

THE MEWS, OUGHTIBRIDGE VALLEY

MAIN ROAD, OUGHTIBRIDGE, SOUTH YORKSHIRE, S35 0BQ



A BEAUTIFUL DEVELOPMENT OF 3 AND 4 BEDROOM HOMES



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high-quality homes. We've been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.





STUNNING HOMES IN A GREAT LOCATION

**A COLLECTION OF 3 AND 4 BEDROOM HOMES
LOCATED IN THE SCENIC VILLAGE OF
OUGHTIBRIDGE**

The Mews, Oughtibridge Valley is situated in a highly sought-after location, in a secluded spot surrounded by stunning woodland.

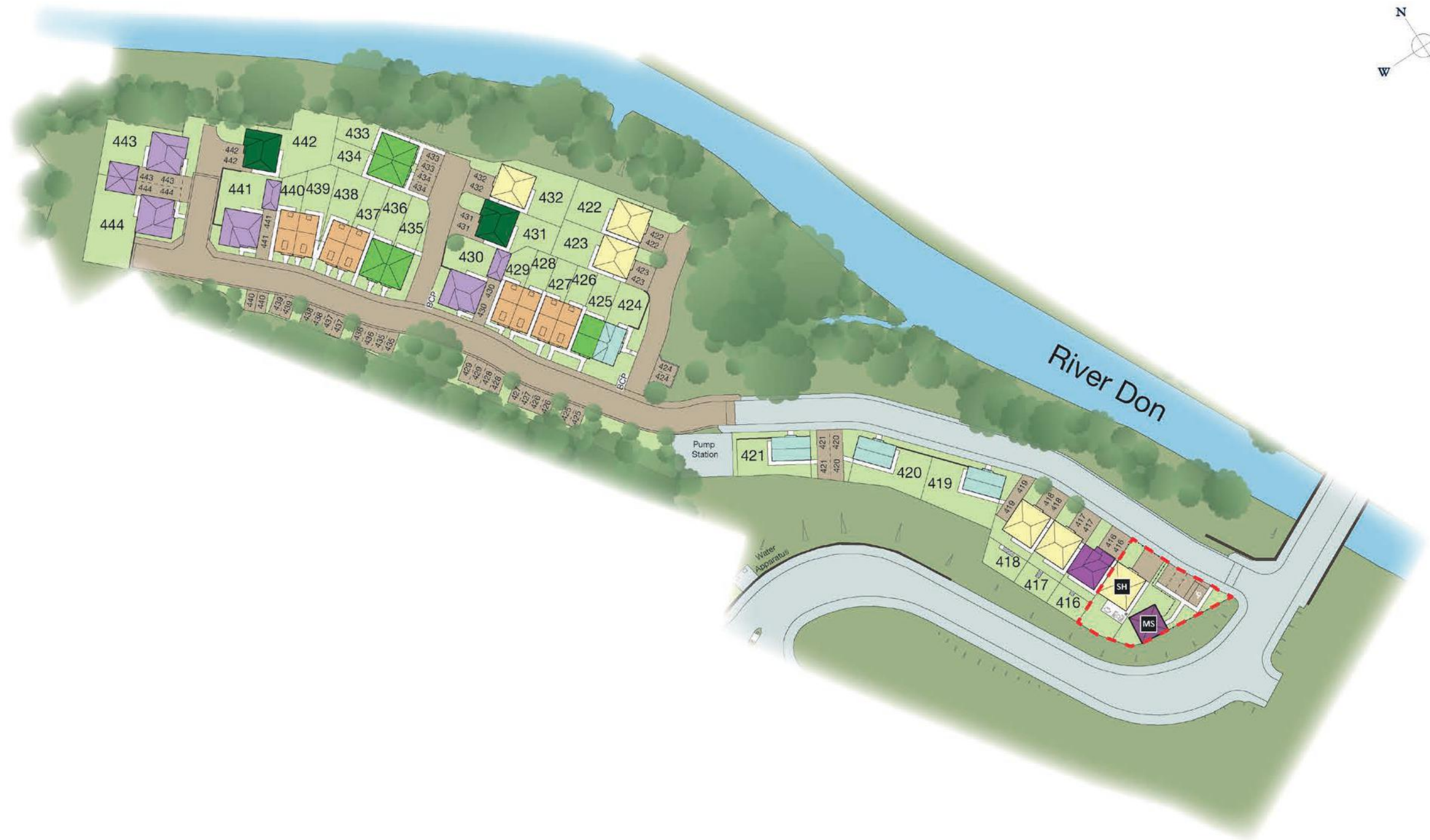
This brand new development offers excellent city connections, a great range of local amenities and convenient commuting links to Sheffield and the wider region.



THE MEWS, OUGHTIBRIDGE VALLEY

MAIN ROAD, OUGHTIBRIDGE, SOUTH YORKSHIRE, S35 0BQ

-  **Maidstone**
3 bedroom home
-  **Denby**
3 bedroom home
-  **Moresby**
3 bedroom home
-  **Kingsville**
4 bedroom home
-  **Windermere**
4 bedroom home
-  **Radleigh**
4 bedroom home
-  **Ripon**
4 bedroom home
-  **MS** Marketing Suite
-  **SH** Show Home
-  **V** Visitor Parking Space
-  **BCP** Bin Collection Point
-  **POS** Public Open Space

