

Branston Leas, Branston

Acacia Lane, DE14 3FW
Phase 5B

3, & 4 bedroom homes available.

There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

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



Building more than just homes.



Community matters.



Enjoy your surroundings.

"Community" can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you're stuck in the sticks.



Why Branston Leas?

Here's why....

Set between the River Trent and Branston Water Park, this emerging community also benefits from public open space, designated walkways and a play area – creating ideal spaces for those long summer evenings.

Homeowners can also find Branston Square Retail Park nearby and a range of other facilities offering all your daily essentials as well as fresh bakes and local takeaways for a tasty treat.



Our Homes.





The Mirin

823 sq. ft.

- Open plan kitchen and dining room with French doors to the garden
- Separate living room with study area
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*
- EV car charger*

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

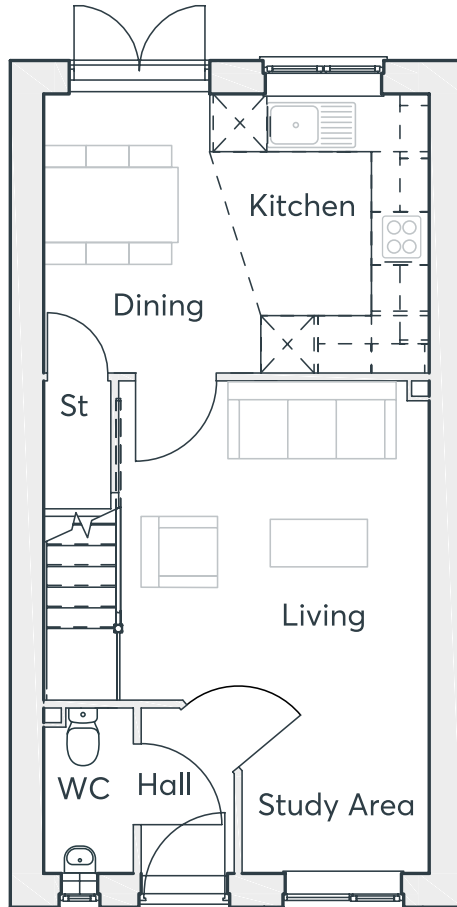
Find this home on the site plan



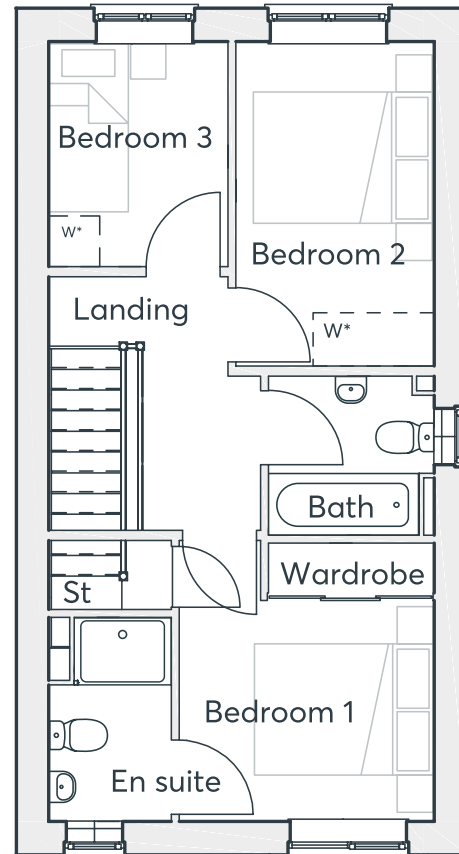
*Please refer to specialist designs for exact locations

The Mirin

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	3.15m x 1.89m	10'4" x 6'2"
Kitchen	3.15m x 2.46m	10'4" x 8'1"
Living	5.56m x 4.35m	18'3" x 14'3"
WC	1.87m x 1.01m	6'2" x 3'4"

First Floor

Bathroom	1.80m x 1.87m	5'11" x 6'2"
Bedroom 1	3.14m x 2.88m	10'4" x 9'5"
Bedroom 2	3.67m x 2.24m	12'0" x 7'4"
Bedroom 3	2.54m x 2.02m	8'4" x 6'8"
En-suite	2.30m x 1.38m	7'7" x 4'5"

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The Houghton

909 sq. ft.

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Utility and cloakroom off the kitchen
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*
- EV car charger*

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

Find this home on the site plan

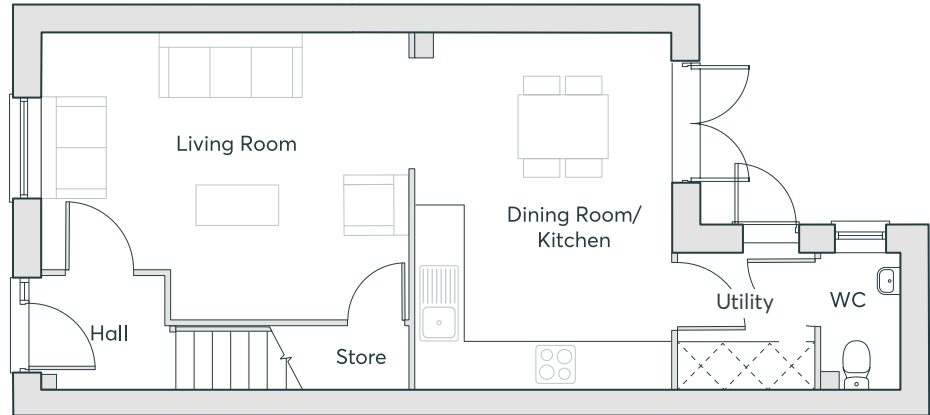


[View virtual tour](#)

