



Collier Fields

Brough 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.



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.

Why Collier Fields?



Your Development...

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

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Affordable Housing		
First Homes (70% open market value)		*

2, 3 and 4 bedroom homes

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.

Collier Fields
St Modwen Homes



The Alderson

635 sq. ft.
 2 Bedrooms
 1 Bathrooms
 Semi-Detached

Collier Fields
 St Modwen Homes

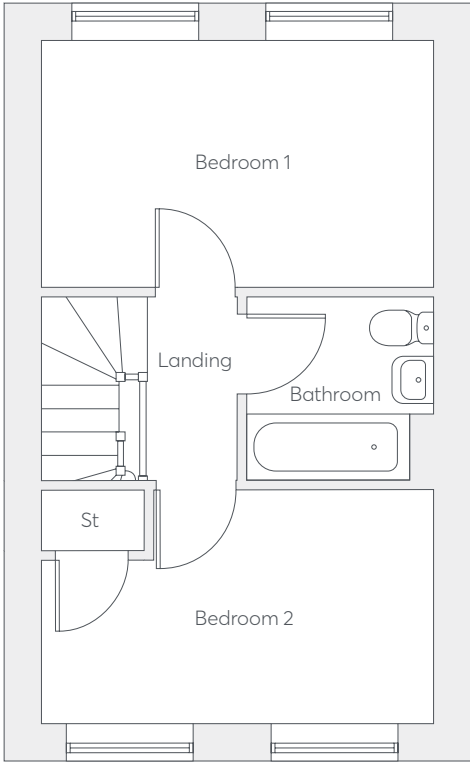
Key Features

- 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

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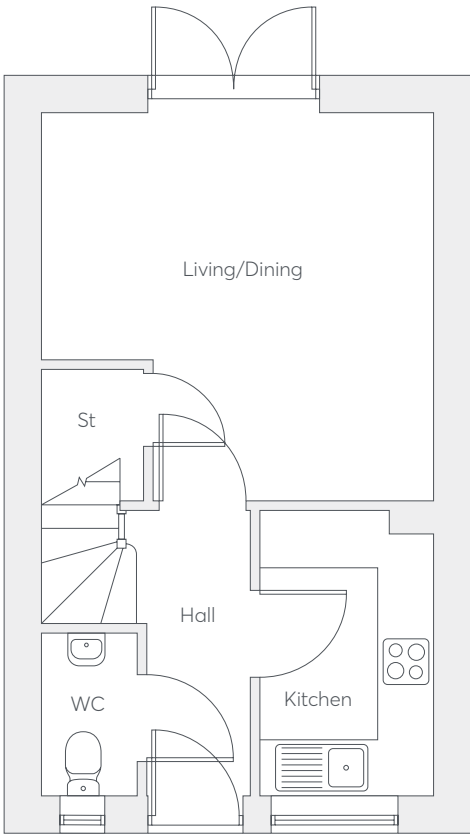
First Floor

- 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

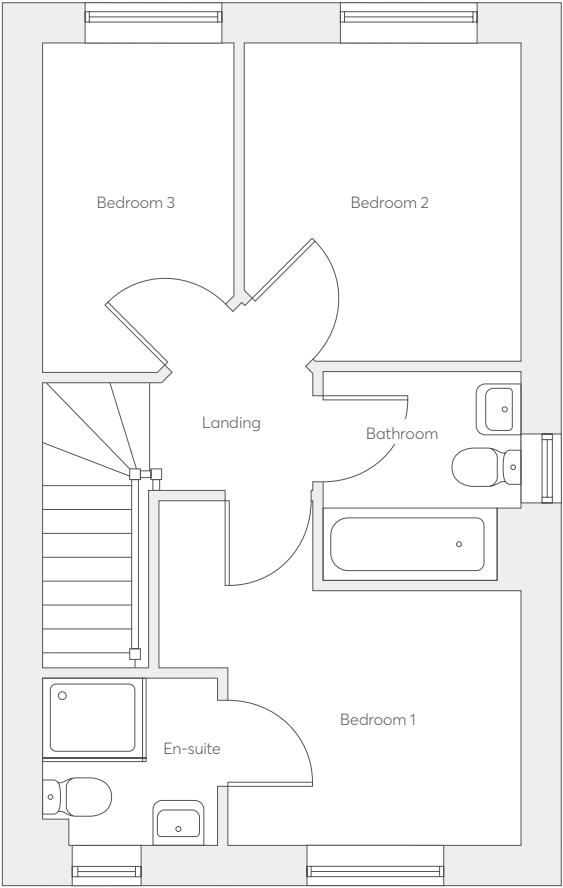
790 sq. ft.
 3 Bedrooms
 2 Bathrooms
 Semi-Detached