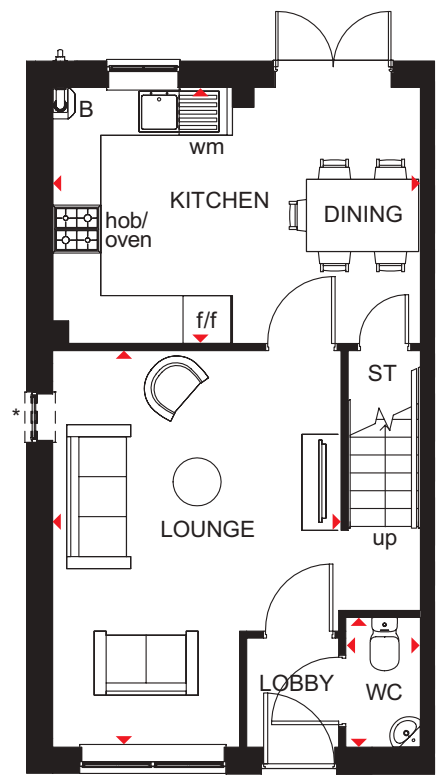


MAIDSTONE

3 BEDROOM TERRACED HOME



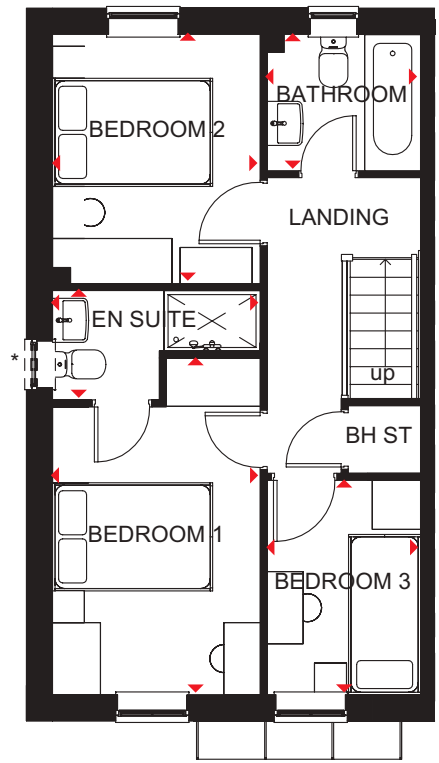
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 x 1620mm	3'1" x 5'4"

(Approximate dimensions)
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	2592 x 4204mm	8'6" x 13'10"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3112mm	8'6" x 10'3"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

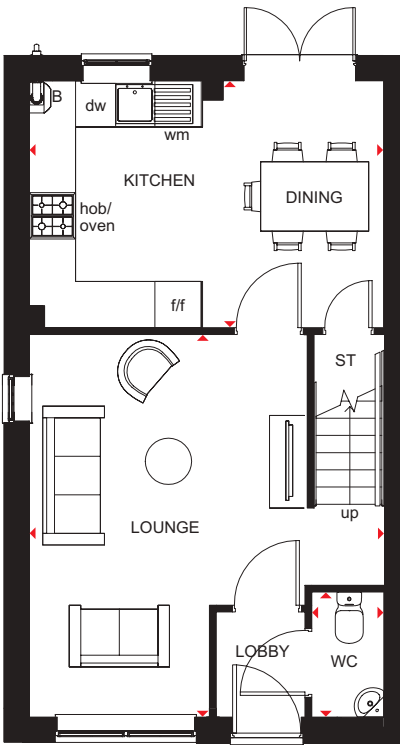
- KEY**
- | | | | |
|-------|---------------|-----|-----------------------|
| B | Boiler | wm | Washing machine space |
| ST | Store | f/f | Fridge/freezer space |
| BH ST | Bulhead store | ◀▶ | Dimension location |

MAIDSTONE

3 BEDROOM HOME



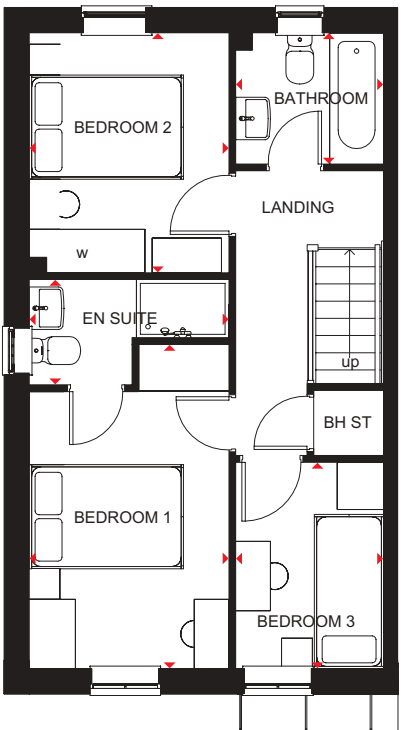
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and the family bathroom



Ground Floor

Lounge	4613 x 4905mm	15'1" x 16'0"
Kitchen/Dining	4575 x 3372mm	15'0" x 11'1"
WC	901 x 1586mm	2'10" x 5'2"

(Approximate dimensions)



First Floor

Bedroom 1	2607 x 4199mm	8'6" x 13'8"
En Suite	2607 x 1365mm	8'6" x 4'5"
Bedroom 2	2607 x 3107mm	8'5" x 10'2"
Bedroom 3	1918 x 2671mm	6'3" x 8'8"
Bathroom	1918 x 1702mm	6'3" x 5'5"

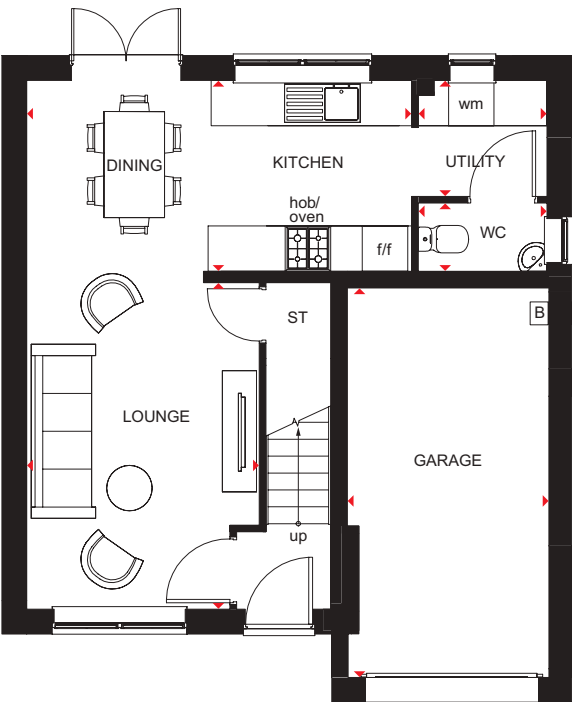
(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulhead store	◀▶	Dimension location