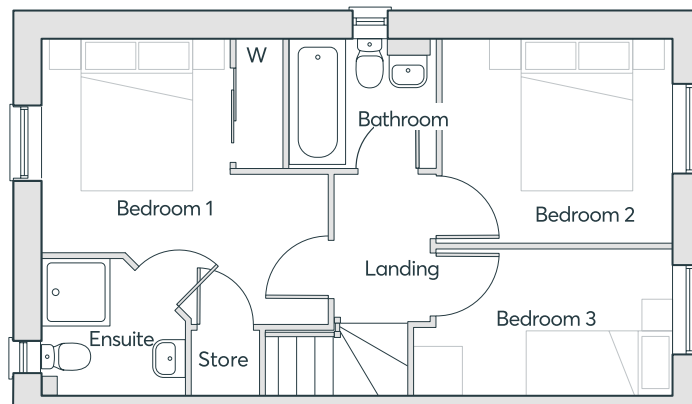
*Please refer to specialist designs for exact locations

The Houghton

Ground Floor



First Floor



Ground Floor

Dining	3.42m x 2.28m	11'2" x 7'6"
Kitchen	3.42m x 2.45m	11'2" x 8'0"
Utility	1.84m x 1.81m	6'0" x 5'11"
Living	4.84m x 3.79m	15'11" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bathroom	2.03m x 1.70m	6'6" x 5'7"
Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
Bedroom 2	2.96m x 2.72m	9'10" x 8'11"
Bedroom 3	3.42m x 1.92m	11'2" x 6'3"
En-suite	1.91m x 1.80m	6'3" x 5'11"

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The Kea

922 sq. ft.

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Utility cupboard with space for appliances
- Main 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
- PV Solar Panels*
- EV car charger*

Bedrooms

3

Bathrooms

2

Property type

Detached

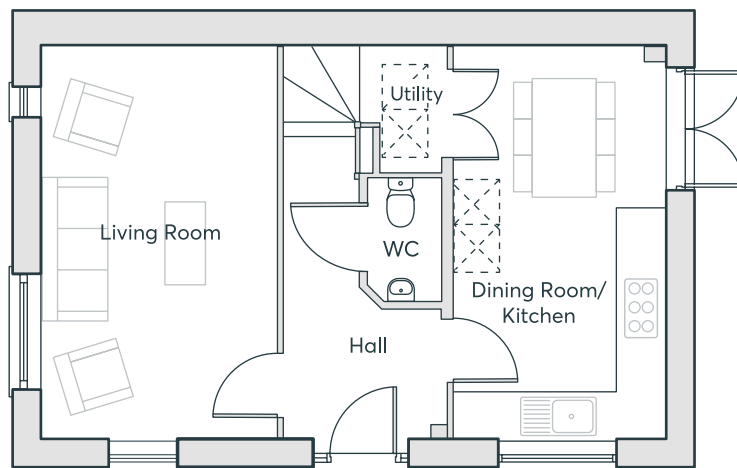
Find this home on the site plan



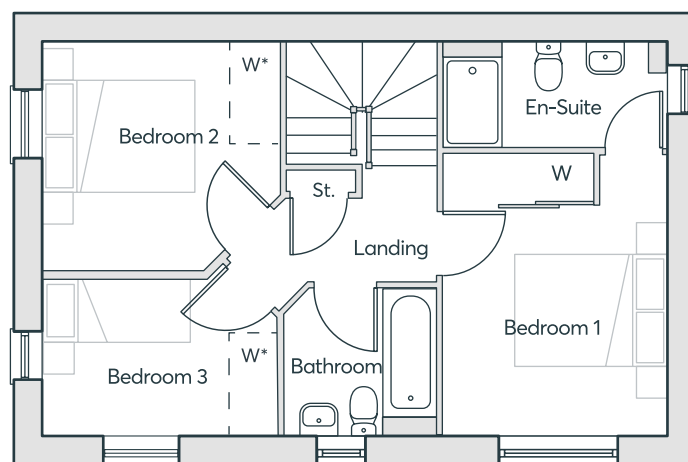
*Please refer to specialist designs for exact locations

The Kea

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.12m x 2.89m	7'0" x 9'6"
Kitchen	3.08m x 2.90m	10'1" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.61m x 0.74m	5'4" x 2'5"
WC	1.68m x 0.92m	5'6" x 3'0"

First Floor

Bedroom 1	3.69m x 2.96m	12'1" x 9'7"
En-suite	1.40m x 2.96m	4'5" x 9'7"
Bedroom 2	3.03m x 3.12m	9'11" x 10'3"
Bedroom 3	2.06m x 3.07m	6'7" x 10'0"
Bathroom	1.94m x 1.99m	6'3" x 6'5"

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The Saxon

974 sq. ft.

- Open plan kitchen and dining room with French doors opening onto the rear garden
- Dual aspect lounge with French doors opening onto the rear garden
- Main bedroom with en-suite and built-in wardrobe
- Large second double bedroom
- Family bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels
- EV car charger*

