7'2"



## Ground Floor

**Living Room**  
3.90m x 3.50m  
12'9" x 11'6"  
**Kitchen**  
3.05m x 2.84m  
10'0" x 9'4"  
**Dining**  
2.40m x 2.84m  
7'10" x 9'4"  
**Utility**  
1.68m x 1.93m  
5'6" x 6'4"  
**WC**  
1.49m x 1.93m  
4'11" x 6'4"



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Find this home on the siteplan

Please speak to the development sales manager for more details and clarification of the kitchen layout and design



# The Hillgate

1151 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached

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## Key Features

- Open plan kitchen/dining room with french doors
- Separate utility
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom with separate shower
- Built-in cupboards to landing, kitchen and second bedroom
- Full gas central heating

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## First Floor

**Bedroom 1**  
3.31m x 4.36m  
10'10" x 14'4"

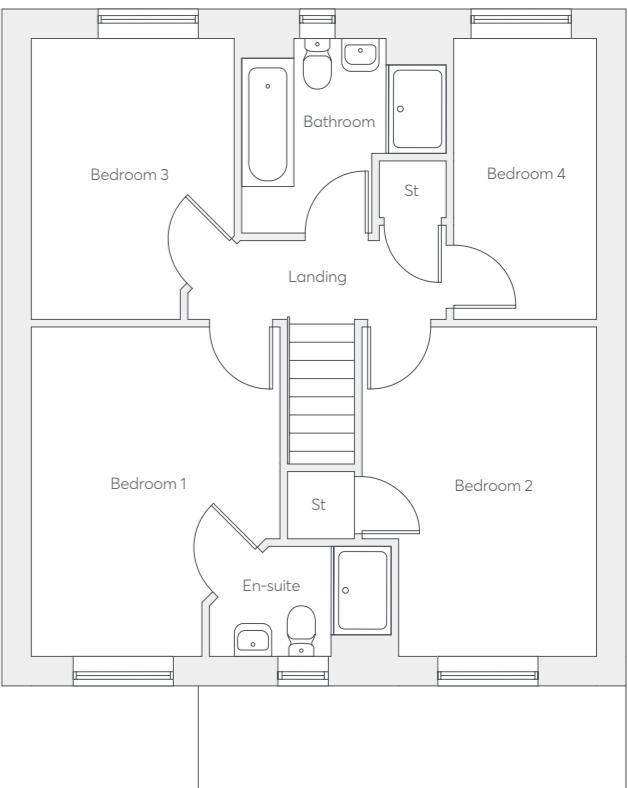
**En-Suite**  
2.42m x 1.46m  
7'11" x 4'10"

**Bedroom 2**  
3.11m x 4.36m  
10'2" x 14'4"

**Bedroom 3**  
2.70m x 3.73m  
8'10" x 12'3"

**Bedroom 4**  
1.90m x 3.73m  
6'3" x 12'3"

**Bathroom**  
2.72m x 2.59m  
8'11" x 8'6"



## Ground Floor

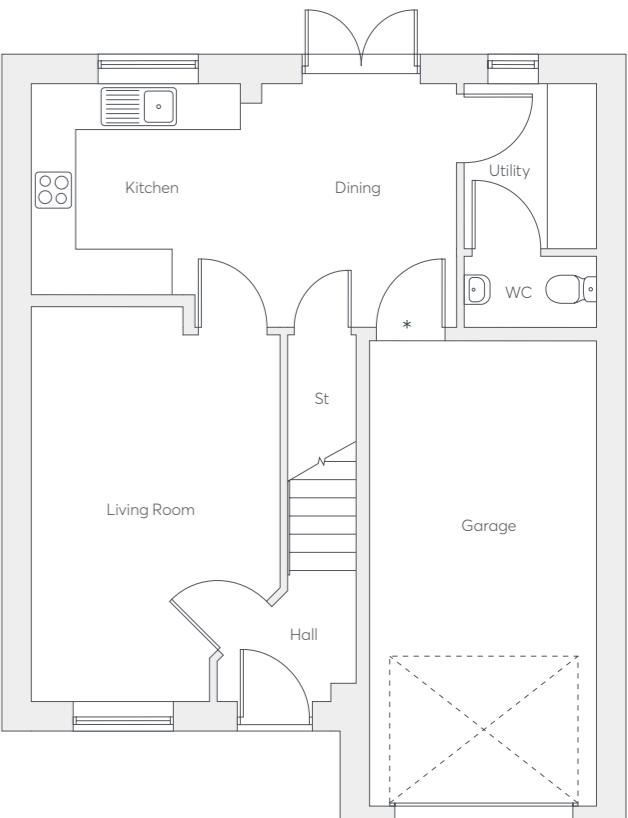
**Living Room**  
3.31m x 5.23m  
10'10" x 17'2"