3 BEDROOM DETACHED HOME



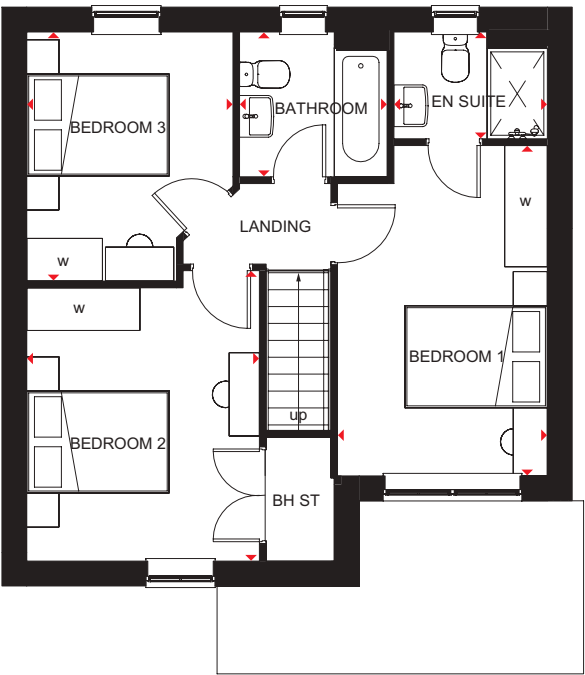
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

Lounge	3067 x 4297mm	10'6" x 14'9"
Kitchen/Dining	5075 x 2702mm	16'7" x 8'8"
Utility	1701 x 1533mm	5'6" x 5'2"
WC	1667 x 869mm	5'5" x 2'9"
Garage	2724 x 5348mm	8'9" x 17'5"

(Approximate dimensions)



First Floor

Bedroom 1	2765 x 4350mm	9'7" x 14'3"
En Suite	2026 x 1412mm	6'6" x 4'6"
Bedroom 2	3067 x 3829mm	10'6" x 12'6"
Bedroom 3	2711 x 3284mm	8'8" x 10'8"
Bathroom	1950 x 1913mm	6'4" x 6'3"

(Approximate dimensions)

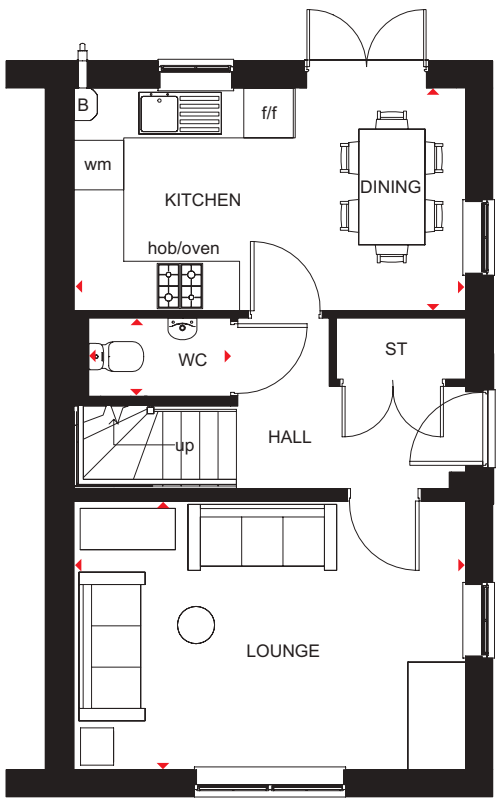
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulhead store	◀▶	Dimension location

MORESBY

3 BEDROOM END-TERRACED HOME



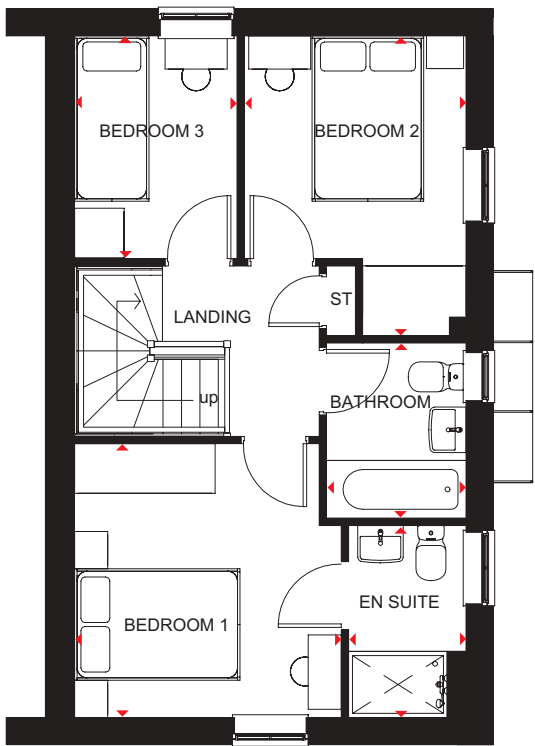
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4752 x 3259mm	15'6" x 10'7"
Kitchen/Dining	4702 x 2866mm	15'4" x 9'4"
WC	1700 x 973mm	5'5" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3223 x 3299mm	10'6" x 10'8"
En Suite	1441 x 2322mm	4'7" x 7'6"
Bedroom 2	2677 x 3618mm	8'8" x 11'9"
Bedroom 3	1988 x 2696mm	6'5" x 8'8"
Bathroom	1700 x 2120mm	5'5" x 6'9"