- 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

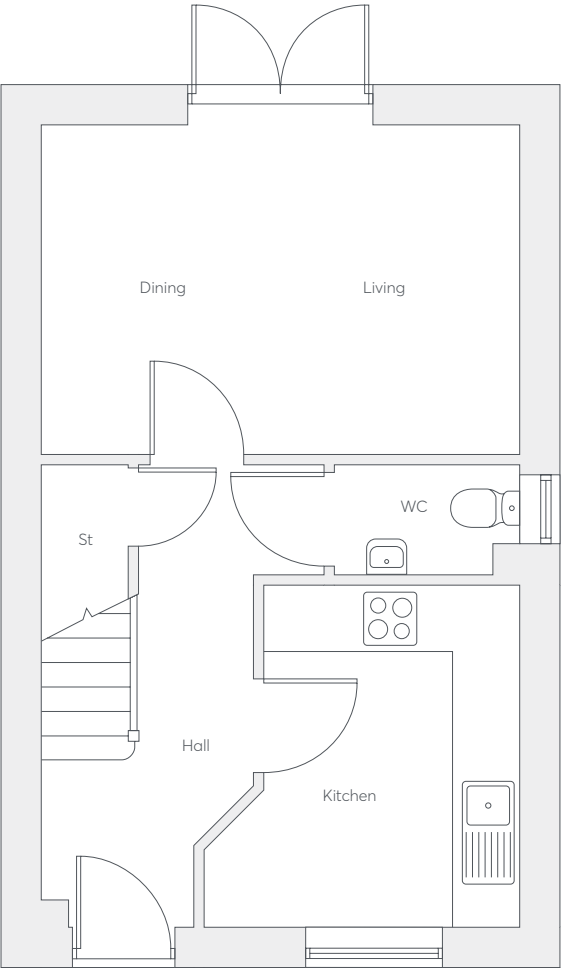
First Floor

- 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"





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

First Floor

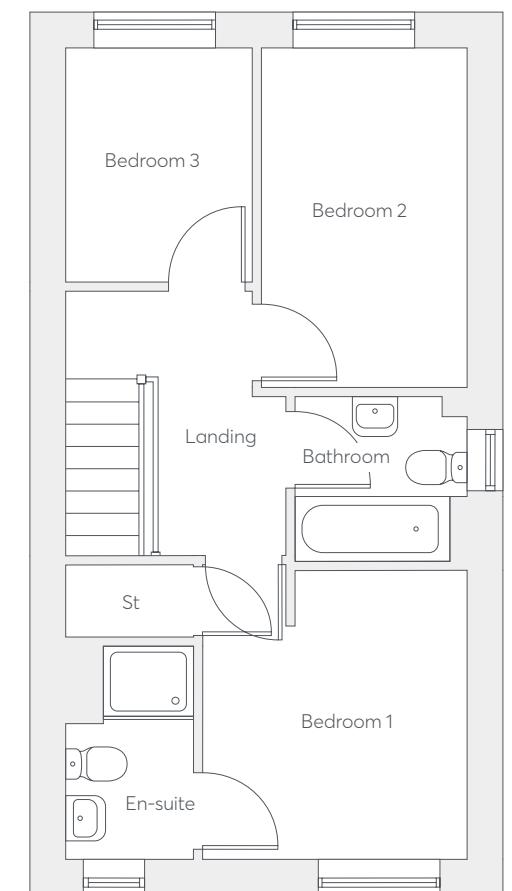
Bedroom 1
2.90m x 3.15m
9'6" x 10'4"

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"



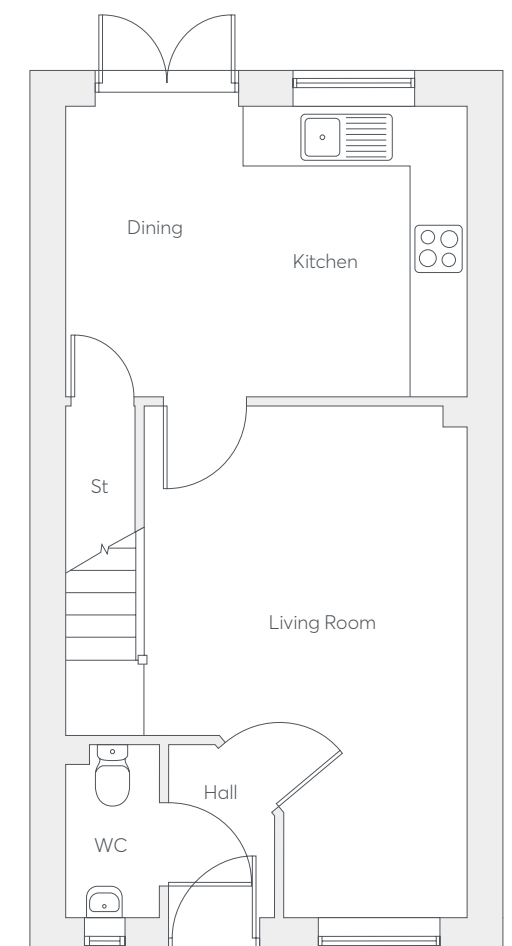
Ground Floor

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"