Bedrooms

3

Bathrooms

2

Property type

Detached

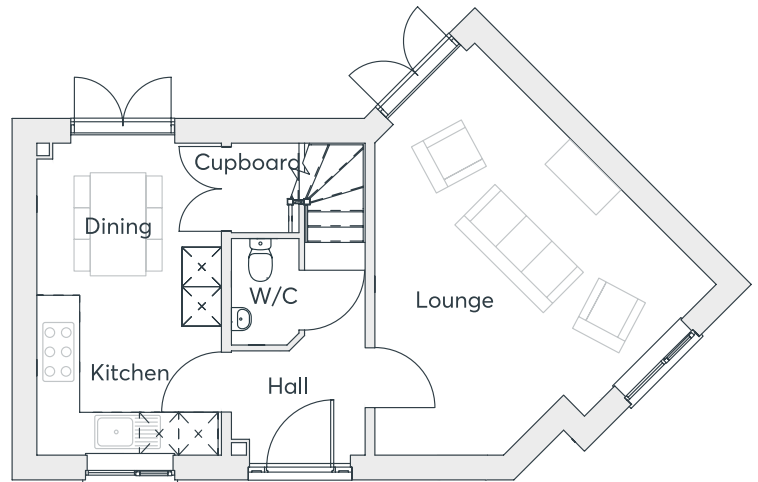
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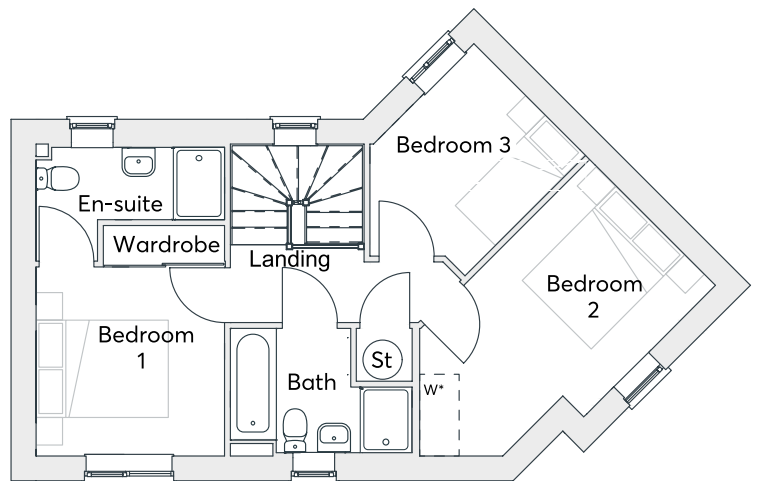
*Please refer to specialist designs for exact locations

The Saxon

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.18m x 2.81m	7'2" x 9'3"
Kitchen	2.57m x 2.81m	8'5" x 9'3"
Lounge	6.27m x 5.20m	20'7" x 17'1"
WC	1.62m x 1.03m	5'4" x 3'5"

First Floor

Bedroom 1	2.88m x 2.87m	9'5" x 9'5"
En-suite	1.10m x 2.87m	3'7" x 9'5"
Bedroom 2	3.92m x 4.50m	12'10" x 14'9"
Bedroom 3	3.53m x 3.28m	11'7" x 10'9"
Bathroom	1.94m x 2.81m	6'4" x 9'3"

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The Theo

974 sq. ft.

- Open plan kitchen and dining room with French doors opening onto the rear garden
- Dual aspect lounge with French doors opening onto the rear garden
- Main bedroom with en-suite and built-in wardrobe
- Large second double bedroom
- Family bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels
- EV car charger*

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

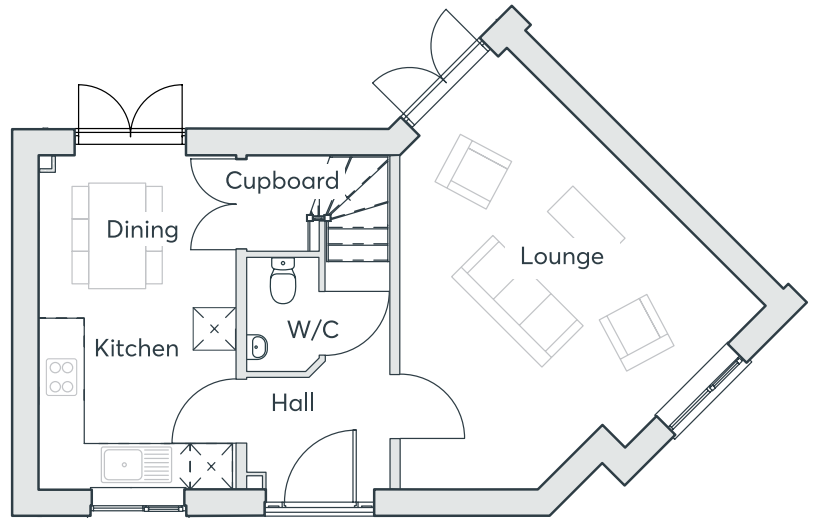
Find this home on the site plan



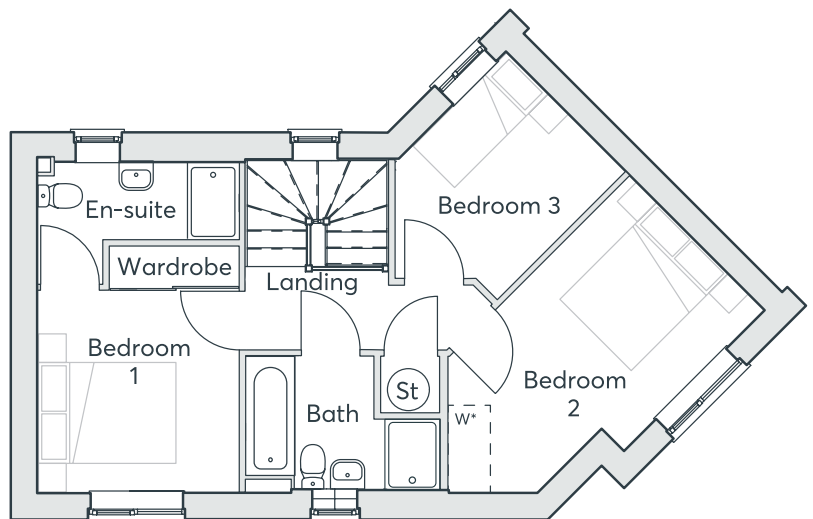
*Please refer to specialist designs for exact locations

The Theo

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.18m x 2.81m	7'2" x 9'3"
Kitchen	2.57m x 2.81m	8'5" x 9'3"
Lounge	6.27m x 5.20m	20'7" x 17'1"
WC	1.62m x 1.03m	5'4" x 3'5"

First Floor

Bathroom	1.94m x 2.81m	6'4" x 9'3"
Bedroom 1	2.88m x 2.87m	9'5" x 9'5"
Bedroom 2	3.92m x 4.50m	12'10" x 14'9"
Bedroom 3	3.53m x 3.28m	11'7" x 10'9"
En-suite	1.10m x 2.87m	3'7" x 9'5"

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The Edwena

1,021 sq. ft.