(Approximate dimensions)

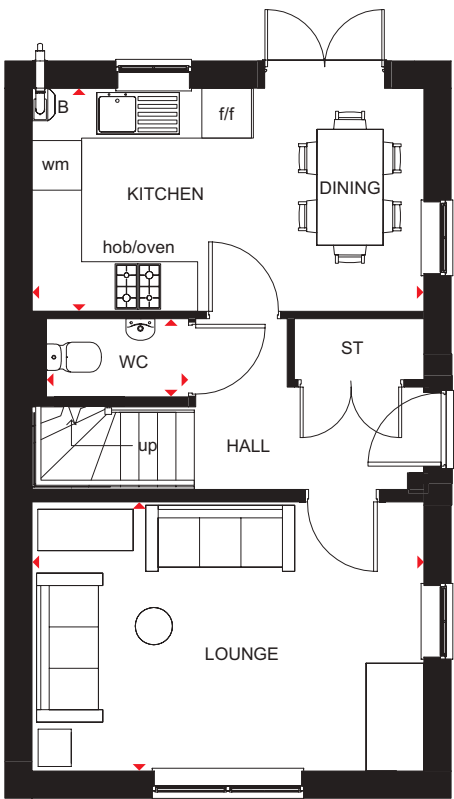
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulhead store	◀▶	Dimension location

MORESBY

3 BEDROOM DETACHED HOME



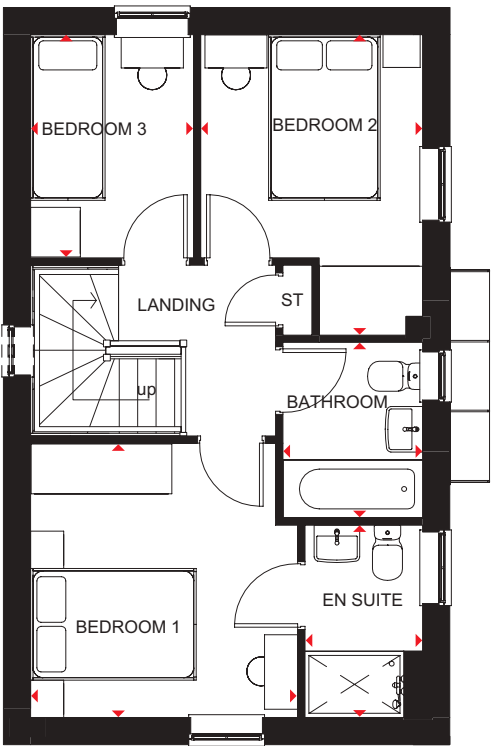
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4725 x 3242mm	15'5" x 10'6"
Kitchen/Dining	4725 x 2875mm	15'5" x 9'4"
WC	1700 x 973mm	5'5" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3196 x 3291mm	10'4" x 10'8"
En Suite	1441 x 2322mm	4'7" x 7'6"
Bedroom 2	2677 x 3618mm	8'8" x 11'9"
Bedroom 3	1961 x 2705mm	6'4" x 8'9"
Bathroom	1700 x 2120mm	5'5" x 6'9"

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

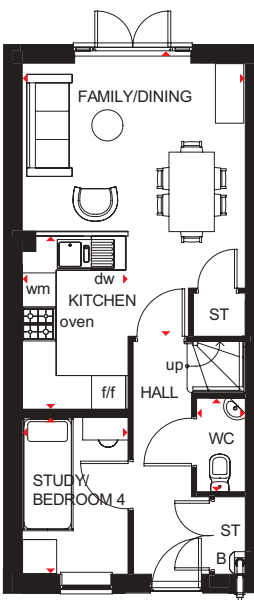
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulhead store	◀▶	Dimension location

KINGSVILLE

4 BEDROOM HOME



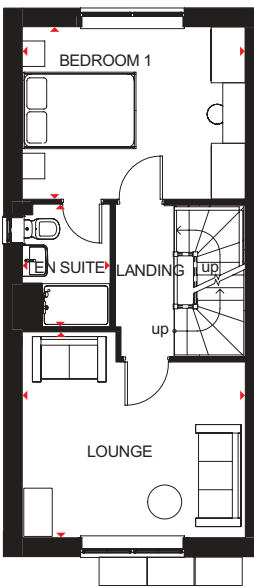
- An ideal family home designed over three floors
- A generous, open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3913 x 4984mm	12'9" x 16'4"
Kitchen	1868 x 3060mm	6'2" x 10'1"
WC	860 x 1527mm	2'8" x 5'0"
Study/Bedroom 4	1866 x 2748mm	6'1" x 9'1"

(Approximate dimensions)

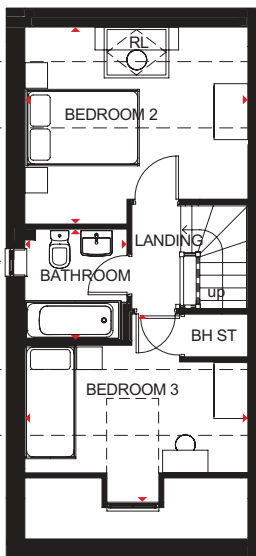


First Floor

Lounge	3951 x 3625mm	12'10" x 11'9"
Bedroom 1	3913 x 3047mm	12'8" x 9'10"
En Suite	1562 x 2144mm	5'1" x 7'0"

(Approximate dimensions)

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Second Floor

Bedroom 2	3951 x 3503**mm	12'10" x 11'5"***
Bedroom 3	3951 x 3425**mm	12'10" x 11'2"***
Bathroom	1774 x 1963mm	5'8" x 6'4"

(Approximate dimensions)

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**Overall floor dimension includes lower ceiling areas.