**Kitchen**  
3.04m x 2.79m  
10'0" x 9'2"

**Dining**  
2.61m x 3.22m  
8'7" x 10'7"

**Utility**  
1.76m x 2.18m  
5'9" x 7'2"

**WC**  
1.76m x 0.95m  
5'9" x 3'1"



\* option

Find this  
home on  
the siteplan

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# The Crossgate

1208 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached



## Key Features

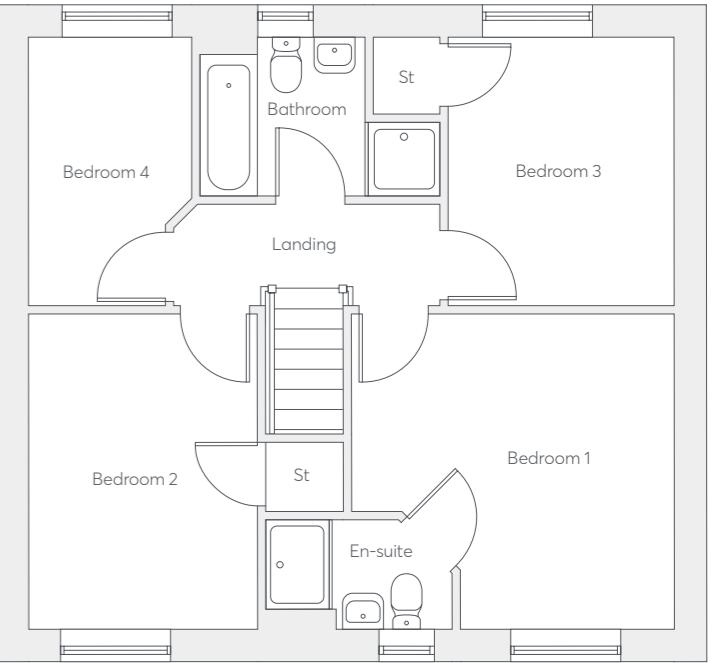
Open plan family kitchen/dining room with french doors to garden  
Downstairs cloakroom  
Separate study  
Family bathroom with separate shower cubicle  
Main bedroom with en-suite  
Built-in cupboards in two bedrooms  
Full gas-fired central heating

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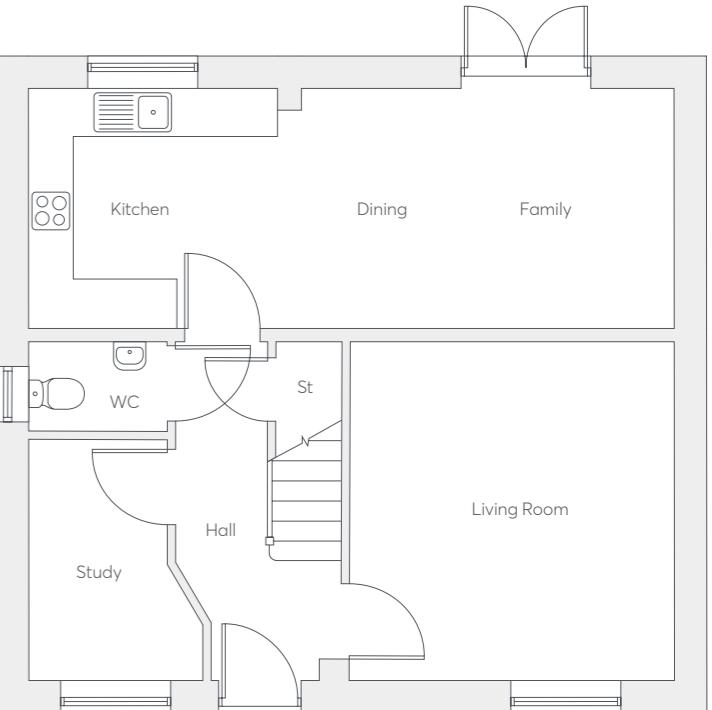
## First Floor

**Bedroom 1**  
3.80 x 3.92  
12'6" x 12'10"  
**En-Suite**  
1.33 x 2.26  
4'5" x 7'5"  
**Bedroom 2**  
3.80 x 2.79  
12'6" x 9'2"  
**Bedroom 3**  
3.27 x 2.75  
10'9" x 9'0"  
**Bedroom 4**  
3.27 x 2.00  
10'9" x 6'7"  
**Bathroom**  
1.93 x 2.91  
6'4" x 9'6"