- Open plan kitchen-dining room with French doors to the rear garden
- Separate living room
- Utility cupboard to hallway
- Downstairs cloakroom
- Under stairs storage cupboard
- Main bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*
- EV car charger*

Bedrooms

3

Bathrooms

2

Property type

Detached

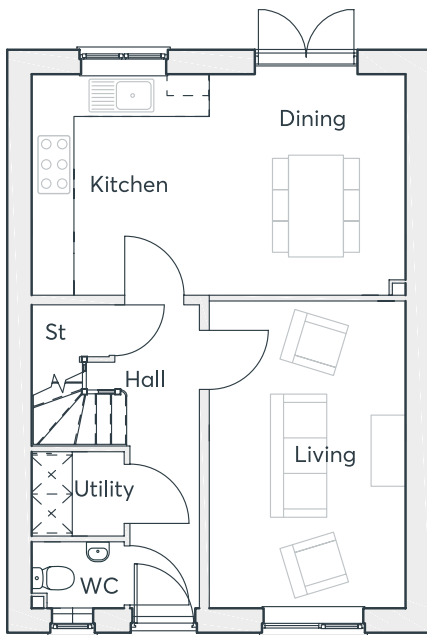
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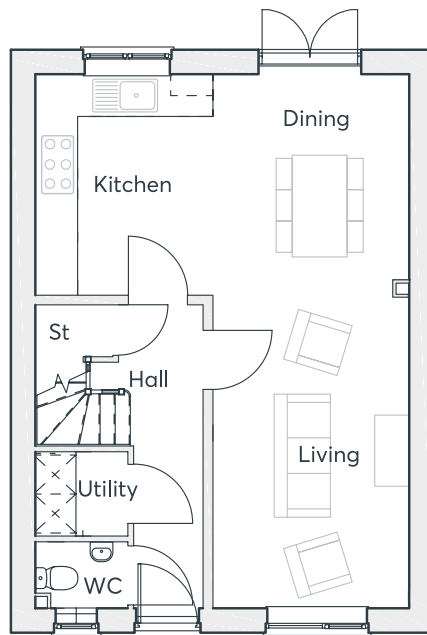
*Please refer to specialist designs for exact locations

The Edwena

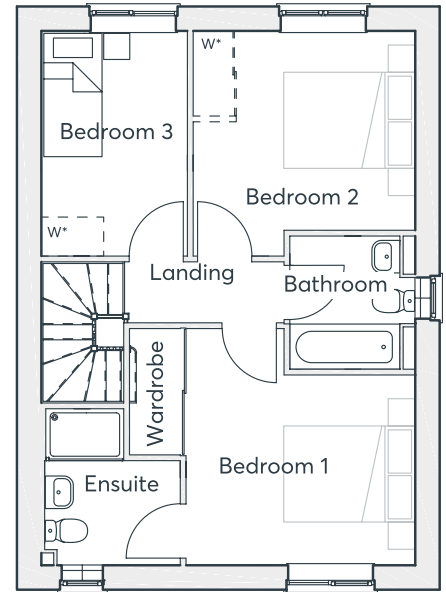
Ground Floor



Alternative Option



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Kitchen	3.41m x 2.74m	11'2" x 9'0"
Dining	3.41m x 3.03m	11'2" x 9'11"
Living	4.83m x 3.03m	15'10" x 9'11"
Utility	1.27m x 1.43m	4'2" x 4'8"
WC	1.05m x 1.43m	3'5" x 4'8"

First Floor

Bedroom 1	3.65m x 3.53m	12'0" x 11'7"
En-suite	2.41m x 2.09m	7'11" x 6'10"
Bedroom 2	3.47m x 3.42m	11'5" x 11'3"
Bedroom 3	3.47m x 2.25m	11'5" x 7'5"
Bathroom	2.05m x 1.93m	6'9" x 6'4"

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The Becket

1,206 sq. ft.

- Kitchen/dining room with French doors to the garden
- Separate utility room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Main bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels
- EV car charger*