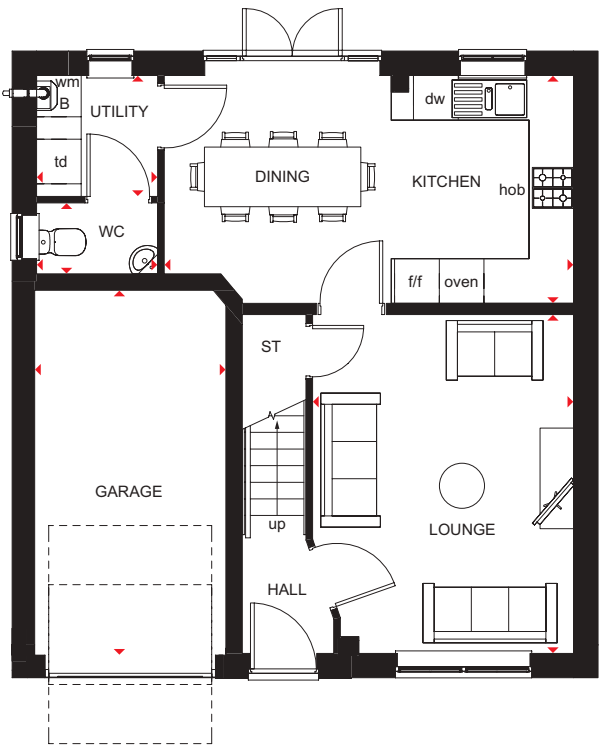
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulhead store	◀▶	Dimension location

WINDERMERE

4 BEDROOM DETACHED HOME



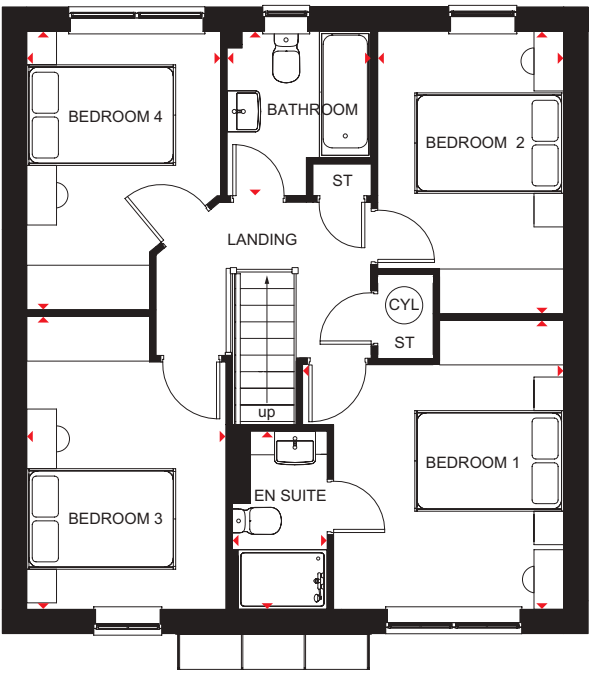
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3541 x 4551mm	11'6" x 14'10"
Kitchen/Dining	5478 x 3230mm	17'10" x 10'6"
Utility	1637 x 1623mm	5'4" x 5'3"
WC	1603 x 944mm	5'3" x 3'1"
Garage	2590 x 5081mm	8'5" x 16'7"

(Approximate dimensions)



First Floor

Bedroom 1	3541 x 3876mm	11'6" x 12'7"
En Suite	1266 x 2427mm	4'2" x 7'10"
Bedroom 2	2493 x 3786mm	8'8" x 12'4"
Bedroom 3	2630 x 3926mm	8'6" x 12'9"
Bedroom 4	2599 x 3734mm	8'5" x 12'2"
Bathroom	1934 x 2203mm	6'4" x 7'2"

(Approximate dimensions)

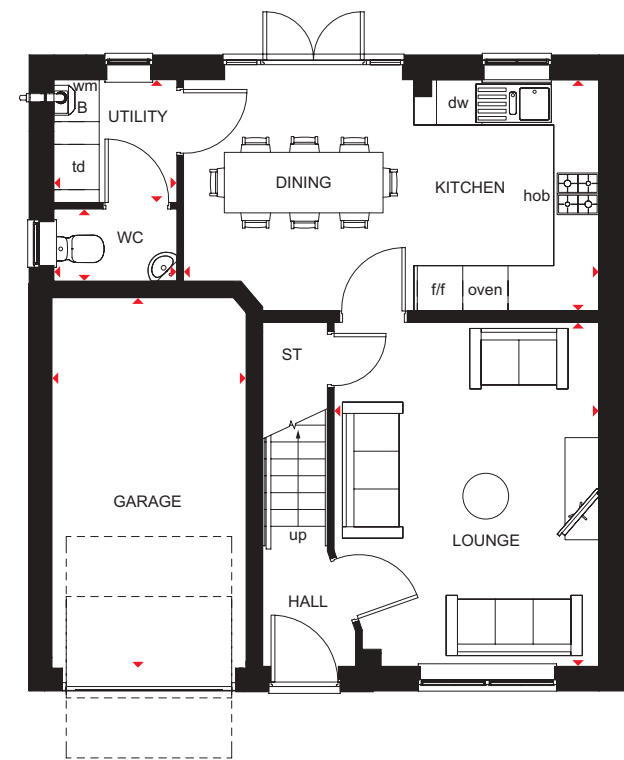
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulhead store	◀▶	Dimension location