## Ground Floor

**Living Room**  
4.10 x 3.92  
13'5" x 12'10"  
**Kitchen**  
2.91 x 3.68  
9'7" x 12'1"  
**Dining**  
2.91 x 2.00  
9'7" x 6'7"  
**Family**  
2.91 x 2.16  
9'7" x 7'1"  
**Study**  
2.87 x 2.17  
9'5" x 7'1"  
**WC**  
1.14 x 1.74  
3'9" x 5'9"



Find this  
home on  
the siteplan

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# The Cangate

1331 sq.ft.

4 Bedrooms  
2 Bathrooms  
Detached



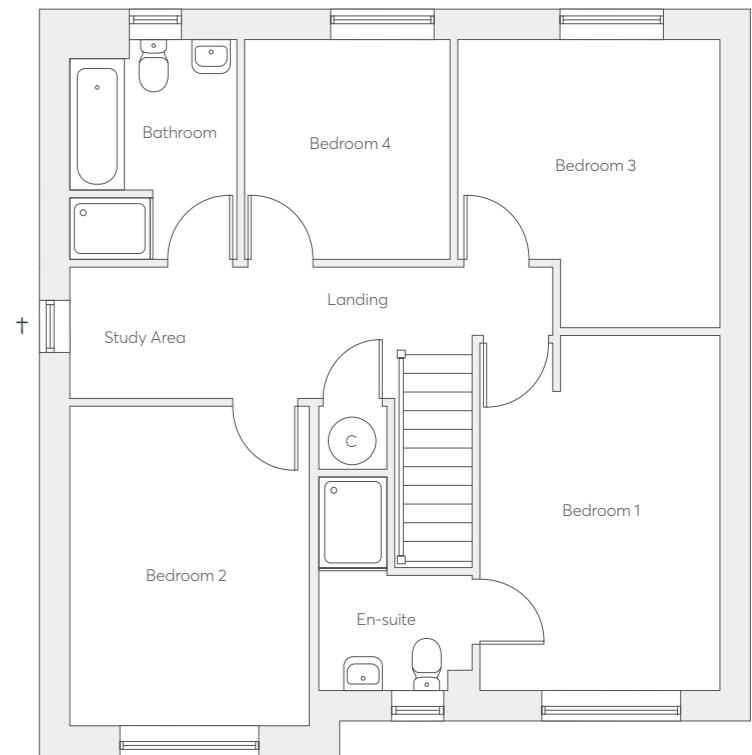
Collier Fields  
St Modwen Homes

## Key Features

Open plan kitchen/dining room with french doors to garden  
Utility room  
Downstairs WC  
Study area  
Family bathroom with separate shower  
Main bedroom with en-suite  
Integral garage  
Double glazing and high-performance insulation throughout