The Wintley

930 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

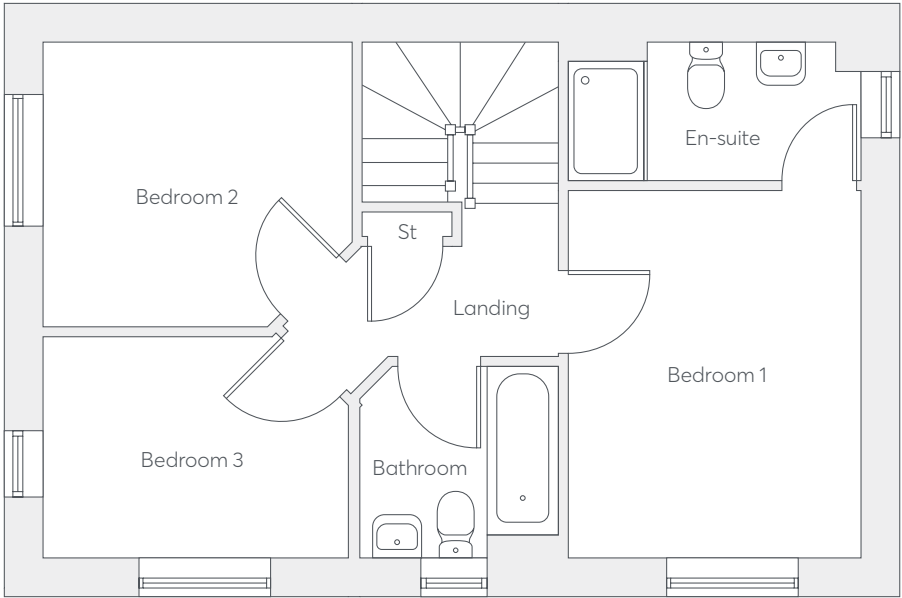
Key Features

- 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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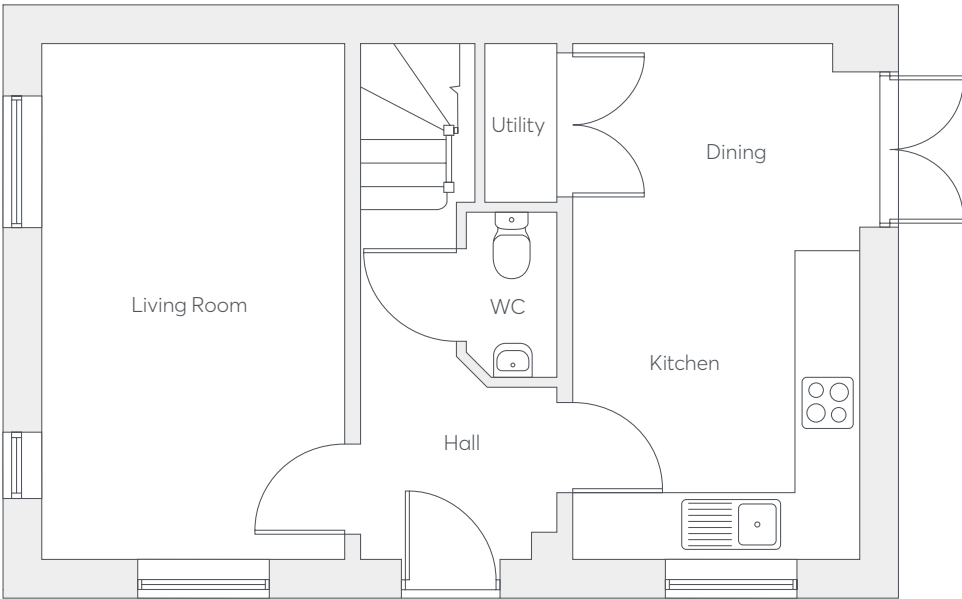
First Floor

- 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"





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

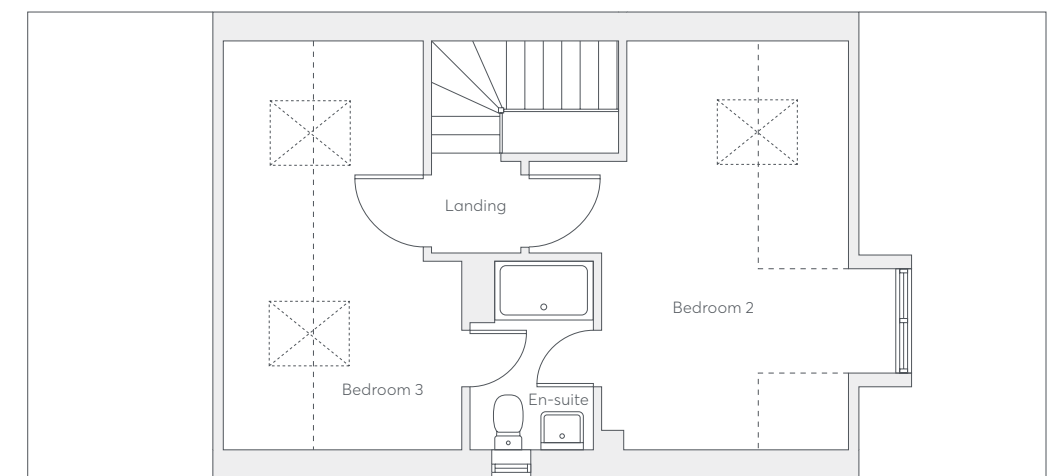
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First Floor