WINDERMERE

4 BEDROOM DETACHED HOME



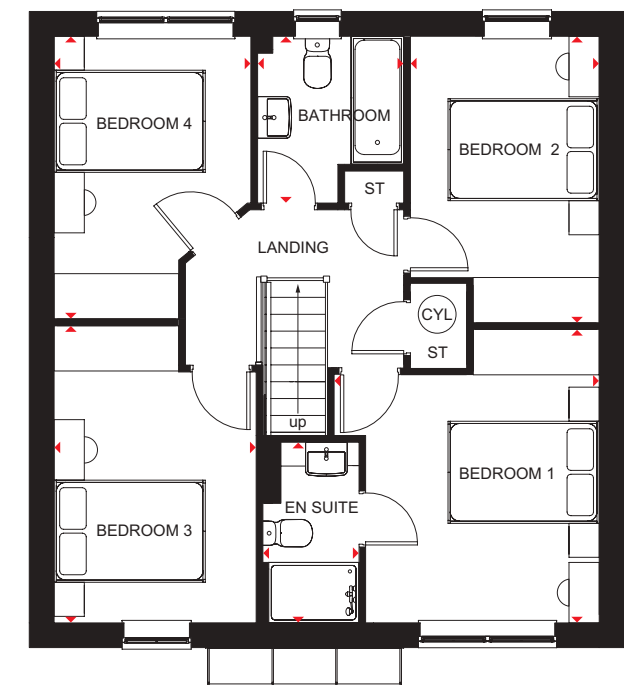
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large, open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the main with en suite, and a family bathroom



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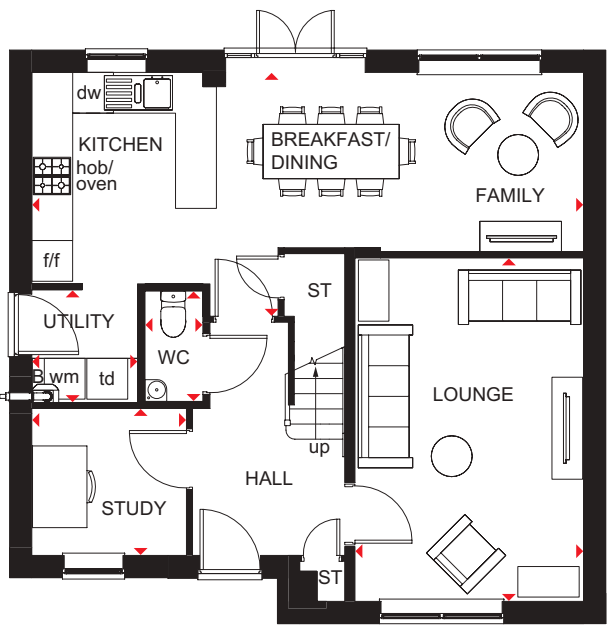
KEY	B	Boiler	wm	Washing machine space
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RADLEIGH

4 BEDROOM DETACHED HOME



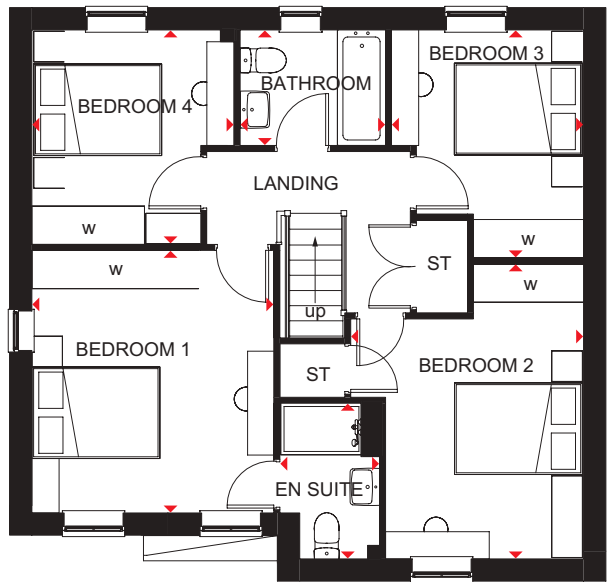
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1558 x 1655mm	5'1" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	884 x 1655mm	2'11" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

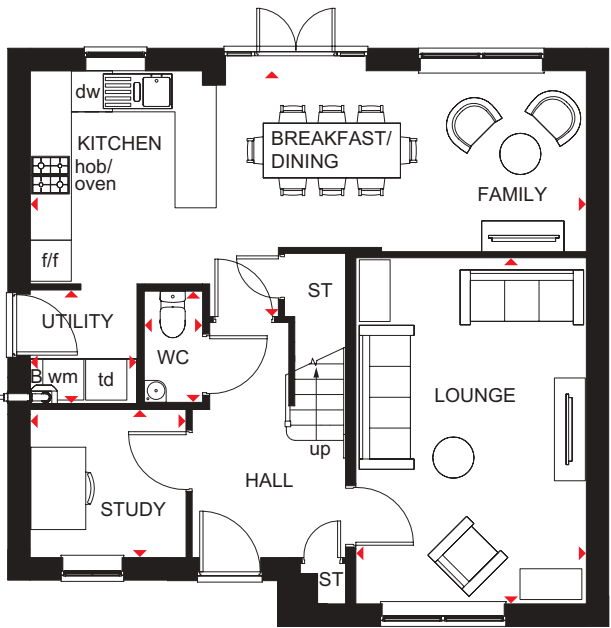
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