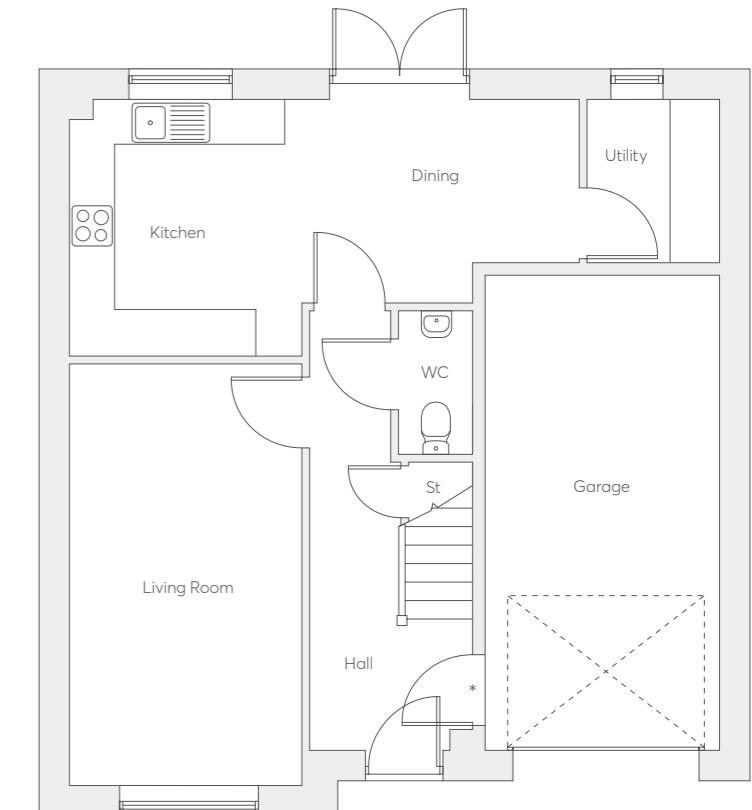
## First Floor

**Bedroom 1**  
3.12m x 4.56m  
10'3" x 14'11"  
**En-Suite**  
1.98m x 2.76m  
6'6" x 9'1"  
**Bedroom 2**  
3.11m x 4.11m  
10'2" x 13'6"  
**Bedroom 3**  
3.40m x 3.74m  
11'2" x 12'3"  
**Bedroom 4**  
2.64m x 2.86m  
8'8" x 9'5"  
**Study Area**  
2.23m x 1.69m  
7'4" x 5'6"  
**Bathroom**  
2.18m x 2.86m  
7'2" x 9'5"



## Ground Floor

**Living Room**  
3.00m x 5.42m  
9'10" x 17'9"  
**Kitchen**  
3.11m x 3.34m  
10'2" x 10'11"  
**Dining**  
3.43m x 2.14m  
11'3" x 7'0"  
**Utility**  
1.75m x 2.14m  
5'9" x 7'0"  
**WC**  
0.92m x 1.84m  
3'0" x 6'0"



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Find this home on the siteplan

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† Window not applicable to all plots  
\* option



# The Strathgate

1389 sq. ft.

4 Bedrooms  
2 Bathrooms  
Detached

Collier Fields  
St Modwen Homes

## Key Features

- Open plan L-shaped family dining kitchen and living room
- Dual french doors to garden
- Separate utility
- Downstairs WC
- Study
- Main bedroom with en-suite and dressing area
- Bathroom with separate shower cubicle

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## First Floor

**Bedroom 1**  
3.92m x 2.93m  
12'10" x 9'7"

**Dressing**  
2.27m x 1.21m  
7'5" x 4'0"

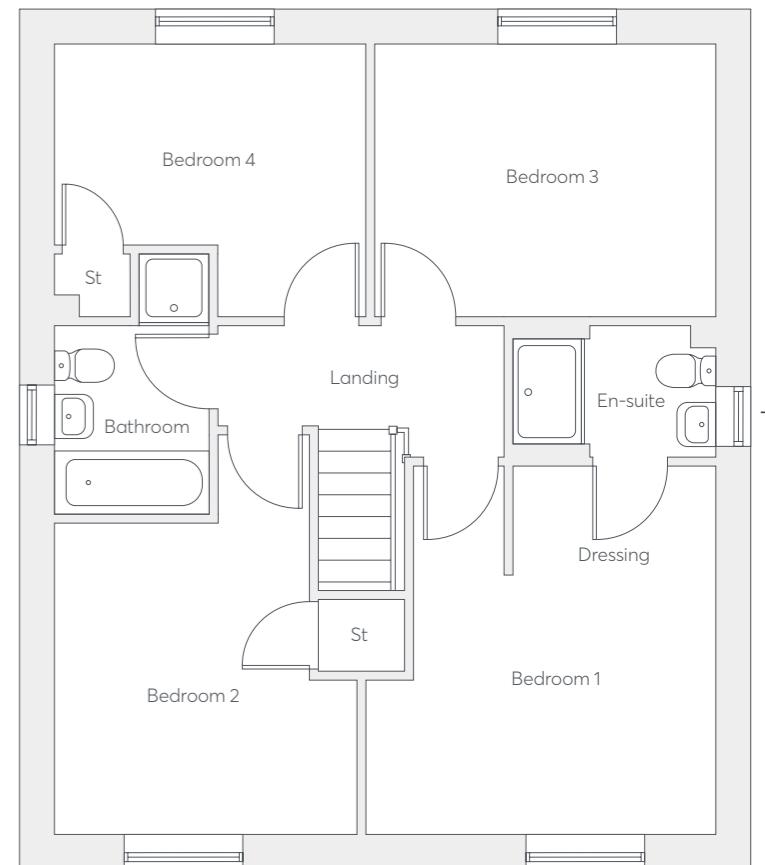
**En-Suite**  
2.27m x 1.46m  
7'5" x 4'9"