*Please refer to specialist designs for exact locations

Bedrooms

4

Bathrooms

2

Property type

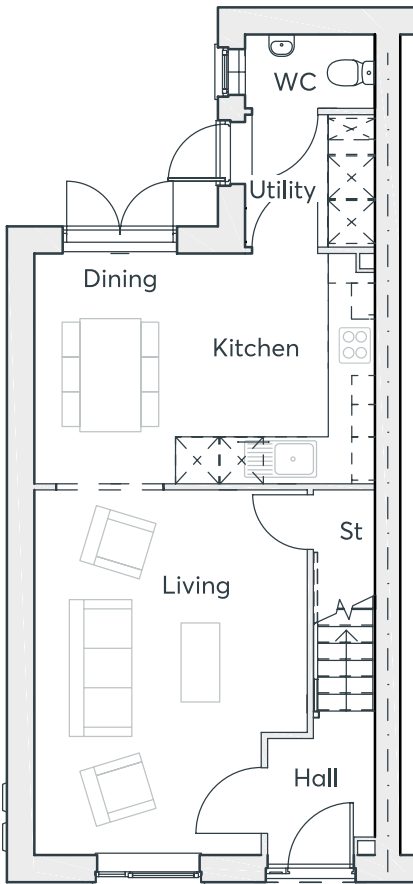
Semi-detached

Find this home on the site plan

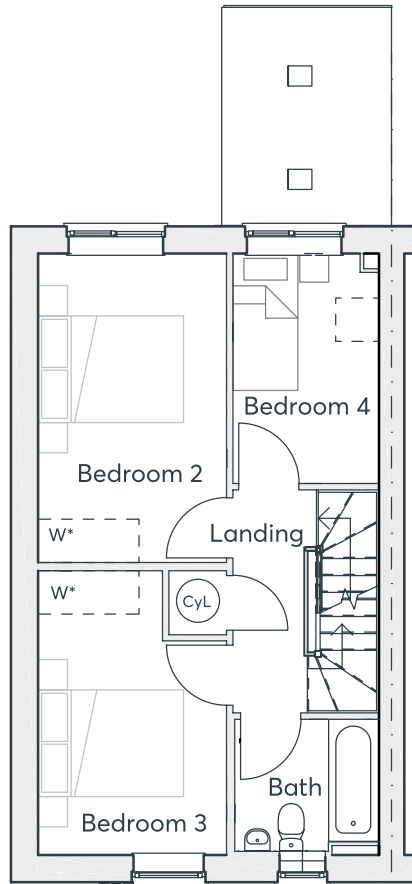


The Becket

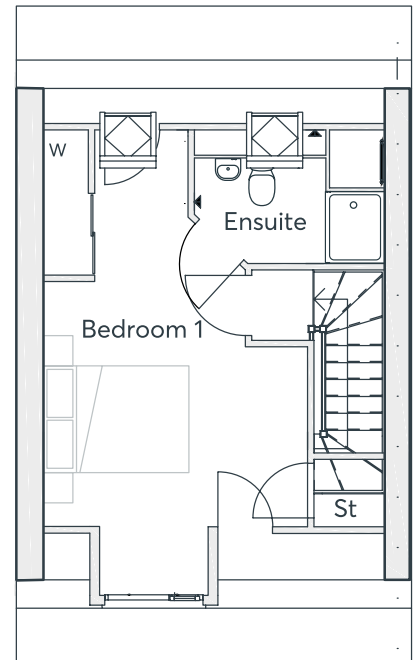
Ground Floor



First Floor



Second Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	3.19m x 1.96m	10'6" x 6'5"
Kitchen	3.19m x 2.77m	10'6" x 9'1"
Laundry	1.84m x 1.81m	6'0" x 5'11"
Living	5.07m x 3.79m	16'7" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bathroom	1.88m x 2.00m	6'2" x 6'7"
Bedroom 2	4.29m x 2.62m	14'1" x 8'7"
Bedroom 3	3.94m x 2.62m	12'11" x 8'7"
Bedroom 4	3.19m x 2.02m	10'6" x 6'8"

Second Floor

Bedroom 1	5.51m x 3.66m	18'1" x 12'0"
En-suite	1.85m x 2.64m	6'1" x 8'8"

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The Paris

1,371 sq. ft.

- Three storey home
- Kitchen/dining room with French doors to the garden
- Living room with French doors to rear garden
- Two bedrooms, a study and a family bathroom on the first floor
- Main 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
- PV solar panels*
- EV car charger*

*Please refer to working drawings for exact locations

Bedrooms

4

Bathrooms

3

Property type

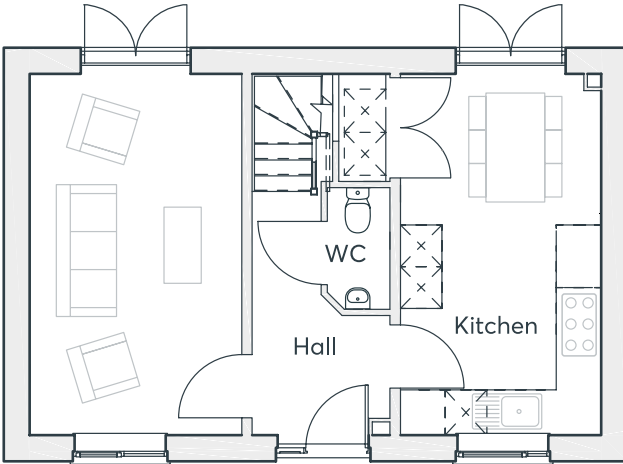
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Find this home on the site plan

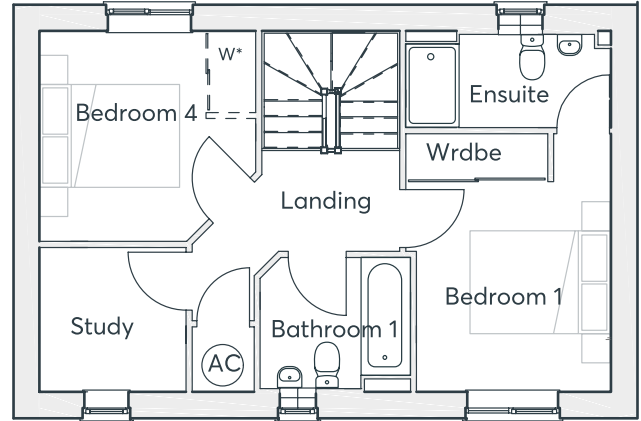


The Paris

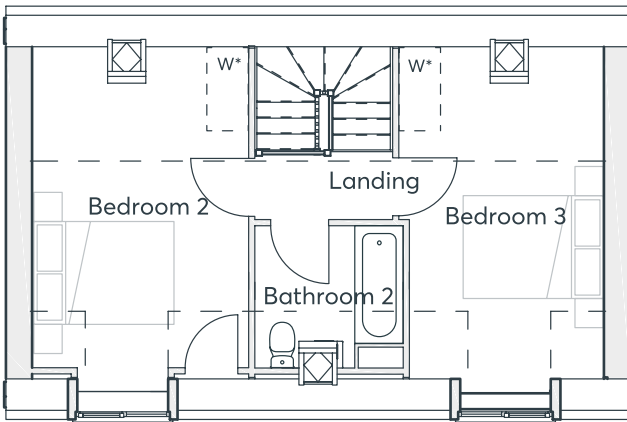
Ground Floor



First Floor



Second Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.17m x 2.89m	7'2" x 9'6"
Kitchen	3.03m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.55m x 0.83m	5'1" x 2'9"
WC	1.75m x 0.92m	5'9" x 3'0"

First Floor

Bathroom	1.89m x 2.16m	6'2" x 7'1"
Bedroom 1	3.72m x 2.78m	12'2" x 9'2"
Bedroom 4	3.03m x 3.12m	9'11" x 10'3"
En-suite	1.34m x 2.96m	4'5" x 9'8"
Study	2.08m x 2.11m	6'10" x 6'11"

Second Floor

Bathroom 2	2.09m x 2.14m	6'10" x 7'0"
Bedroom 2	5.20m x 3.12m	17'1" x 10'3"
Bedroom 3	5.20m x 2.80m	17'1" x 9'2"

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The Paris V

1,371 sq. ft.