RADLEIGH

4 BEDROOM DETACHED HOME



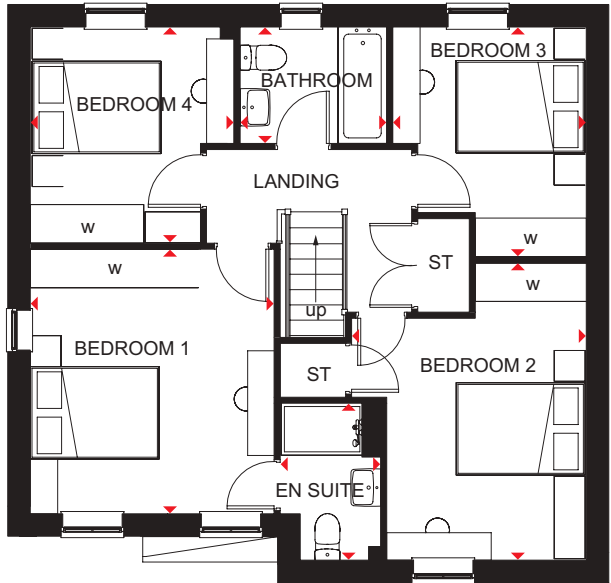
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
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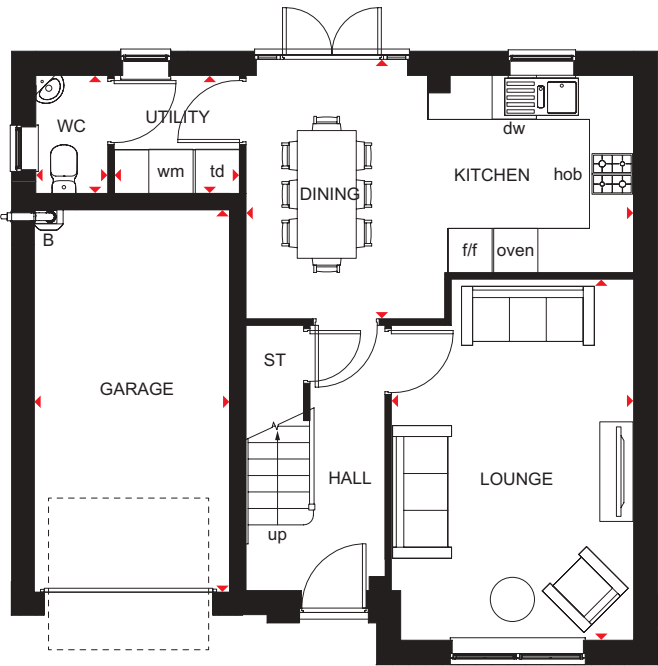
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RIPON

4 BEDROOM DETACHED HOME



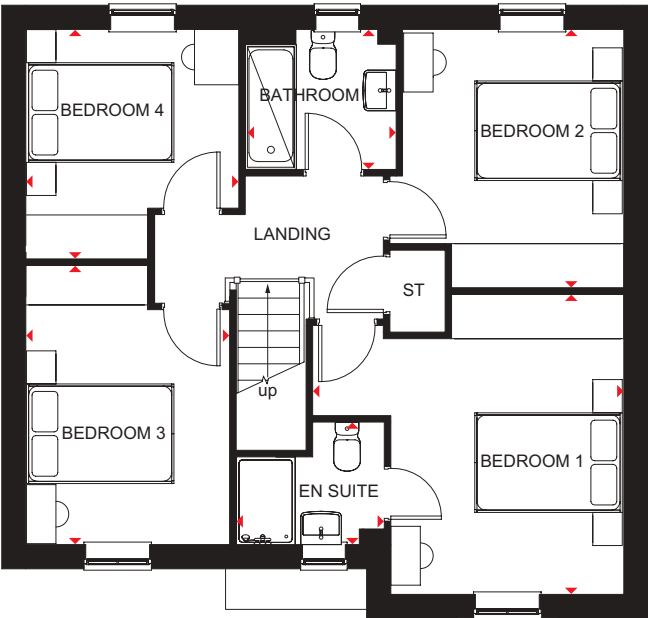
- Bright and spacious four bedroom family home with oversized windows allowing light to flow through
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	4830 x 3282mm	15'8" x 10'8"
Kitchen/Dining	5254 x 3300mm	17'2" x 10'8"
WC	937 x 1573mm	3'1" x 5'7"
Utility	1700 x 1607mm	5'6" x 5'3"
Garage	2719 x 5383mm	8'9" x 17'7"

(Approximate dimensions)



First Floor

Bedroom 1	4191 x 4063mm	13'8" x 13'3"
En Suite	2016 x 1656mm	6'6" x 5'4"
Bedroom 2	3169 x 3499mm	10'4" x 11'5"
Bedroom 3	2759 x 3769mm	9'1" x 12'4"
Bedroom 4	2883 x 3118mm	9'5" x 10'2"
Bathroom	2046 x 1894mm	6'7" x 6'2"

(Approximate dimensions)

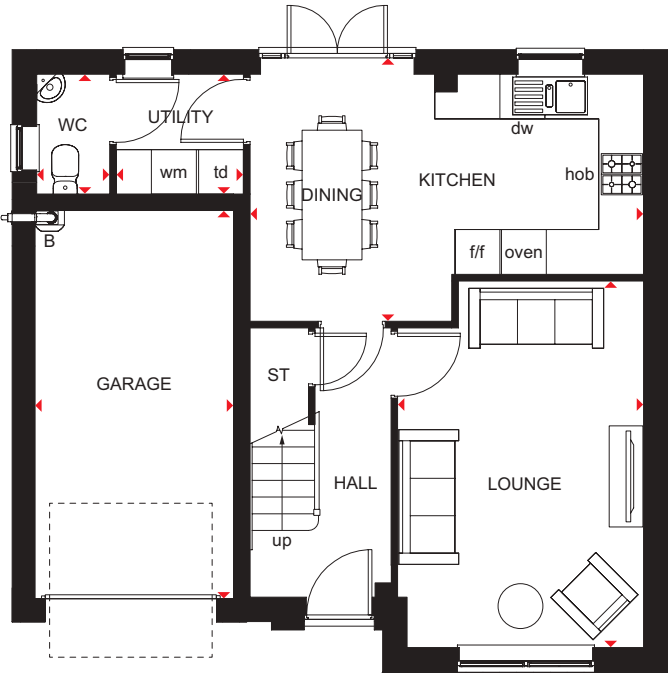
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulhead store	◄►	Dimension location