**Bedroom 2**  
3.38m x 3.50m  
11'1" x 11'6"

**Bedroom 3**  
3.82m x 3.06m  
12'7" x 10'1"

**Bedroom 4**  
3.47m x 3.06m  
11'5" x 10'1"

**Bathroom**  
1.71m x 2.05m  
5'7" x 6'9"



## Ground Floor

**Living**  
3.64m x 4.09m  
11'11" x 13'5"

**Kitchen**  
2.79m x 4.76m  
9'2" x 15'7"

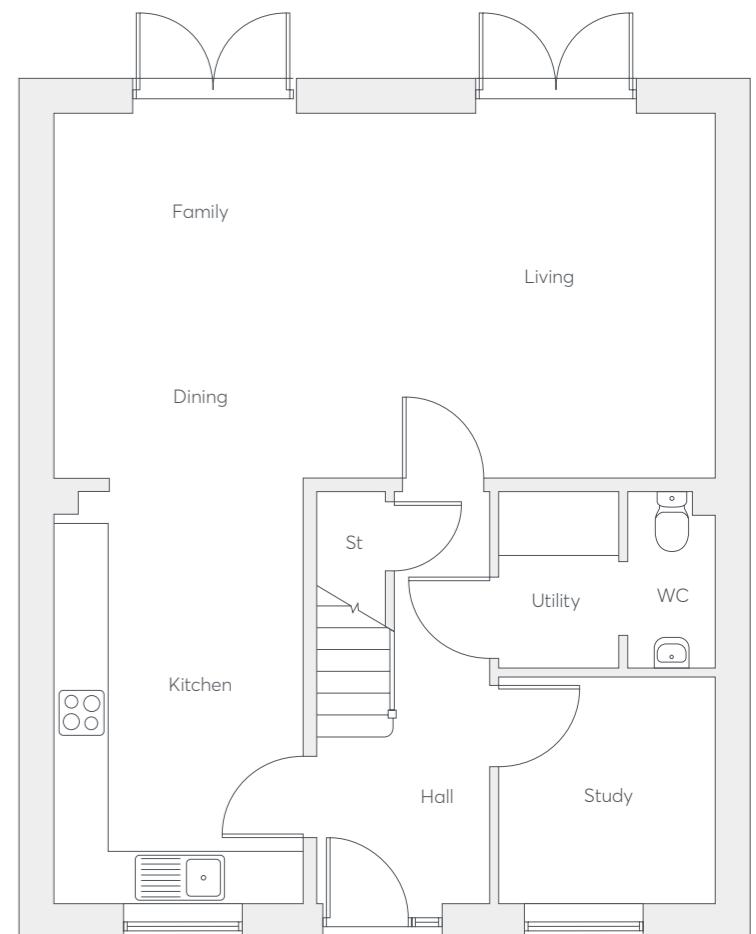
**Dining**  
3.75m x 2.04m  
12'4" x 6'8"

**Family**  
3.75m x 2.04m  
12'4" x 6'8"

**Study**  
2.42m x 2.55m  
7'9" x 8'3"

**Utility**  
1.35m x 1.97m  
4'5" x 6'6"

**WC**  
0.99m x 1.97m  
3'3" x 6'6"



Find this  
home on  
the siteplan

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<sup>†</sup> Window not applicable to all plots

# Specification

## Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

Worktop with upstand to wall

Composite single bowl sink and monobloc mixer tap

Integrated cooker hood and stainless steel splashback to hob

4-Zone Induction Hob

Stainless steel single fan oven

Plumbing and electrics for washing machine

Plumbing and electrics for dishwasher (please note: some housetypes can only accommodate a slimline dishwasher)

3 spot LED track light to ceiling

## Bathroom/En-Suite/WC

Roca contemporary style white sanitaryware with VADO monobloc tap

VADO Thermostatic shower mixer valve (where applicable)

Low profile shower tray with chrome style framed clear glass enclosure

Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

## Electrical

TV socket to lounge

BT socket (housetypes vary - please see drawings for location)

White sockets and switches

PIR operated porch light

Front doorbell and chime

USB charging socket to kitchen

Power and lighting to integral garages

Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)

Battery operated carbon monoxide detectors (locations vary)

Mains wired (with battery back-up) smoke detectors

EV Chargers installed as standard

## Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones

## Exterior

Double glazed PVCu windows

Double glazed PVCu french casement doors to patio (where layout permits)

PVCu fascias, soffits and rainwater goods

Multi-point door locking system to front and rear/side doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

## Decorative

Square spindles and newels to staircase

Square featured skirting boards and architraves

Vertical Panel White internal doors with satin handles

Smooth finish ceilings, painted in white matt

Walls painted in white satin finish

Woodwork painted in white satin or gloss finish

## Landscaping

Turf to front garden

0.9m post and rail fence between plots

1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden



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