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"



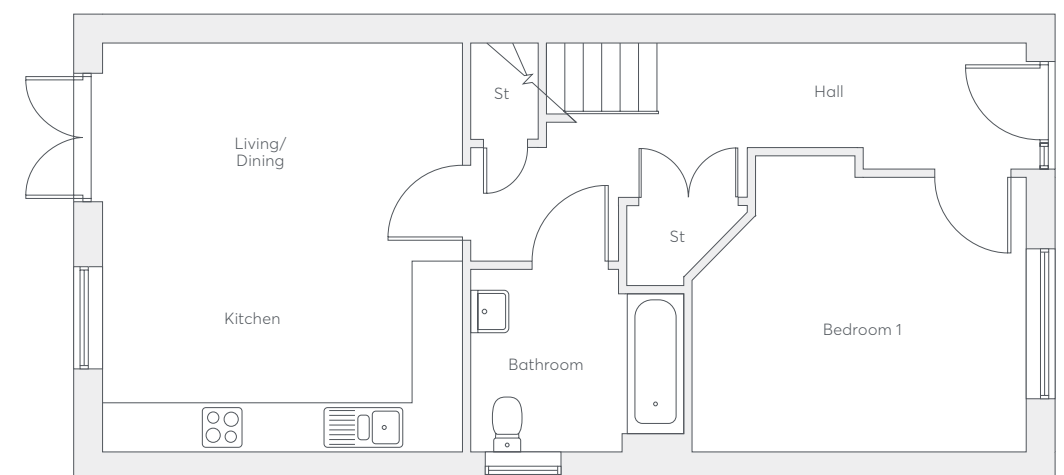
Ground Floor

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"



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 Turnley

957 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

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

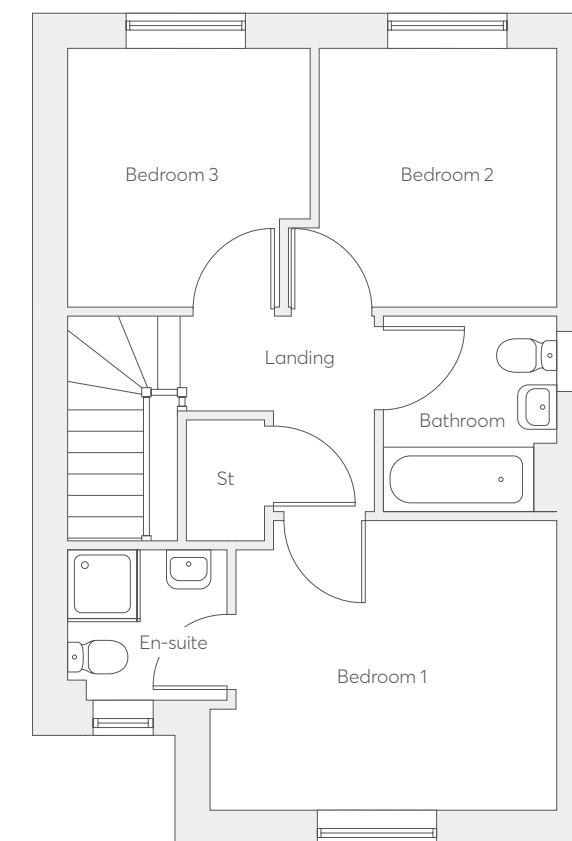
Bedroom 1
3.90m x 3.25m
12'9" x 10'8"

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

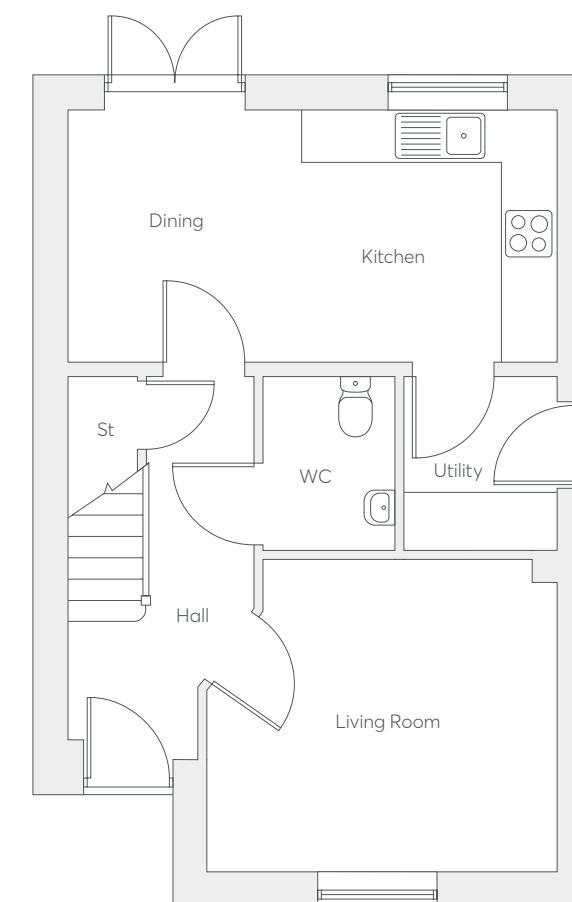
Living Room
3.90m x 3.50m
12'9" x 11'6"