RIPON

4 BEDROOM DETACHED HOME



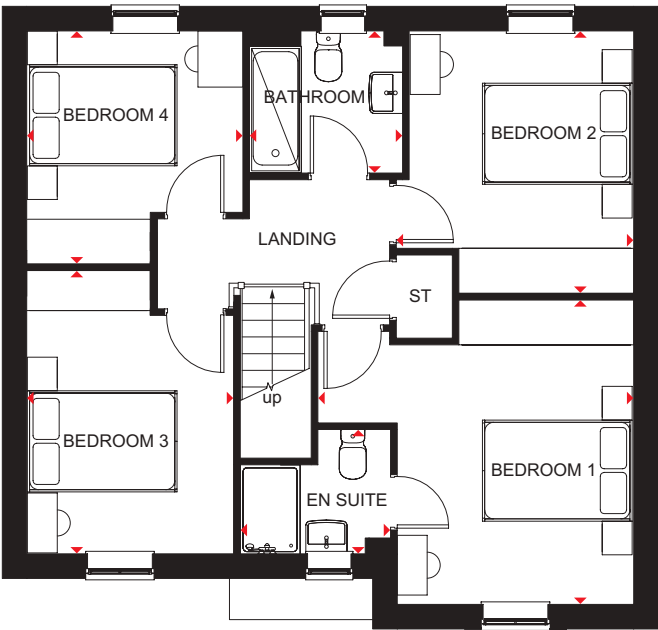
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CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

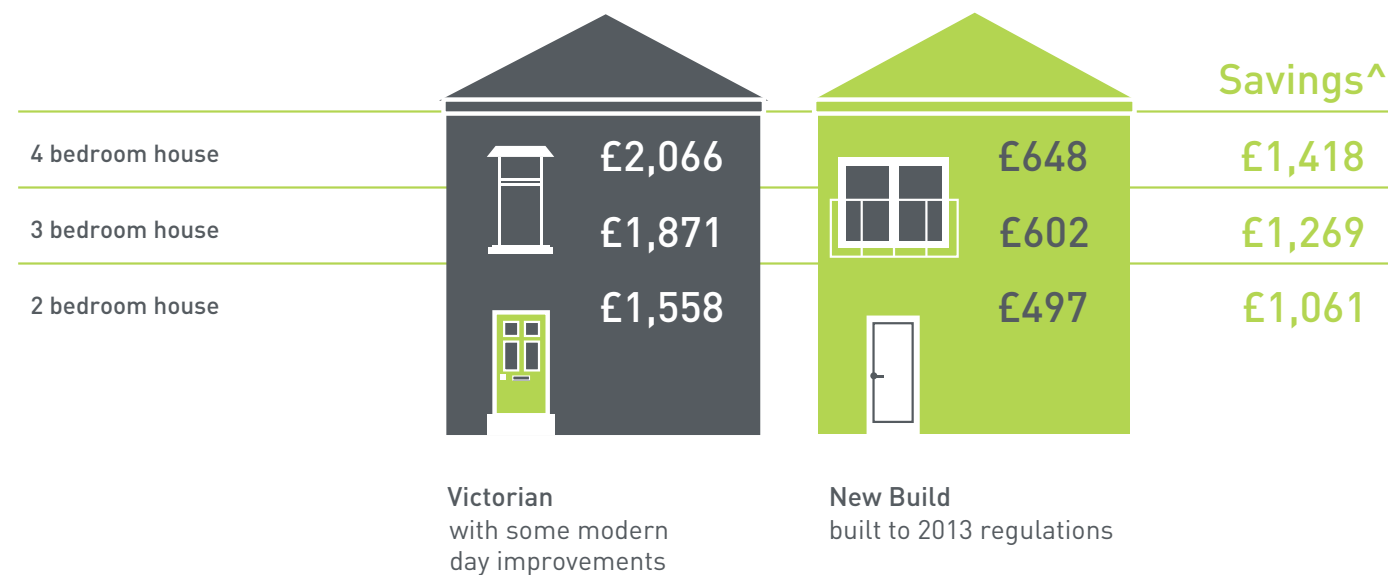
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.




WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT


We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.




THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME



Highly-efficient insulation, so it could cost less to heat




Argon-filled double-glazing as standard, to let heat in and keep cold out




Up to **£1,418** a year cheaper to run than an updated Victorian equivalent

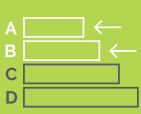
ENERGY-EFFICIENCY BUILT IN



Clever design cuts water use by up to **26%** per day per person



Up to **69%** more energy-efficient than an updated Victorian equivalent



EPC A or B energy-efficiency rating, shared by just **3.1%** of existing homes

[^]Source: Annual Household Energy Spend | Zero Carbon Hub.
Indicative figures, based on research from Briary Energy, April 2022.

CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, while reducing your energy costs too. Our homes could save you money by being up to 69% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,418*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. *We are the only major national housebuilder to be awarded this key industry award 12 years in a row. **We refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. All distances/journey times are approximate and are from Google Maps. Terms, conditions and exclusions apply. See website or local sales centre for details. See our website or speak to one of our Sales Advisers for details. ***First 2 years covered by Builder Warranty or similar. Years 3-10 covered by NHBC Insurance or similar. Available on virtually all of our developments. Your statutory rights are unaffected. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property upgraded with modern-day improvements. An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, ‘customer’ means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, ‘the customer’ includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.