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Main 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
- PV solar panels*
- EV car charger*

Bedrooms

4

Bathrooms

3

Property type

Detached

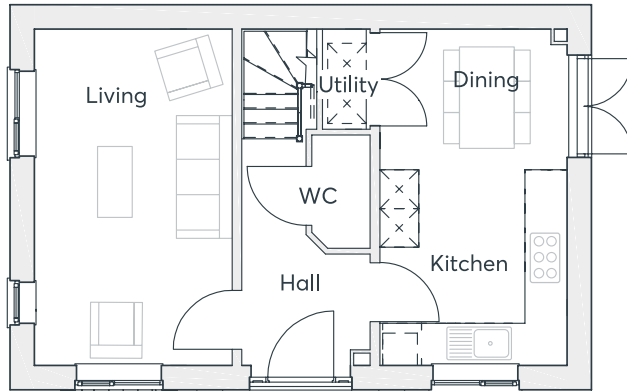
Find this home on the site plan



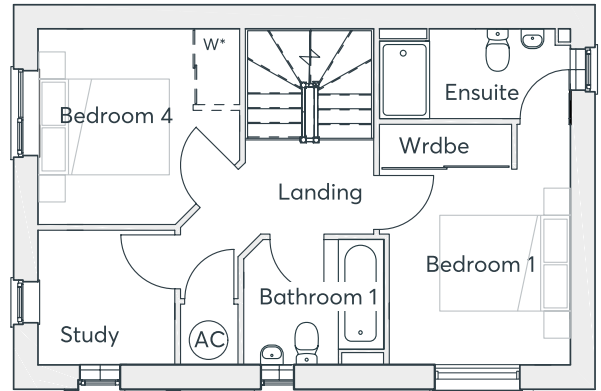
*Please refer to specialist designs for exact locations

The Paris V

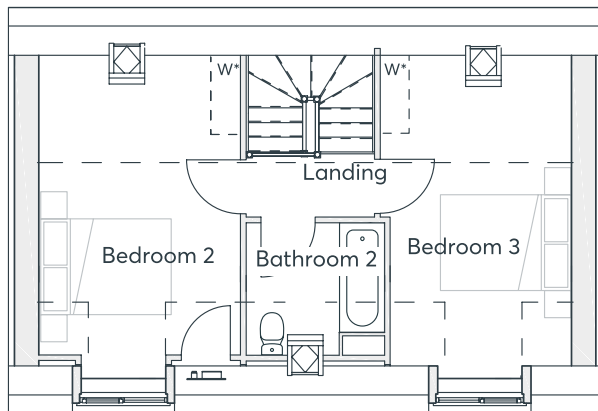
Ground Floor



First Floor



Second Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.17m x 2.89m	7'2" x 9'6"
Kitchen	3.03m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.55m x 0.83m	5'1" x 2'9"
WC	1.75m x 0.92m	5'9" x 3'0"

First Floor

Bathroom	1.89m x 2.16m	6'2" x 7'1"
Bedroom 1	3.72m x 2.78m	12'2" x 9'2"
Bedroom 4	3.03m x 3.12m	9'11" x 10'3"
En-suite	1.34m x 2.96m	4'5" x 9'8"
Study	2.08m x 2.11m	6'10" x 6'11"

Second Floor

Bathroom 2	2.09m x 2.14m	6'10" x 7'0"
Bedroom 2	5.20m x 3.12m	17'1" x 10'3"
Bedroom 3	5.20m x 2.80m	17'1" x 9'2"

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The Hexham

1,334 sq. ft.

- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room
- Main bedroom with en suite
- Two further good sized bedrooms on second floor
- Bedroom four could alternatively be used as a study
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels
- EV car charger*