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"





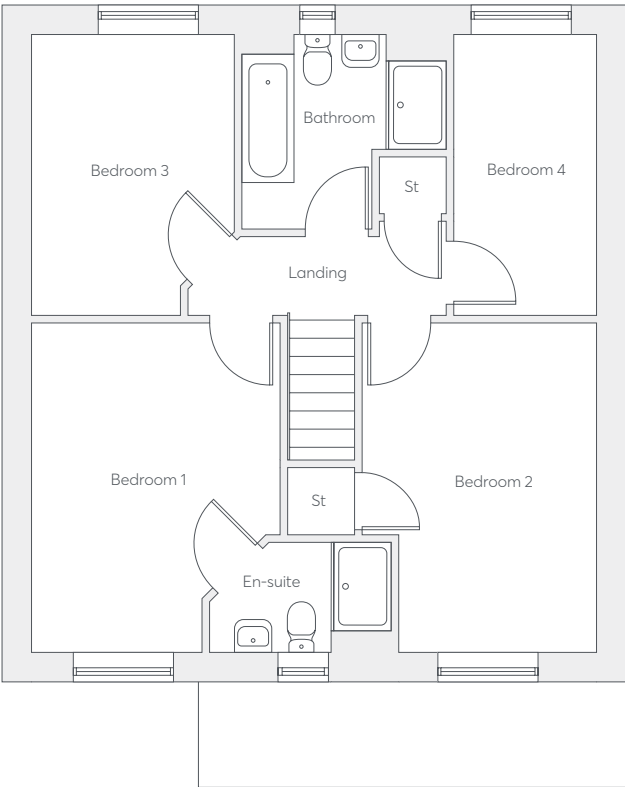
The Hillgate

1151 sq. ft.
 4 Bedrooms
 2 Bathrooms
 Detached

- 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

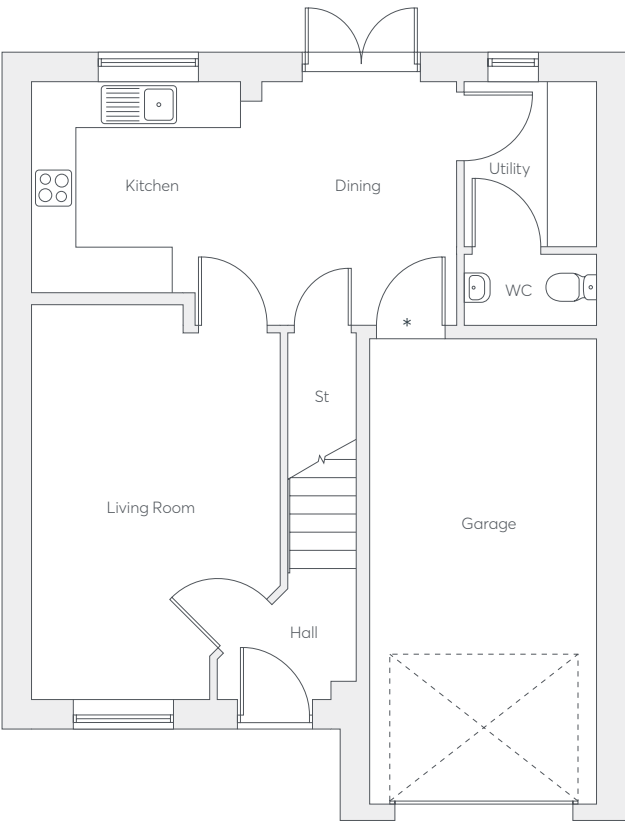
First Floor

- 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"





The Crossgate

1208 sq. ft.
 4 Bedrooms
 2 Bathrooms
 Detached

Collier Fields
 St Modwen Homes

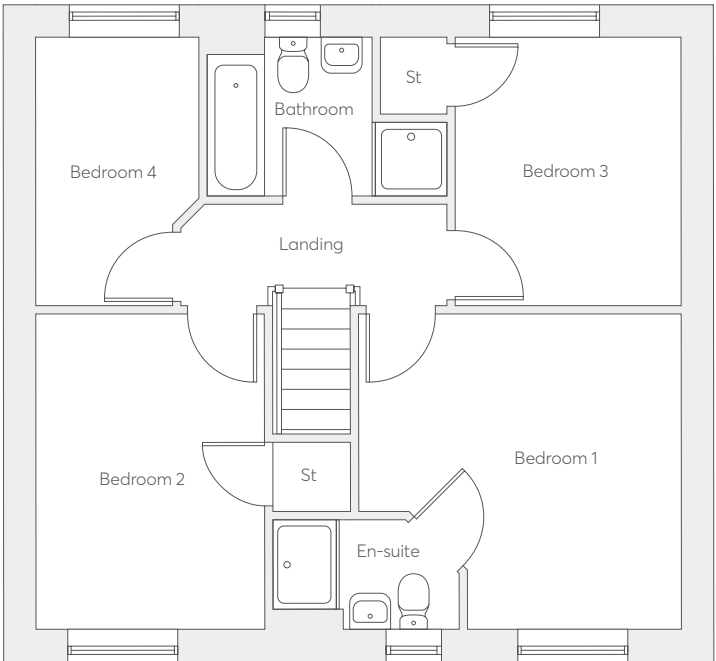
Key Features

- 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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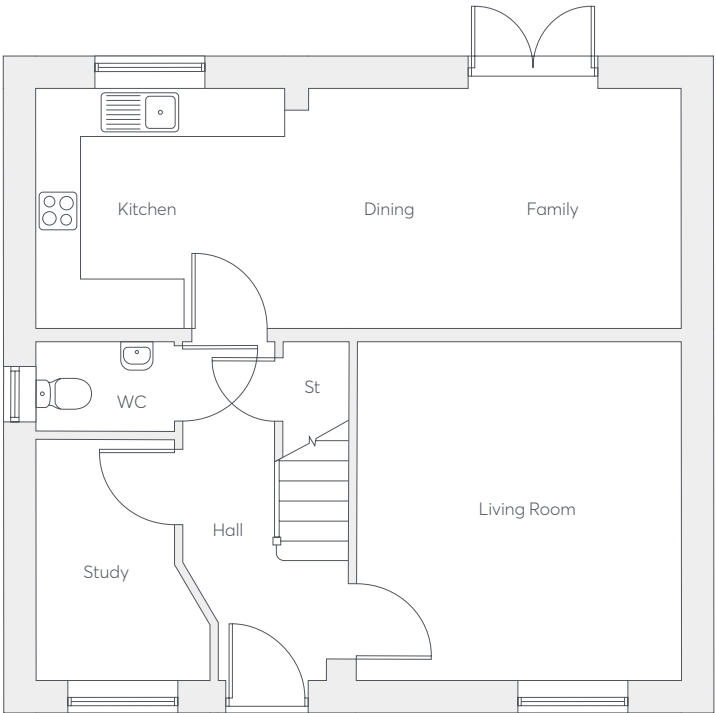
First Floor

- 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

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



The Cangate

1331 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

- 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"

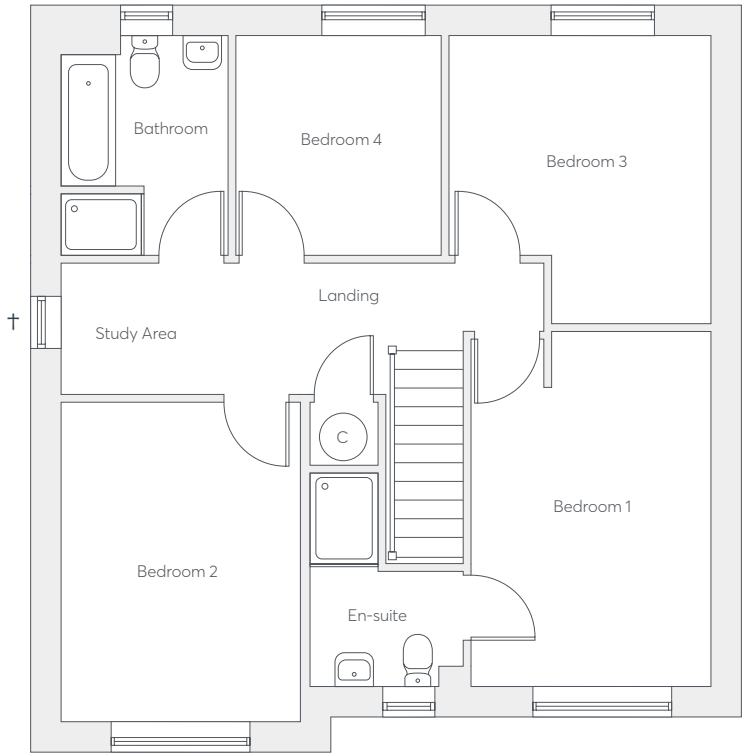
Bedroom 2
3.11m x 4.11m
10'2" x 13'6"