*Please refer to specialist designs for exact locations

Bedrooms

4

Bathrooms

3

Property type

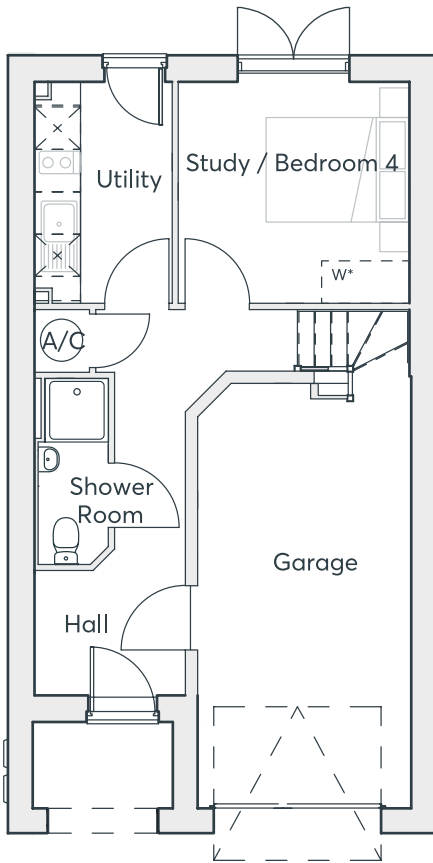
Semi-detached

Find this home on the site plan

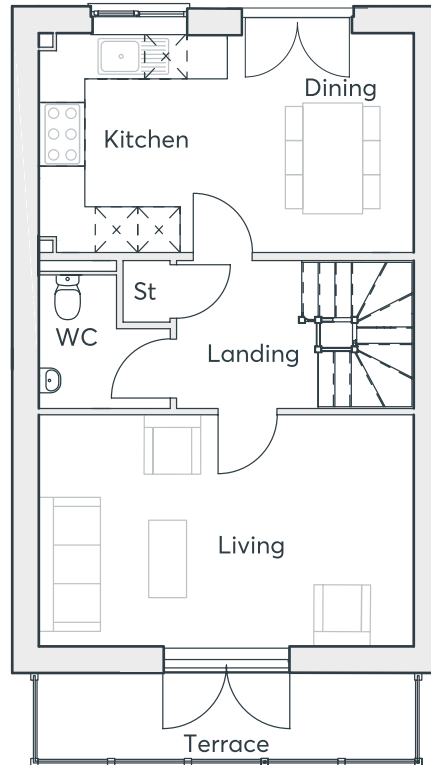


The Hexham

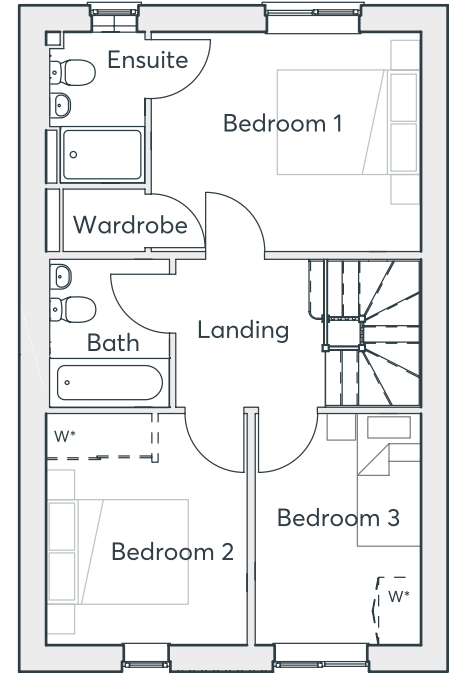
Ground Floor



First Floor



Second Floor



*Optional wardrobe at an additional cost

Ground Floor

Garage	6.02m x 3.03m	19'9" x 9'11"
Shower Room	2.63m x 1.04m	8'8" x 3'5"
Study / Bed 4	3.14m x 3.27m	10'3" x 10'9"
Utility	3.14m x 1.95m	10'3" x 6'5"

First Floor

Dining	3.14m x 2.69m	10'3" x 8'10"
Kitchen	3.14m x 2.63m	10'3" x 8'7"
Living	3.28m x 5.31m	10'9" x 17'5"
WC	2.09m x 1.86m	6'10" x 6'1"

Second Floor

Bedroom 1	3.12m x 3.82m	10'2" x 12'6"
En-suite	2.14m x 1.35m	7'0" x 4'4"
Bedroom 2	3.28m x 2.86m	10'9" x 9'4"
Bedroom 3	3.28m x 2.36m	10'9" x 7'8"
Bathroom	2.09m x 1.70m	6'10" x 5'7"

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The Barlow

1,362 sq. ft.

- Open plan dining/family and kitchen with integrated appliances and access to the rear garden
- Separate study
- Downstairs cloakroom
- Main bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and walk-in shower
- Separate living room with flexible living option available^
- 10 year New Home warranty
- PV solar panels*
- EV car charger*

Bedrooms

4

Bathrooms

2

Property type

Detached

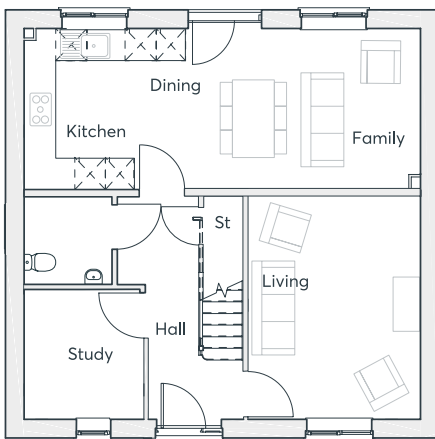
Find this home on the site plan



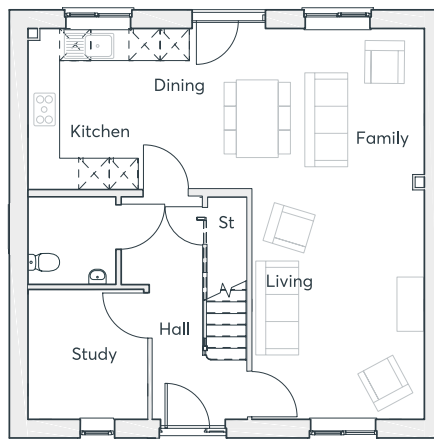
*Please refer to specialist designs for exact locations

The Barlow

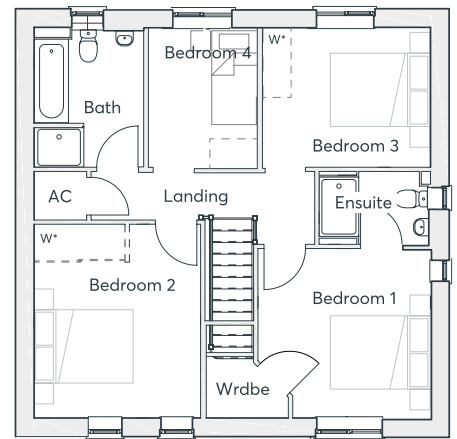
Ground Floor



Alternative Option



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	3.26m x 1.90m	10'8" x 6'3"
Family	3.26m x 3.10m	10'8" x 10'2"
Kitchen	3.26m x 3.01m	10'8" x 9'11"
Living	4.64m x 3.49m	15'2" x 11'5"
Study	2.63m x 2.37m	8'7" x 7'9"
WC	1.77m x 1.80m	5'10" x 5'11"

First Floor

Bedroom 1	3.42m x 3.49m	11'3" x 11'5"
En-suite	1.50m x 2.20m	4'11" x 7'3"
Bedroom 2	3.92m x 3.37m	12'10" x 11'1"
Bedroom 3	2.83m x 3.43m	9'3" x 11'3"
Bedroom 4	2.83m x 2.21m	9'3" x 7'3"
Bathroom	2.78m x 2.20m	9'1" x 7'3"

^Flexible living layout is available on selected plots only and is subject to build stage. Plots will be built as standard layout unless otherwise specified. 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.