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

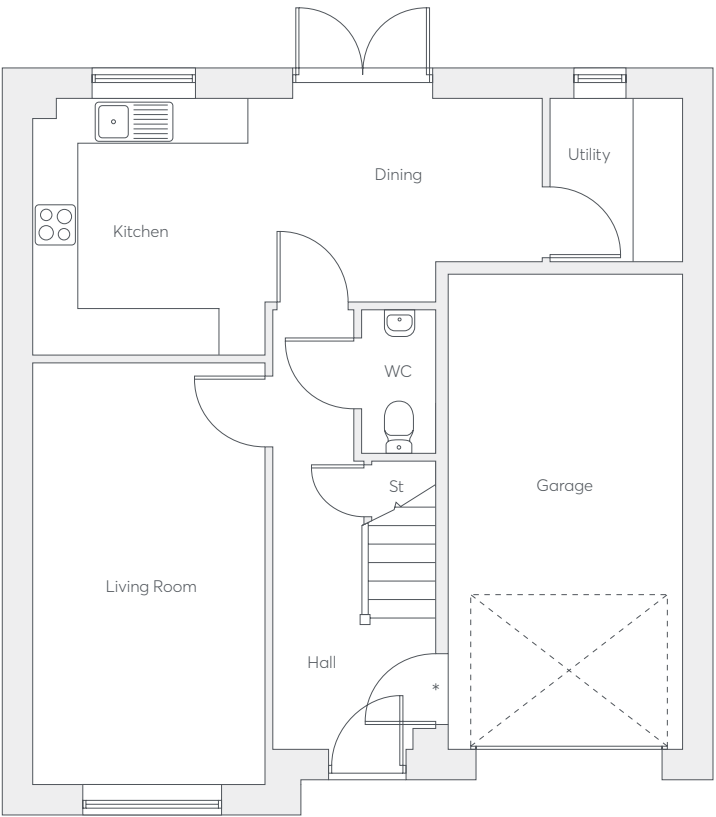
Living Room
3.00m x 5.42m
9'10" x 17'9"

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"





The Strathgate

1389 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

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

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"

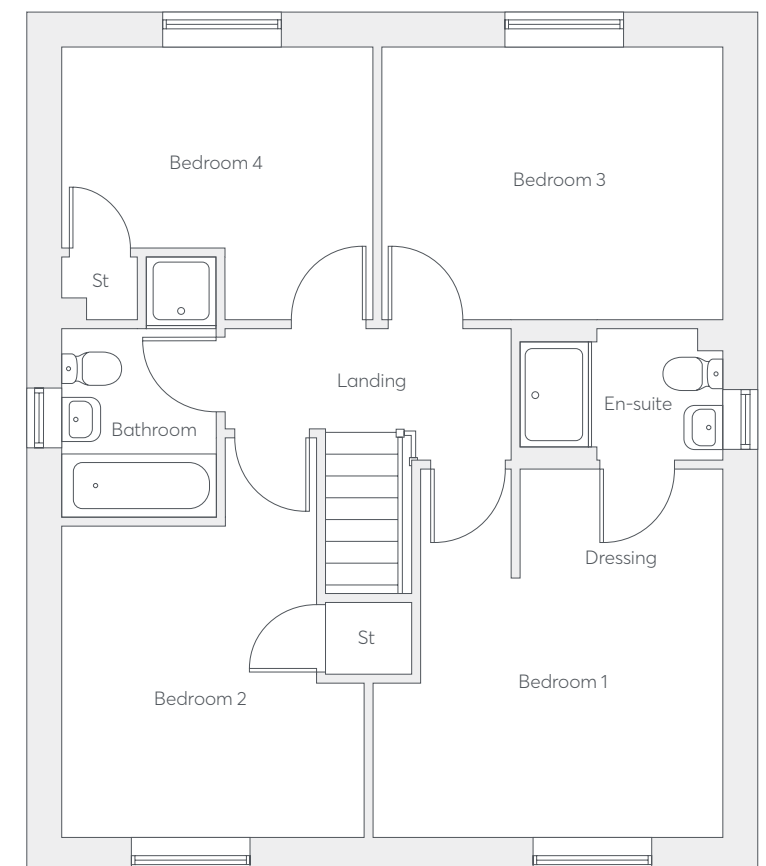
En-Suite
2.27m x 1.46m
7'5" x 4'9"

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"

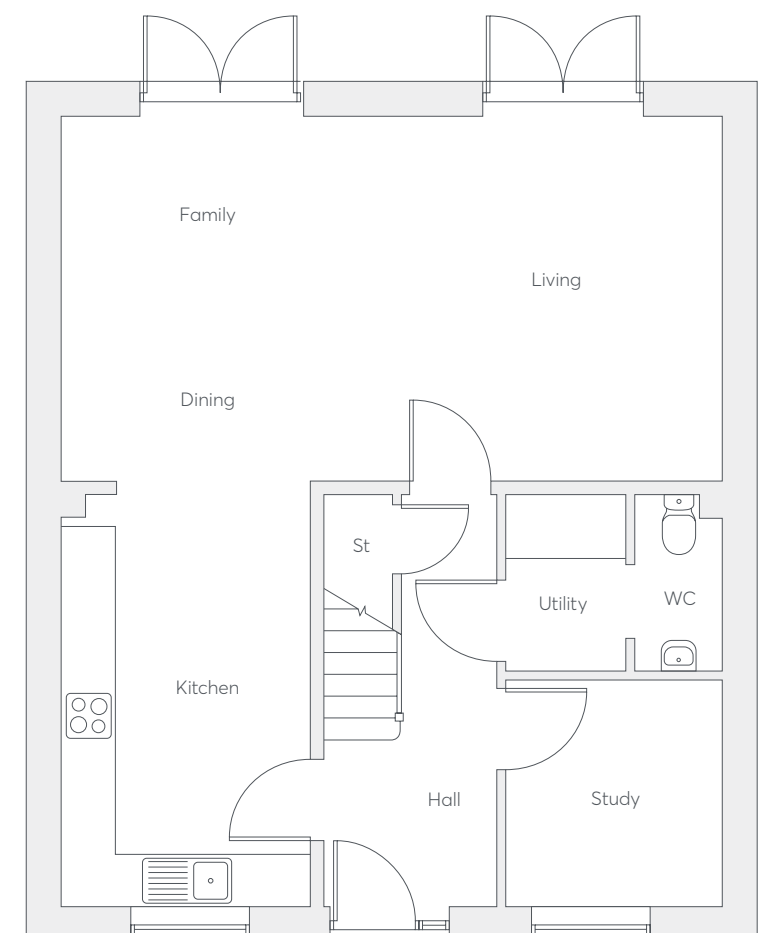
Dining
3.75m x 2.04m
12'4" x 6'8"