The Garnet

1454 sq. ft.

- 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
- Family bathroom with bath and walk-in shower
- Utility room off the kitchen
- Main bedroom with en-suite and walk-in wardrobe
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*
- EV car charger*

*Please refer to specialist designs for exact locations

Bedrooms

4

Bathrooms

2

Property type

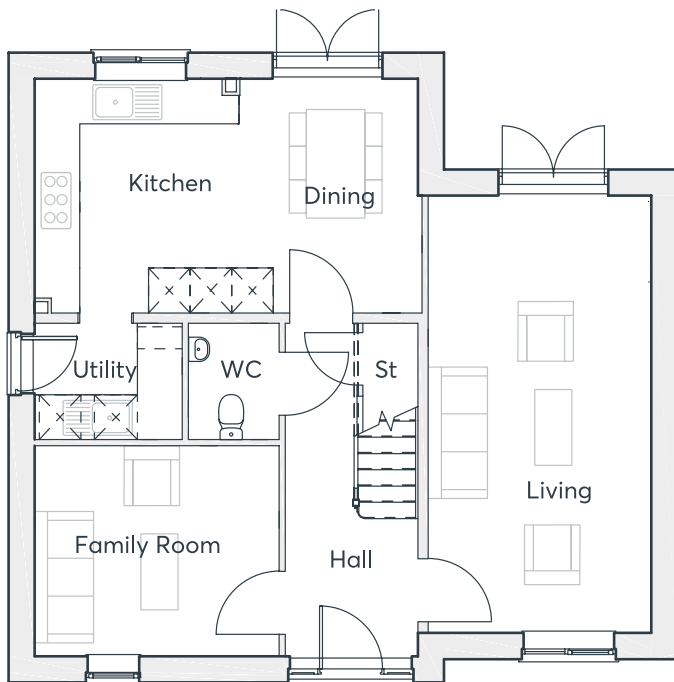
Detached

Find this home on the site plan

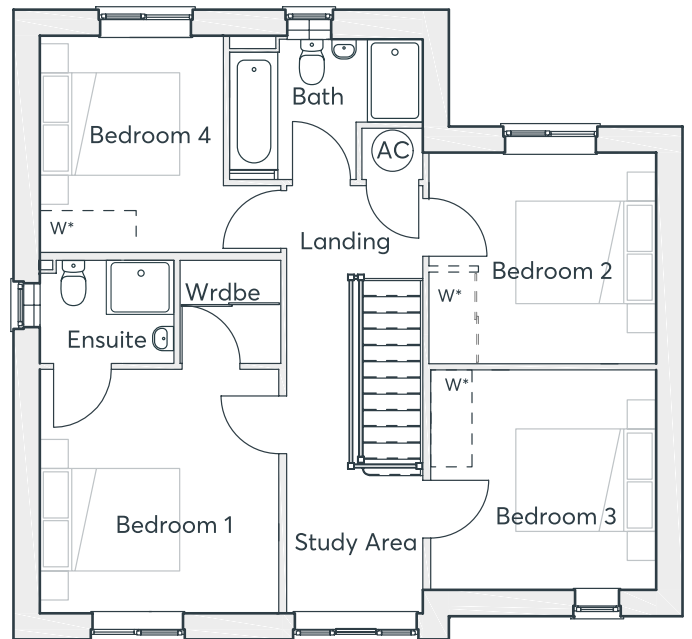


The Garnet

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	3.39m x 2.02m	11'1" x 6'8"
Family	3.04m x 3.53m	10'0" x 11'7"
Kitchen	3.39m x 3.58m	11'1" x 11'9"
Living	6.32m x 3.23m	20'9" x 10'7"
Utility	1.68m x 2.13m	5'6" x 7'0"
WC	1.68m x 1.31m	5'6" x 4'4"

First Floor

Bedroom 1	3.50 m x 3.46m	11'6" x 11'4"
En-suite	1.51m x 1.94m	5'0" x 6'4"
Bedroom 2	3.23m x 3.29m	10'7" x 10'9"
Bedroom 3	3.00m x 3.27m	9'8" x 10'9"
Bedroom 4	3.14m x 2.65m	10'4" x 8'9"
Bathroom	2.03m x 2.79m	6'8" x 9'2"

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Your site

Make sure to pinch and zoom!



The Garnet (1454)
4 bedroom home

The Barlow (1362)
4 bedroom home

The Paris V1 (1371)
4 bedroom home

The Paris V2 (1371)
4 bedroom home

The Hexham (1334)
4 bedroom home

The Becket (1206)
4 bedroom home

The Edwena (1021)
3 bedroom home

The Saxon (974)
3 bedroom home

The Theo (974)
3 bedroom home

The Kea (922)
3 bedroom home

The Webster (922)
3 bedroom home

The Houghton (909)
3 bedroom home

The Mirin (823)
3 bedroom home

The Lawrence (777)
3 bedroom home

The Loxley (764)
2 bedroom home

The Alban (637)
2 bedroom home

The Nithard (599)
1 bedroom apartment

The Florian (530)
1 bedroom apartment

* Discount to Market Home

BCP = Bin collection Point

POS = Public open space

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.



Open daily 10am to 5:30pm

Please speak to a member of the Sales Team if you require this brochure in an alternative format.

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