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"



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)

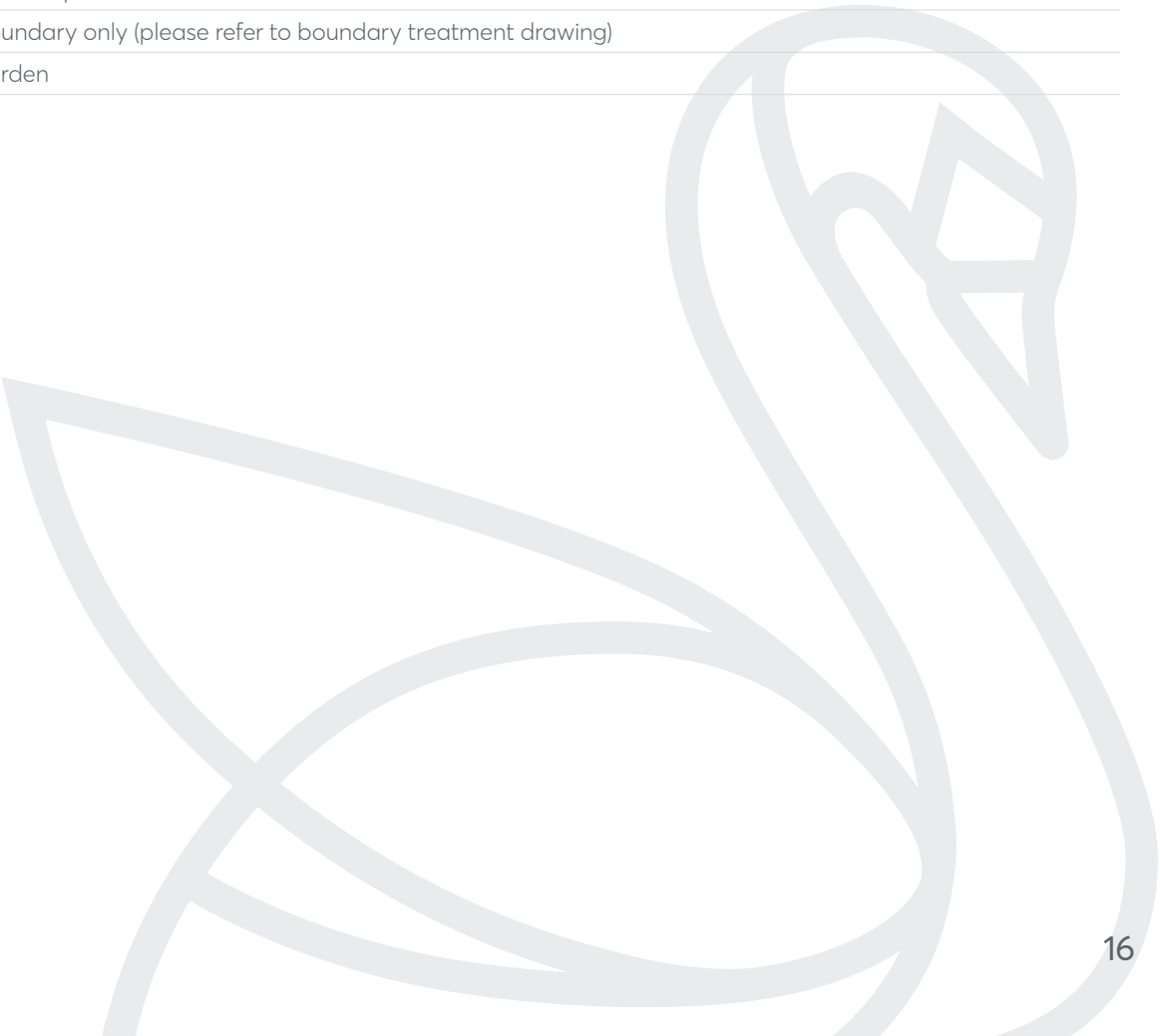
Electrical
TV socket to lounge
BT socket (housetypes vary – please see drawings for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket to kitchen
Power and lighting to integral garages
Photovoltaic roof panels (position and quantity specific to 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



Open daily
Thursday to
Monday

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